

**UNIT 575**

**EL PRESIDIO DE SANTA BARBARA STATE HISTORIC PARK**

**GENERAL PLAN**

**August 1987**



DEPARTMENT OF PARKS AND RECREATION

**STATE PARK AND RECREATION COMMISSION**

P.O. Box 942896, SACRAMENTO, CA 94296-0001



Resolution 60-87  
adopted by the  
CALIFORNIA STATE PARK AND RECREATION COMMISSION  
at its regular meeting in Pacific Grove on  
August 14, 1987

WHEREAS, the Director of the Department of Parks and Recreation has presented to this Commission for approval the proposed El Presidio de Santa Barbara State Historic Park Preliminary General Plan; and

WHEREAS, the California State Park and Recreation Commission held a public hearing on April 10, 1987 in Santa Barbara to hear public testimony on the Preliminary General Plan for El Presidio de Santa Barbara State Historic Park; and

WHEREAS, no action was taken by the Commission until the Santa Barbara City Council endorsed the plan, as stated in the Memorandum of Understanding; and

WHEREAS, the Santa Barbara City Council on April 21, 1987 endorsed Phases I and II and portions of Phase III of the Preliminary General Plan, with changes as outlined in the letter dated May 7, 1987, signed by Mayor Shelia Lodge, with attachments; and

WHEREAS, this Preliminary General Plan recognizes that the significant historical values of El Presidio de Santa Barbara State Historic Park override the unavoidable environmental impacts pursuant to the California Environmental Quality Act Guidelines and provides for optimum use and enjoyment of the unit as well as the protection of its quality;

NOW, THEREFORE, BE IT RESOLVED that the State Park and Recreation Commission endorses and approves the Preliminary General Plan for El Presidio de Santa Barbara State Historic Park, dated March 1987, with changes recommended by the Santa Barbara City Council, and subject to such environmental changes as the Director of Parks and Recreation shall determine advisable and necessary to implement the provisions and objectives of the plan.

EL PRESIDIO DE SANTA BARBARA  
STATE HISTORIC PARK

GENERAL PLAN



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## EXECUTIVE SUMMARY

From Spanish landings and colonization to Mexican rule, through the early days of California statehood -- nearly the full scope of California history is represented within a few square blocks in the City of Santa Barbara. El Presidio de Santa Barbara State Historic Park is a unit of the State Park System, managed by the Santa Barbara Trust for Historic Preservation with the cooperation of the City of Santa Barbara.

At present, the unit consists of approximately four acres, which contain two historic adobes, El Cuartel and the Canedo Adobe, and two reconstructed historic buildings, the Padre's Quarters and the Chapel. The rest of the site contains buildings of various American periods, being used for commercial, residential, and cultural purposes. The exterior dimensions of the presidio's outer defense walls were about 400 by 500 feet, or about 4.5 acres. The unit is bisected north and south by Canon Perdido Street, and east and west by Santa Barbara Street.

For more than 23 years, the trust and the state have been acquiring buildings and land for the state historic park. Although numerous special studies have been undertaken at the unit, this document is the first General Plan developed for the park by the state.

The purpose of this General Plan is to provide guidelines for managing and developing El Presidio de Santa Barbara State Historic Park for the next 20 years. It establishes the State Department of Parks and Recreation's long-term management objectives with respect to cultural and natural resources, visitor use, facility development, interpretation, and general operation.

The California Public Resources Code requires approval of a general plan by the State Park and Recreation Commission before long-term commitment of resources or development of facilities in a unit of the State Park System.

Since the state historic park will be of significant historic interest on both the local and state levels, and is within the downtown core of the City of Santa Barbara, proper development of the unit can occur only with the coordinated involvement of the city, the department, and the trust. Because of this, the city, the department, and the trust entered into a Memorandum of Understanding to accomplish the General Plan process and future development.

This General Plan is not meant to propose a program of detailed site development. Rather, it legally sets a direction for the department to conduct future resource management programs and provide public use facilities. Detailed site plans will be prepared and reviewed per the Memorandum of Understanding as specific projects are funded in the future.

The elements of this General Plan contain the following information:

- \* The Resource Element summarizes the park's cultural and natural resources, and establishes guidelines for reconstruction, restoration, and protection of these resources.

- \* The Land Use and Facilities Element determines the land uses and appropriate visitor facilities consistent with the park's character, and establishes a sequence of development consistent with park goals and community needs.
- \* The Operations Element describes an operations program that will satisfy the unique management requirements of this unit.
- \* The Concessions Element summarizes concession opportunities for existing and proposed park facilities. The purpose of these concessions is to expand interpretation of El Presidio for visitors.
- \* The Environmental Impact Element predicts the environmental effects accompanying implementation of the General Plan. Together with the other elements of the plan, this element constitutes an environmental impact report, as required by state law. It focuses on the likely effects of General Plan policies, suggests mitigation measures, and considers alternative actions.

As specific development proposals are included in the department's annual budget, their environmental effects will be documented as required by the California Environmental Quality Act (CEQA) and the state CEQA guidelines.

In 1983, the Santa Barbara Trust for Historic Preservation developed a comprehensive plan which outlined the requirements and phasing for a total build-out of El Presidio. However, as a result of the public involvement process and the environmental impact analysis, the department and the trust have determined that planning for a total build-out is not feasible. Therefore, this General Plan proposes only a partial reconstruction of El Presidio.

The department's goal is to develop a unit that contains enough of the original El Presidio "footprint" to provide, for the public:

- \* A sense of scale for the historic facility.
- \* Historic exhibit space and various activity areas in the historic structures.
- \* Enough interpretive exhibit space to tell the story of the historic times, including El Presidio's place in early California history.
- \* Living history, through concession activities and special events that will give the unit life.
- \* Protection of the original "footprint" from urban commercial office encroachment.

The proposals of the General Plan include the following:

- \* The plan's zone of interest, which outlines desirable acquisitions, basically overlays the archeological resources of the total El Presidio; there is some added land for support facilities.

- \* The plan calls for removal of as few existing structures as possible, and for reconstruction of a limited number of El Presidio buildings; the intent is to preserve as much of the neighborhood fabric as possible.
- \* Reconstruction will include portions of the historic El Presidio defense walls, corner bastions, and a mini-plaza representing the historic central plaza. El Presidio buildings will be used for house museums, interpretive exhibits, and limited shops and residences.
- \* The plan retains the two city streets that bisect the historic site.
- \* The plan provides 227 parking spaces on park property for use of visitors, staff, and lessees. There is also a provision calling for a study of alternative parking solutions (parking districts, parking garages, etc.) in the future, with the aim of removing some scattered, temporary parking lots that detract from the adjacent historic structures.

This will require state and city coordination when future city planning decisions are made that affect areas surrounding the historic park.

- \* The interpretive program at El Presidio will interpret the flow of history at the site, with emphasis on the prime period of 1784-1810.

The General Plan identifies three major phases of reconstruction. Each phase is designed to complement the previous one, and to stand as a complete project. Specific reconstruction priorities in the phases may be modified by future archeological findings or economic conditions. The reconstruction schedule will not necessarily follow the acquisition pattern as willing sellers become available. It is therefore intended that any existing land use will continue until appropriate planned development is begun.

1. Phase I, the existing development, began the process of defining the state historic park. Completion of the Chapel has added significantly to the community orientation of the unit; it is interpreting to the public that the historic area existed, and is being used for public and private ceremonies and events.
2. Phase II development of El Presidio structures is also within the existing state park ownership. This phase will give significant form to the unit. A first priority is expansion of facilities next to the Chapel; this will include the Comandante's office, living room, bedroom, kitchen, and pantry.

The second priority of this phase is development of the northeast corner of El Presidio, and expansion of the mini-plaza. This will present one room of the alferes's quarters, the kitchen and pantry, and four soldiers' family quarters. Some of the defense wall, garden walls, and a two-story observation tower is also included.

The third priority of Phase II is reconstruction of the northwest corner of El Presidio. This will include the bastion and additional soldiers' quarters.

Completion of Phase II reconstruction will provide an important facility for interpretation of the El Presidio story. Also included in this phase are 96 on-site parking spaces for visitors, staff, and lessees.

3. Phase III (including priorities 4, 5, and 6) will begin new development south of Canon Perdido Street. The potential for this development is dependent on a continuing acquisition program, with willing sellers.

Priority 4 will include the southeast corner of the defense wall and bastion. This area will include paths and vista clearings to interpret the "footprint" of the original presidio, and the adjacent Rochin-Birabent Adobe.

Priority 5 will result in reconstruction of a large section of the southern tier of rooms, including the main gate, a guardhouse, prisoner cells, a warehouse, and single and family soldiers' quarters.

Priority 6 includes the western tier of rooms, south of the existing El Cuartel. This last stage of reconstruction is dependent on future use changes at the U.S. Post Office -- changes that would allow for deletion of the loading dock, relocation of parking, and partial acquisition of this area by the state.

With completion of Phase III, a total of 227 parking spaces will have been provided on park property.

Historic preservation and interpretation are the primary purposes of a state historic park. Therefore, the potential for concessions is limited. Interpretive concession contracts can be entered into to complement the unit's purpose through such things as pageants, special exhibits, craft shows, artisan shops, etc. These concession activities will not become a major focal point that can detract from the park's cultural resources.

The General Plan's Environmental Impact Element describes the impacts of the proposed development on the environment, and offers mitigations.

The project will have a significant unavoidable effect on the availability of commuter parking in the presidio area. As many as 253 reserved or monthly parking spaces may be removed or converted to presidio parking. The impact can be partially mitigated through action by the city to build new commuter parking garages and through the provisional renting of excess presidio parking spaces to commuters.

Mitigatable significant effects include parking and land use. The U.S. Post Office will lose 32 parking spaces for postal vehicles and employees; and demand for parking at the presidio will exceed the on-site supply during special events. Finally, the post office will not be able to use its existing loading dock.

Parking overflow during special events can be mitigated by scheduling special events for evenings and weekends, when available parking spaces are plentiful in the neighborhood.

Regarding the effects on the post office, it should be noted that the southwest side of the presidio is a long-range priority, and will not be built without the cooperation of the federal government. This may not occur during the life of the General Plan. If it does, use of the post office would have to change, or adequate replacement parking would have to be created.

Other significant impacts will occur on the unit's cultural resources; demolition and construction will disturb surface and subsurface cultural materials. These impacts can be mitigated by requiring that any information on the history of the presidio that could be disturbed will be salvaged through a systematic archeological investigation preceding construction.

Adverse but not significant impacts of the General Plan include demolition/construction noise and dust. These impacts will be mitigated by the fact that noise and dust will be generated over during normal working hours. The work will be spaced out over a 10- to 15-year period; noise will be an occasional very local nuisance. Dust can be controlled by watering construction sites if necessary; trucks hauling debris can be covered. Dust will also be an occasional very local nuisance.

This General Plan for El Presidio de Santa Barbara State Historic Park presents a unique opportunity to provide the public with a view of lifestyles and experiences that are both a high-quality expression of California's Hispanic heritage and the setting for traditional and modern education, activities, and programs.

EL PRESIDIO DE SANTA BARBARA  
STATE HISTORIC PARK  
FINAL  
GENERAL PLAN

SEPTEMBER 1988

George Deukmejian  
Governor of California

Gordon Van Vleck  
Secretary for Resources

Henry R. Agonia, Director  
Department of Parks and Recreation

State of California - The Resources Agency  
Department of Parks and Recreation  
P.O. Box 942896  
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## SUMMARY

## SUMMARY

The three-phase development program proposed in this General Plan is based on the proposals of the Comprehensive Plan prepared by the Santa Barbara Trust for Historic Preservation. This plan supports continued acquisition of property in the zone of interest; however, it reflects a reduced scope of development as a result of a comprehensive evaluation of impacts. The basic modifications to the first three phases of the Comprehensive Plan are as follows:

1. No commercial development will be allowed outside the wall of the presidio on property which is currently owned by the department, or will be owned by the department in the future (elimination of the paseo concept).
2. Parking for visitors to the presidio will be provided on-site as each phase is completed.
3. Although acquisition will continue in the zone of interest (page 50), no changes to land use or removal of any buildings will take place outside Phase III until more data are available.

Parking has been a major concern during the general plan process. The plan proposes a short-term parking solution using five lots on state property, and a long term solution that considers various alternatives (see page 49).

Listed Below are the Guidelines for the General Plan.

### Resources

Native American resources encountered during reconstruction will receive proper archeological attention.

Reconstruction of the presidio should reflect the era from 1784 to 1810. This is the period that many consider to be the "flourishing period" of the presidio, and the era when the presidio reflected the full configuration of an enclosed fort. Interpretation shall be concerned with the total flow of history, including the Native American, Spanish, and Mexican presidio periods, the initial settling of the municipality of Santa Barbara, destruction of the presidio, arrival of the Anglo-Americans, and Chinese and Japanese use of the area in the late 19th and early 20th centuries.

Additional lands required for partial reconstruction of the presidio, maintaining interpretation of the presidio, and supplying support facilities will receive priority for acquisition.

Before any reconstruction designs or plans are final, the necessary archeological and historical research will be conducted by the department and the trust to ensure that accurate and authentic work will be undertaken. The results, and artifacts from these investigations, will be incorporated into public reports and interpretive programs to allow visitors a greater appreciation of Santa Barbara's presidio.

Presidio rooms designated for museum exhibitry will seek to exclude nonappropriate modern additions. If modern intrusions are found to be necessary, they will be concealed. Rooms used for other than museum purposes will also seek to hide modern conveniences (hidden light switches, indirect lighting from cross beams, for example). When trenching, grading, landscaping, and undergrounding work are required to achieve modern conveniences and historical authenticity, the necessary cultural resource mitigation will be conducted by the department to ensure that valuable resources are not inadvertently destroyed.

The department will seek to update El Presidio's California State Historical Landmark status and National Register nomination to reflect the historic values of the area.

Although outside the main presidio time period of 1784 to 1810, the department will prepare a historic structures report on the Cota-Knox building, with the final goal of restoring the structure to its 1870s appearance.

The department will prepare historic structures reports to aid the documenting of modifications to the structures, and to offer proper preservation guidelines. The department will maintain the integrity of all historic buildings, using compatible materials when any stabilization or restoration work is required.

The department will prepare a historic structures report on El Cuartel. If determined appropriate, the department will replace the roof tiles with hand-made tiles characteristic of the presidio period, and replace the cement floor with authentic Spanish ladrillo tiles.

The department, in mitigating the effects of development, will seek to relocate any historic structure slated for removal. The department will work with the Office of Historic Preservation, the Santa Barbara Trust for Historic Preservation, the City of Santa Barbara, and concerned groups in determining a building's eligibility for the National Register (see map, page     ).

The department will do additional research in order to determine the Moullet House's eligibility for the National Register. The Office of Historic Preservation has determined that the Rochin-Birabent Adobe is eligible for the National Register. The department will undertake the effort to place the adobe on the National Register, prepare a historic structures report, and protect on-site the historic integrity of the adobe.

The department will work closely with Santa Barbara's City Planning Division in monitoring land use and proposed development in the zone of interest for protection of the historic resources.

### Interpretive

The interpretive program at El Presidio will concentrate its efforts on the flow of the site history, with special emphasis on the prime period of 1784-1810. There should be an approximately equal allotment of space throughout the entire reconstructed presidio for house museums and formal

exhibit space. At this time, the proposed reconstruction plan would suggest that house museums and exhibits would tend to concentrate in the northern half of the quadrangle, while the south half would contain the interpretive concessions. A variety of commercial/interpretive concessions will help establish the atmosphere of a trading center.

### Operations

It would be desirable to enter into a long-term operating agreement with the Santa Barbara Trust for Historic Preservation, a nonprofit group, to operate this unit and provide the daily housekeeping services. Until the completion of Phase III, the building maintenance and groundskeeping responsibilities should remain with the trust.

### Proposed Land Use and Facilities

The proposed development is in three phases.

Phase I begins the process of defining the state historic park. Completion of the chapel and its use as a place for public and private events have added significantly to the community orientation of the park.

Phase II development will give significant form to the park. It calls for erection of the easterly wall of the presidio and establishment of a gatelike entry and depressed parking at the westerly wall on Canon Perdido Street. Removal of buildings from the northerly corners of Santa Barbara and Canon Perdido Streets will create a mini-plaza, and will allow for reconstruction of the Comandante's Quarters, walled family plots, and some barracks.

Phase III will give the final outline to the presidio; it develops the southwest walls. It would reconstruct the walled family plots, barracks, shops, warehouses, the corrals, the guard house, and the main gate.

### Concessions

Concession activities will be appropriate to the park setting, and will assist in providing interpretation. Special events consistent with the primary purpose of the presidio will be sponsored to produce revenue for planned development, programs, and operation and maintenance of the facility.

The Santa Barbara Trust for Historic Preservation, a non-profit corporation, has been conducting maintenance, administration, and control of lands for this unit through a concession contract since 1972. As the park has expanded, the concessions contract is not providing the appropriate control needed to manage the entire unit. Therefore, this plan proposes an operating agreement to serve that need.



# INTRODUCTION



## INTRODUCTION

From Spanish landings and colonization, to Mexican rule, through the early days of California statehood -- nearly the full scope of California history is represented within a few square blocks of the City of Santa Barbara.

El Presidio de Santa Barbara State Historic Park contains beautiful gardens, sunny places, historic buildings, and several historic sites, all managed as a unit of the State Park System by the Santa Barbara Trust for Historic Preservation, with the cooperation of the city.

For more than 26 years, the trust and the state have been acquiring buildings and land for El Presidio de Santa Barbara State Historic Park. Although numerous special studies have been undertaken at the park, this is the first General Plan for the unit developed by the state. The purpose of the plan is to provide guidelines for managing and developing the unit according to its classification as a historic park, and an approved declaration of purpose. The reason for the General Plan came in July 1983, when a "comprehensive" plan outlined future development phasing being considered by the trust. That plan, in discussing planning issues resolved by the trust and the city, noted certain unresolved ones, and pointed out the need for a General Plan for the unit.

In August 1983, the city, the trust, and the department formally agreed to the following memorandum of understanding:

### ORDINANCE NO. 4254

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA BARBARA APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY, THE SANTA BARBARA TRUST FOR HISTORIC PRESERVATION, AND THE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION.

### THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council approves, and authorizes the Mayor to execute on its behalf, a Memorandum of Understanding between the City, the Santa Barbara Trust for Historic Preservation, and the California Department of Parks and Recreation with respect to the El Presidio de Santa Barbara State Historic Park.

Bill No. 4235  
Ordinance No. 4254  
Adopted February 14, 1984



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is an agreement by and between the City of Santa Barbara ("City"), the California Department of Parks and Recreation ("Department"), and the Santa Barbara Trust for Historic Preservation ("Trust").

RECITALS

A. The City of Santa Barbara and the State of California are both responsible for retaining, maintaining, and sharing the historic values of the City of Santa Barbara.

B. The Department has undertaken the first steps of preparing a General Plan for establishment of El Presidio de Santa Barbara State Historic Park ("State Park"), a project drawing on the extensive interest, involvement, and expertise of the Santa Barbara Trust for Historic Preservation.

C. Since the proposed State Park will be of significant historic interest on both the local and State level, proper development of the State Park can only occur with coordinated involvement by the City, the Department, and the Trust, all of which should participate jointly in planning and development activities.

IT IS AGREED BY THE PARTIES AS FOLLOWS:

I. The parties agreed to the following goals:

A. The preservation of historic structures, sites, and fabric, identified within the boundaries of El Presidio and the protection of the City's historic setting and appreciation of Santa Barbara's cultural resources.

B. The encouragement of continued involvement of private groups and individuals in the preservation of Santa Barbara's historic values as they relate to El Presidio.

C. The understanding of the present and past, social and economic values of Californians within El Presidio.

D. Development of a General Plan for planning, development, operation, and proper interpretation of El Presidio with implementation measures.

II. To accomplish the goals listed above, the parties agree that the following planning and approval process for El Presidio de Santa Barbara State Historic Park will be followed:

A. The parties will cooperate in developing an historic background as it relates to El Presidio.

B. The parties will participate jointly in identification and discussion of issues and concerns related to El Presidio.

C. The parties will co-sponsor public workshops to announce the planning process and to receive public input.

D. The Department will draft a proposed General Plan with input from the City and the Trust. The parties contemplate that the proposed General Plan will be a single unified document, which may be drafted to reflect development phasing, each phase of which could feasibly stand as a separate and independent project. It is understood, however, that a complete General Plan will be prepared prior to implementation of any phase of the plan.

E. The General Plan will be submitted to the City Council for endorsement before being submitted to the California State Park and Recreation Commission. The City may endorse the General Plan in phases or in its entirety.

F. Endorsement of any phase of the General Plan by the City is required before implementation of that phase is undertaken. It is understood that approval by the Commission only, or endorsement by the Council only, shall not be sufficient authorization to proceed with implementation of any phase of the plan.

G. The parties contemplate that the Trust will, in all likelihood, operate the State Park under a concession agreement with the Department. Provided such an agreement is in effect, the Trust shall be the applicant for all permits to be issued by the City in connection with the project.

H. The Trust, as operator of State Park and as party to this Memorandum of Understanding, shall apply for and obtain from the City all discretionary and ministerial approvals, permits, and other authorizations required by City ordinances and laws or requested by a City agency, including the Architectural Board of Review, Landmarks Committee, Planning Commission, City Council, Building Department, and other City agencies prior to implementing any development phase.

I. Any application by the Trust for a discretionary or ministerial approval, permit, or other authorization shall be granted by the City provided that the activity for which the permit is sought is found to be consistent with all City-endorsed phases of the General plan for El Presidio de Santa Barbara State Historic Park, as discussed and referred to in paragraph F.

February 3, 1984

s/Sheila Lodge  
Sheila Lodge, Mayor  
City of Santa Barbara

February 1, 1984

s/Alice Rypins  
Alice Rypins, First Vice President  
Chairman of State and Trust  
Properties Committee  
Trust for Historic Preservation

January 30, 1984

s/Wm. S. Briner  
Wm. S. Briner, Director  
Department of Parks and Recreation  
State of California

Approved As To Form:

s/Steven A. Amerikaner  
Steven A. Amerikaner, City Attorney  
City of Santa Barbara

Attest:

s/Barbara Remick  
Deputy City Clerk

## Project Description and Location

El Presidio de Santa Barbara State Historic Park at present consists of a little more than 3.66 acres which contain two historic adobes, El Cuartel and the Canedo Adobe, and two reconstructed historic buildings, the Padre's Quarters and the Chapel. The remainder of the site contains buildings of various American periods being used for commercial, residential, and cultural purposes. The inner quadrangle of the historic presidio, around which were residential and army service units, contained 2.4 acres, most of which does not now lie within the park boundaries. Exterior dimensions of the historic presidio outer defense walls were approximately 400 x 500 feet (4.54 acres). The site is at present bisected north and south by Canon Perdido Street and east and west by Santa Barbara Street. This intersection lies two blocks east of State Street, Santa Barbara's main downtown commercial thoroughfare, and one block south of Carrillo Street, the principal feeder to the downtown area from the U.S. 101 freeway at the west.

The General Plan study area consisted of a four-block area containing historic foundations of presidio buildings (blocks number 155, 156, 172, and 173). Carrillo Street at the north, Garden Street at the east, de la Guerra Street at the south, and Anacapa Street at the west mark the perimeter of the study area, which contains a mix of commercial, residential, cultural, and recreational uses. The existing state historic park lies within the inner four blocks, as would the proposed fully developed park of approximately eight acres. The state now owns 3.66 acres, 2.3 acres are in public rights-of-way, and the remaining 3.15 acres for park development are privately owned in parcels of varying size. See map, page 11, for existing land ownership, map, page 46, for existing uses, and Appendix 3 for specific uses.

### Archeology

Objectives of archeological research at the presidio are outlined in a document prepared for the trust by J. G. Costello in 1977, titled Proposed Archeology Section for the Master Plan of the Santa Barbara Presidio. They are:

1. To obtain and publish information on aboriginal, Spanish, Mexican, American, and ethnic minority cultural operations.
2. To analyze and interpret archeological findings in terms of available prehistoric and historic information.
3. To relate archeological findings specifically to the functions, culture, and human activities of the presidio establishments, including the process of acculturation.
4. To analyze the historical and archeological findings and present them to the trust, the state, and the public for use in reconstruction of the fort, for displays interpreting the presidio history, activities, construction, culture, and functions, and for publications, reports, brochures, and other information and materials.

Archeology on the site was first undertaken by James Deetz in 1961. Since that time, there have been several excavations made. Details of the archeological program are contained in two Santa Barbara Trust publications, Archeology of the Padre's Quarters, Julia G. Costello (1976), and Archeology of the Chapel Site, Brian M. Fagan (1976), summarized in The Archeology of the Royal Presidio of Santa Barbara, Vance G. Bente, et al., 1982. Foundations for buildings and defense walls have been found at various points for all four sides of the quadrangle. Archeological excavations will be the first step completed in each phase of the reconstruction. Plate B, page \_\_\_\_, is a drawing indicating portions of presidio foundations already located.

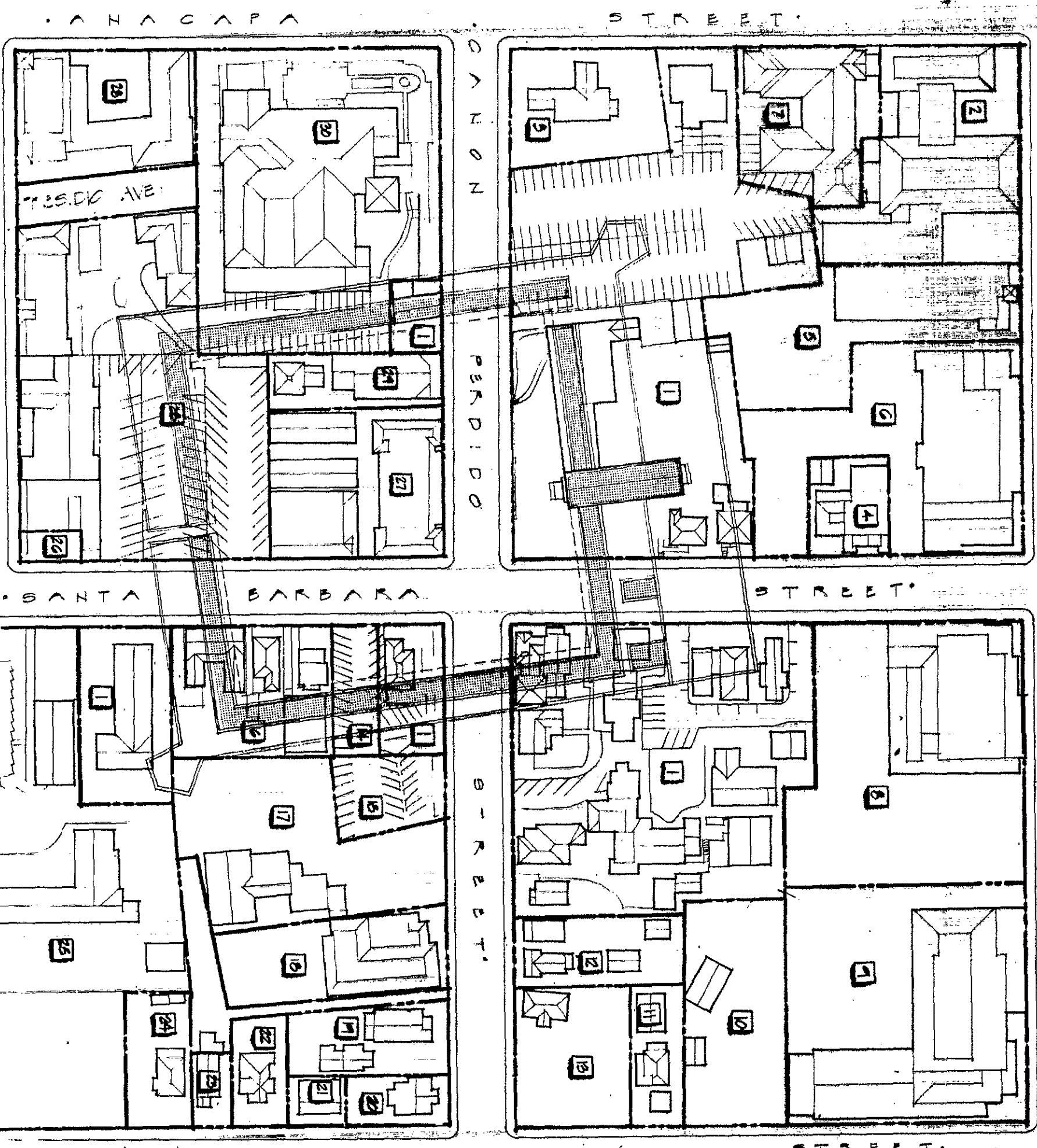
### Architectural Resources

There are three buildings in the General Plan study area which have been placed on the National Register of Historic Places: the Cuartel and the Canedo Adobes, and the U.S. Post Office. One site is a California State Landmark: El Presidio State Historic Park.

Thirteen buildings in the study are listed as Santa Barbara city landmarks. None of these will be affected by the plan.

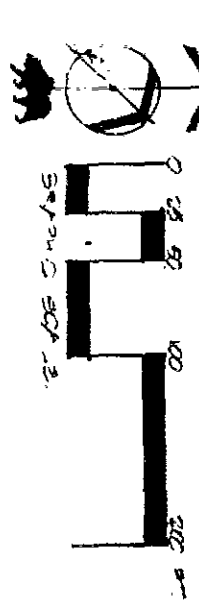
The state historic resources inventory map of the study area includes eleven structures in addition to those already mentioned on other landmark lists. Those directly affected are the U.S. Post Office, the Bonilla House, the Alhecama Theater, and several buildings of the former school of the arts in the area surrounding the north corner of the presidio reconstruction. The plan provides for relocation of the Bonilla House outside the walls, along with two other nineteenth-century cottages, 824 and 828 Santa Barbara Street. The Alhecama Theater and the two-story stucco studio building at 215 East Canon Perdido Street are planned to be retained, serving as a cultural resource to the community. Structures of the art school complex not slated for removal from the presidio proper will be evaluated for continued or adaptive use during Phase III of the reconstruction.

The foundations of the southwest wall of the presidio lie partially on the property on which the U.S. Post Office building is located. While reconstruction of the presidio would not interfere with the original building (El Cuartel already adjusts comfortably to the northwest facade of the Post Office), there are ancillary structures and parking in the yard which would have to be readjusted to maintain the same system of operations.



**LEGEND**

- 1 [Symbol] Santa Builds
- 2 [Symbol] RESIDIO BUILDING FOOTPRINT
- 3 [Symbol] PAVED PARKWAY LANE
- 4 [Symbol] STATE PARKS AND RECREATION
- 5 [Symbol] CITY OF SANTA BARBARA
- 6 [Symbol] EDNA J. REITER
- 7 [Symbol] FIRST MEXICAN EPISCOPAL CHURCH
- 8 [Symbol] SOUTH OAK EDEEN CO.
- 9 [Symbol] K.K.K. INVESTMENTS
- 10 [Symbol] SIB. NATIONAL BK. CHARLES PENROD
- 11 [Symbol] JOE A. REITER
- 12 [Symbol] MICHAEL DENNIS
- 13 [Symbol] MARTY D. CARTER
- 14 [Symbol] BARBARA J. SHAWBROD
- 15 [Symbol] JUDY V. ROSS/REID
- 16 [Symbol] CARTON BRACKS.
- 17 [Symbol] LINDA OSTROM/VA
- 18 [Symbol] LEATHIE PHELAN
- 19 [Symbol] SB 222
- 20 [Symbol] HAMILTON STUBBS INC.
- 21 [Symbol] FRANK KIRAKIDES
- 22 [Symbol] BARBARA GUNN/RESEH
- 23 [Symbol] GRC LYONS
- 24 [Symbol] THOMAS CHUNG
- 25 [Symbol] JULIA SERRANO
- 26 [Symbol] KEN BARTER
- 27 [Symbol] DE LA GUERRA/CART INVESTMENTS
- 28 [Symbol] JANN V. HARPER
- 29 [Symbol] PUEBLO VIEJO PROPERTIES
- 30 [Symbol] RESIDIO PROPERTIES
- 31 [Symbol] NURIT T. CHUNG
- 32 [Symbol] USA RESTAURANCE

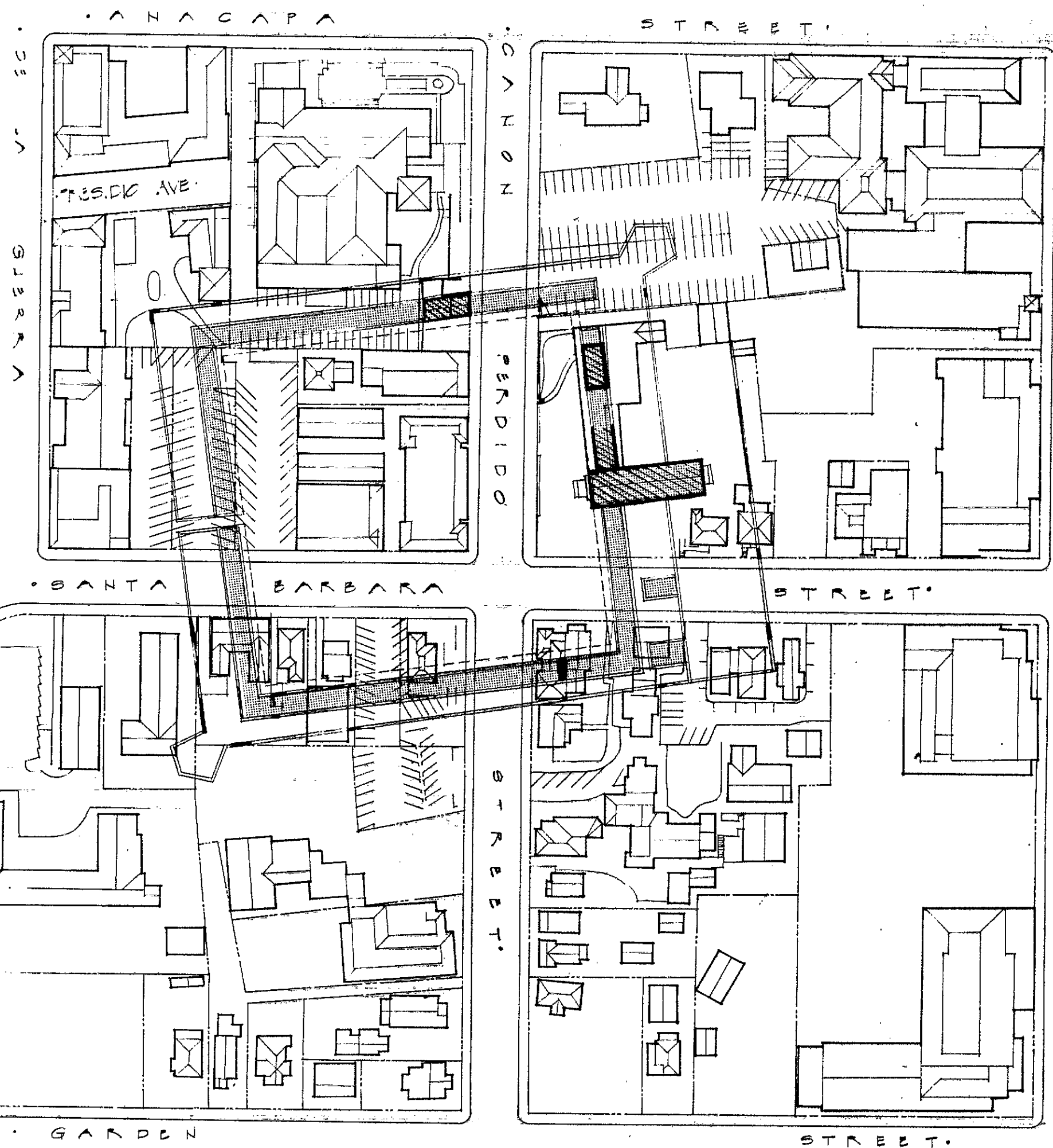


• DUSTING OVERSHIP.  
 EL TREBO DE SANTA BARBARA S.H.P.

RESOURCES AGENCY OF CALIFORNIA  
 DEPARTMENT OF PARKS AND RECREATION

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

1 OF 13



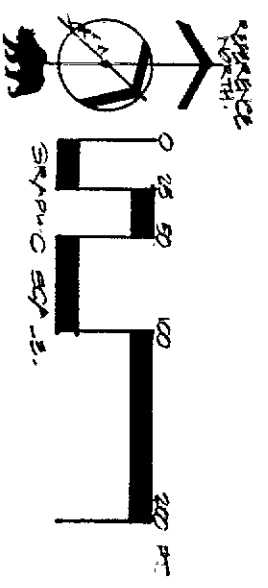
**LEGEND**

Other Buildings

Presidio Buildings with Pink Original Buildings and Walls shown on Sotoyococha Plan of 1700

Excavated Presidio Buildings and Foundations of Buildings and Foundations Indicated by Archaeological Excavations

THE PRESIDIO DE SANTA BARBARA IS LOCATED IN BLOCKS 150, 150.172 AND 175 CITY OF SANTA BARBARA, CA. STATE HISTORICAL MONUMENT NO. 626 ENTERED IN THE REGISTER OF NATIONAL HISTORIC SITES - NOVEMBER 24, 1973

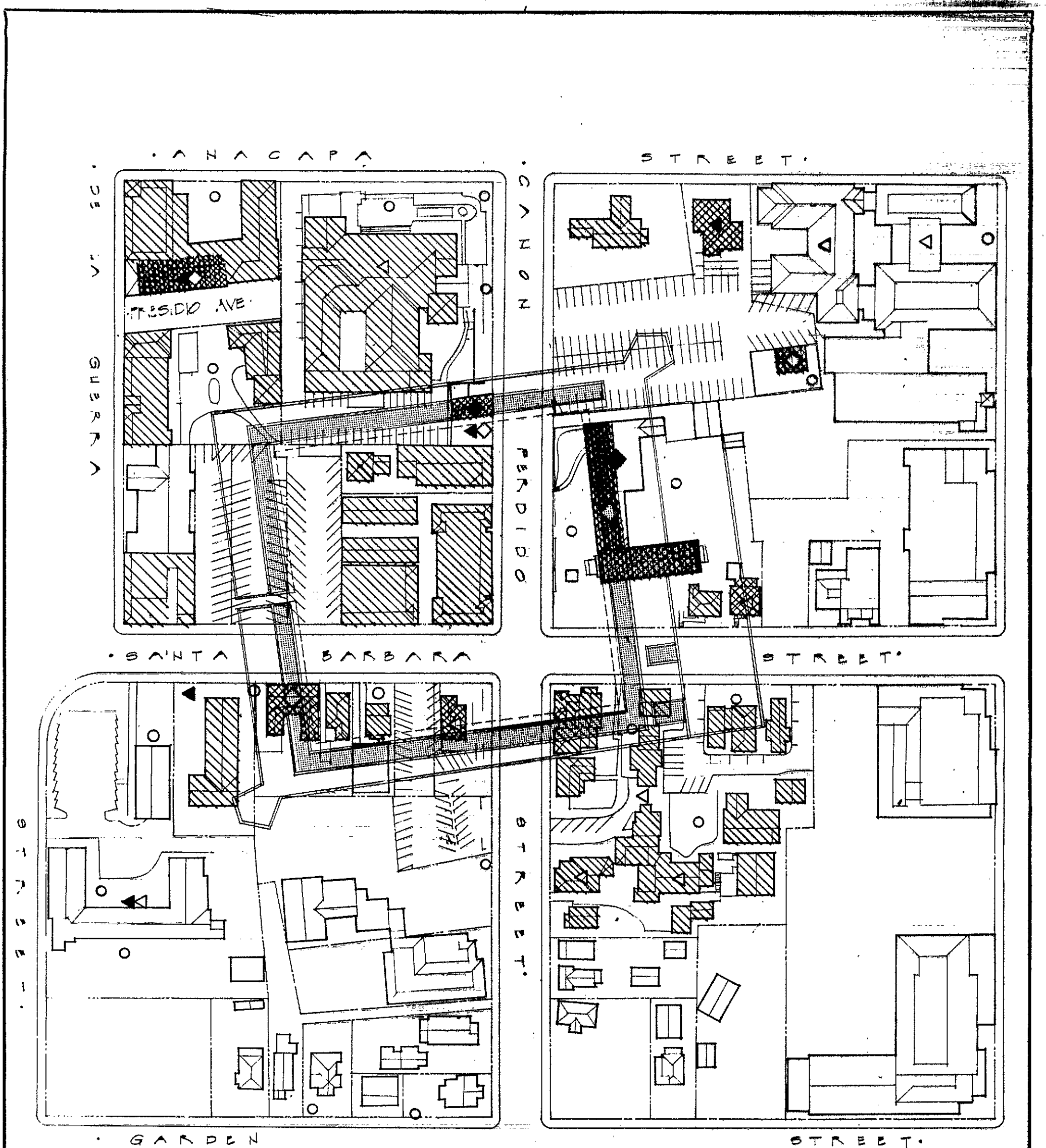


• ARCHEOLOGICAL EXCAVATION •  
 EL PRESIDIO DE SANTA BARBARA S.H.P

RESOURCE AGENCY OF CALIFORNIA  
 DEPARTMENT OF PARKS AND RECREATION  
 APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

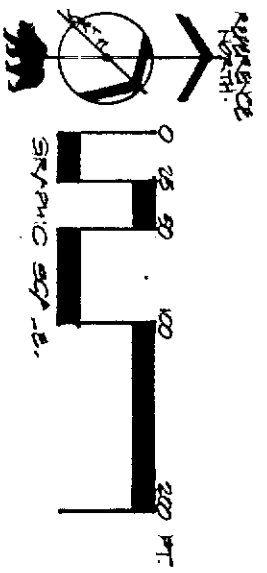
REVISIONS  
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 BY

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 SHEET NO.



**LEGEND**

- Existing Buildings
- El Trévido Building Footprint
- 1702 - ca. 1850
- 1850 - 1900
- 1900 - 1950
- CALIFORNIA STATE HISTORIC LANDMARK
- NATIONAL REGISTER OF HISTORIC PLACES
- CITY DESIGNATED LANDMARKS
- CITY STRUCTURE OF HEART
- HISTORIC AMERICAN BUILDINGS SURVEY
- STATE HISTORIC RESOURCE INVENTORY
- ITEM OF LANDSCAPE INTEREST







## RESOURCE ELEMENT



## RESOURCE ELEMENT

The purpose of this Resource Element for El Presidio de Santa Barbara State Historic Park is to establish specific long-range resource management objectives and policies necessary to protect and perpetuate the unit's resource values. This document identifies the resource values, and establishes guidelines for their development and use. In that only El Cuartel (Soldier's Quarters, constructed 1788) and the Canedo Adobe (constructed in 1788) are original to the Spanish Presidio, El Presidio de Santa Barbara is envisioned as a reconstruction of the original Spanish Presidio, founded in 1782.

At various times, more than a hundred presidios existed across northern Mexico and the American southwest. In Alta (or Upper) California, four Royal Presidios once flourished during the Spanish and Mexican periods. Today, there are no reconstructed presidios in California. In the United States, only one presidio reconstruction exists -- the Presidio La Bahia, located 80 miles to the southeast of San Antonio, Texas. The Santa Barbara Presidio, in terms of extant presidio buildings, available historic documents, and potential acquisition, offers the best location for reconstructing a feature of national and international importance.

As with many early urban centers in California, Santa Barbara's oldest city section has undergone different land uses since the original presidio was allowed to deteriorate in the mid-19th century. The American "grid system" of city streets and blocks was applied to this central city area, realigning streets and property boundaries with little regard for the earlier Spanish and Mexican system of property boundaries. As sections of the original presidio were removed, streets graded through the area, and lots realigned, new construction took place. Over the years, this construction in some cases consisted of adobe buildings, simple wood-frame residences, functional wood-frame classrooms, brick structures, and, especially after the 1925 earthquake, an architectural emphasis on Spanish Colonial and Monterey Revival styles. As a result, many of the extant structures in the project area that this Resource Element deals with do not date from the presidio period, but, rather, are a product of later land use patterns.

The stimulus for preparation of this Resource Element is projected development, and is governed by Section 5002.2 of the Public Resources Code, which states:

### 5002.2 General Plan.

(a) Following classification or reclassification of a unit by the State Park and Recreation Commission, and prior to the development of any new facilities in any previously classified unit, the department shall prepare a general plan or revise any existing plan, as the case may be, for the unit.

The general plan shall consist of elements that will evaluate and define the proposed land use, facilities, operation, environmental impact, management of resources, and any other matter deemed appropriate for inclusion in the plan.

The general plan shall constitute a report on a project for the purposes of Section 21100. The general plan for a unit shall be submitted by the department to the State Park and Recreation Commission for approval.

(b) The resource element of the general plan shall evaluate the unit as a constituent of an ecological region and as a distinct ecological entity, based upon historical and ecological research of plant-animal and soil-geological relationships and shall contain a declaration of purpose, setting forth specific long-range management objectives for the unit consistent with the unit's classification pursuant to Article 1.7 (commencing with Section 5019.50) of this chapter, and a declaration of resource management policy, setting forth the precise actions and limitations required for the achievement of the objectives established in the declaration of purpose.

In 1972, the California Department of Parks and Recreation and the Santa Barbara Trust for Historic Preservation entered into a concession agreement whereby the trust would manage the state properties along with its own parcels. The trust is acknowledged and thanked for its contribution in gathering historical data, continual research, ongoing archeological programs, and compiling various reports on the presidio, all of which have aided in the preparation of this Resource Element. The Office of Historic Preservation is also thanked for its contribution.

### Inventory Summary

#### Unit Identification

El Presidio de Santa Barbara SHP currently consists of 3.66 acres of state-owned land centrally located in the City of Santa Barbara. The presidio's reconstruction and acquisition program is ongoing, and could eventually consist of 6.81 acres of State Park System land. Additional lands are currently owned by the United States Government, the Santa Barbara Community College District, or are in private ownership. El Presidio de Santa Barbara SHP and the project area are bounded on the north by Carrillo Street, on the west by Anacapa Street, on the east by Garden Street, and on the south by de la Guerra Street. Santa Barbara Street and E. Canon Perdido Street cross through the center of the El Presidio project area. This inventory summary is concerned with those features located in the resource study area.

### Summary of Resources and Evaluations

#### Natural Resources

##### Topography

The central part of the City of Santa Barbara is built on relatively flat terraces that slope gently from the Santa Barbara Mission southeast to the harbor. The presidio was built on a small rise at about the 50-foot elevation. Immediately to the northeast of the presidio, the land drops rather abruptly about 20-30 feet to a lower terrace.

## Meteorology

Santa Barbara is well known for its agreeable climate. High temperatures during the summer average 70°F, while wintertime low temperatures average in the low 40s. Freezing temperatures are rare, and frost-sensitive crops such as lemons and avocados are cultivated throughout the coastal area. Rainfall averages 18 inches per year, and falls primarily between November and April. More than 80% of the days are sunny, and light, oceanic breezes bathe the city year-round.

## Hydrology

Mission Creek, the principal watercourse in the vicinity of the presidio, passes within one-half mile of the project area. The presidio's founders located the compound near enough to the creek to use it as one of their water sources, but far enough away to be free of flooding: the site is well outside the 150-year floodway for Mission Creek. Drainage is adequate in the presidio area.

## Geology

The presidio site rests on a slightly elevated fanglomerate deposit of partially consolidated alluvial sediments. Buildings and other structures built on this Pleistocene-age formation are susceptible to earthquake damage, but not as much as lower parts of the city, which are built on recent alluvium.

Central Santa Barbara is surrounded by three active faults: the Mesa, Summerland, and Mission Ridge Faults. The Mesa Fault, which runs in a northwest-to-southeast direction southwest of the presidio, passes within one-half mile of it. The Summerland Fault, running under the Santa Barbara Channel in an east-west direction, comes within one mile of the presidio. The Mission Ridge Fault follows a course along the north side of Mission Ridge, approximately one and one-third miles to the north.

These three faults have been covered by alluvium washed from the mountains from the late Pleistocene to the present, and their precise locations in the city must be inferred from topography and drilling records. None of these faults has apparently been active during historic times (1800 A.D. on).

Six earthquakes causing significant damage in Santa Barbara have been recorded. These earthquakes appear to have been centered off the coast in the Santa Barbara Channel, or along the San Andreas Fault, 50 miles to the east. In 1857, a damaging earthquake occurred along the San Andreas Fault near Fort Tejon, and as recently as 1978, an earthquake caused \$11.62 million in damages, primarily near U.C. Santa Barbara.

## Soils

The presidio was built on soil mapped as Milpitas-Positas fine sandy loam. This complex formed on mixed alluvial deposits of Pleistocene-age alluvial fans from the Santa Ynez Range. The surface horizons are composed of loams or sandy loams, with a claypan located from 11 to 33 inches below the surface. This soil complex originally supported grassland, with scattered oaks and brush. The claypan creates problems with septic tanks and footings because of its lack of permeability and high expansion-contraction properties.

## Plant Life

Due to urbanization, the plant life of the presidio area is primarily composed of cultivated ornamental plants. There are street trees, garden trees, shrubs, vines, bedding plants, and lawns, all of which add to the attractiveness of the area. However, the Central City Redevelopment Project 1976 Report failed to identify any notable specimen trees in the neighborhood of the presidio.

## Animal Life

Animal life found in the presidio area is that typical of urban-suburban south coastal California. Common mammals include the brown and Norway rat, the house mouse, and the feral cat. Common bird species include the rock dove, the European starling, the northern mockingbird, the American robin, the house sparrow, the scrub jay, and Anna's hummingbird. Amphibians likely to be found in the neighborhood include the Pacific treefrog and the California slender salamander.

## Cultural Resources

### Native American Resources

Santa Barbara's coastal area is rich in Native American resources. A review of the archeological site files, maintained by the Office of Historic Preservation in Sacramento, indicates that there are approximately eleven recorded sites in the City of Santa Barbara. Most of these sites have been affected over the years due to home, office, and road construction. One recorded village site, CA-SBa-26, is located approximately 100 yards from the presidio, near de la Guerra and State Streets. Archeologist David Banks Rogers, writing in 1929 (long after the site had been affected by development), believed that CA-SBa-26 was ellipsoidal in form, being roughly 800 feet long (approximately in a north-south direction) and about 200 feet wide. Apparently, the site had been abandoned by the time the presidio was constructed. Located at a further distance from the presidio toward the ocean was the ethnographic Chumash village of "Siujtu," also spelled as "Syukhtun." Writing in 1959, historian Glenn W. Price refers to this large village as "Yanonalit," named after a Chumash leader (Price 1959:14). Documentation indicates that Native Americans from this village worked on the construction of the presidio, and played an important role in presidio society.

### Euroamerican Resources

Euroamerican resources in the project area consist mainly of structures (houses, commercial buildings, stone retaining walls, and also streets, curbs, and parking lots). Subsurface resources consist, of course, of the archeological remains of the original presidio. One might expect during any subsurface activity (archeological excavation) to find original foundation materials, tile flooring, pieces of roof tiles, and trash scatters from the presidio period. In addition, at a later time, the project area included portions of Santa Barbara's Chinese and Japanese communities. Subsurface archeological remains from this later time period also exist. There are approximately 34 to 35 standing structures in the resource study area that are owned by either the Santa Barbara Trust for Historic Preservation, the Department of Parks and Recreation, or private owners. For ease of presentation, the resources are summarized according to the city block numbers 156, 155, 172, and 173.

City block number 156 is bounded by E. Canon Perdido Street on the south, Carrillo Street on the north, Anacapa Street on the west, and Santa Barbara Street on the east. This city block contains six buildings in the resource study area (see Building Survey Map).

Building One: Cota-Knox House, 914 Anacapa Street. This structure consists of a one-story brick building with three wood-frame additions at the rear and side. The Cota-Knox building was constructed in 1871 by Jose Lobero for his mother-in-law, Francesca Cota, after the extension of Anacapa Street demolished her adobe residence. In 1954, the house was converted into an office building. The Santa Barbara Trust for Historic Preservation acquired the property in 1975, and the Department of Parks and Recreation acquired the property during its 1985-86 budget year. The Cota-Knox building is on the City of Santa Barbara's priority list for inclusion on its landmark list, and is included in the state's Historic Resources Inventory.

Building Two: Buenaventura Pico Adobe, 920 Anacapa Street. A small, one-story adobe with a steep wood-shingle gable roof and an attached wooden shed on the north side of the structure. The Pico Adobe was constructed before 1850 (possibly as early as 1830); it appears on the city map drawn by V. Wackenreuder in 1853. This adobe was the home of Buenaventura Pico, a presidio soldier, and his wife, Anita. Sometime in the 1880s, a board-and-batten addition was added to the rear of the adobe. The Santa Barbara Trust for Historic Preservation acquired the property in 1976. The Pico Adobe is a designated city landmark, and is included in the state's Historic Resources Inventory.

Building Three: Canedo Adobe (Whittaker Adobe), 123 E. Canon Perdido Street. The Canedo Adobe, constructed in 1788, is one of two remaining structures that date from the original presidio. The one-story adobe has a tile gable roof and porch overhang supported by seven wooden columns. The adobe was granted to Jose Maria Canedo, a presidio soldier, who gained official title to the structure during the American period. Toward the end of the 19th century, a two-story wood-framed house was constructed in front of the adobe. In the 1940s, then-owner of the property Elmer Whittaker removed this two-story structure. At this time, he renovated the main part of the Canedo Adobe, added a rear section to the structure, and constructed a garage and adjoining apartment. The Canedo Adobe is a city landmark, and is owned by the Department of Parks and Recreation.

Building Four: Padre's Quarters-Chapel, 125 E. Canon Perdido Street. The Padre's Quarters and Presidio Chapel are attached to the east side of the Canedo Adobe. Both structures are recent reconstructions of the originals. Reconstruction of the Padre's Quarters was started in 1977, and was completed in 1981. The chapel was started later, and is now completed. The Santa Barbara Trust for Historic Preservation is directing the reconstructions. The State of California owns the property.

Building Five: Bianchi or Cruz House, 911 Santa Barbara Street. This residence is a one-story wood-framed cottage with ship-lap siding and a medium asphalt shingle hip roof. Known at different times as either the Bianchi or Cruz House, the cottage has an estimated construction date of



1900. The front yard is highlighted by a hexagonal sandstone retaining wall. The structure is owned by the state, and is not designated on any landmarks list.

Building Six: Bonilla House, 915 Santa Barbara Street. This house is a one-story wood-sided structure with a low hipped roof. The house was originally built by Florentino Bonilla in 1887 as his private residence. Part of the presidio's second outer defense wall foundation is located under the structure. The Bonilla House is owned by the state, and is on the California Historic Resources Inventory.

City block number 155 is bounded on the west by Santa Barbara Street, on the south by E. Canon Perdido, on the north by Carrillo Street, and on the east by Garden Street. There are fourteen structures located in the resource study area on this block. Some of these structures, consisting of classrooms, studios, and one theater (first known as the Pueblo, then later as the Alhecama) were originally constructed in 1925 for the Festival Arts School of Santa Barbara. The Festival Arts School was founded by the Community Arts Association in 1920, with the goal of developing community festivals featuring dancing, singing, and drama. These structures are wood-framed cottage style buildings with board-and-batten siding. They were intended to be temporary housing for the arts school, with future plans for constructing more substantial structures at a later date. In the 1930s, these structures were sold to Alice Schott, who continued to operate the theater (structure twelve). In 1940, she changed the name of the theater from the Pueblo to the Alhecama (thereby creating a new word by combining the first two letters of her daughters' first names -- Alice, Helen, Catherine, and Mary Lou). Sometime in the 1940s, the Santa Barbara City Schools/Community College District acquired the property for its adult education program. The State of California currently owns the property. These structures are collectively known as the "Old City College Site," and are not included on any landmarks list.

Building One. Wood-framed and wood-sided duplex with a composition roof. One unit is 795 square feet; the other is 467 square feet. A recent termite report indicates that the building suffers from structural damage.

Buildings Two through Eight, Eleven, and Twelve. These consist of wood-framed and wood-sided structures with composition roofs, concrete pier and post foundations, and wood floors. Their condition ranges from average to fair. Building number twelve is the Alhecama Theater.

Building Nine. This is a wood-framed and wood-sided structure with a concrete slab floor and foundation.

Building Ten. This structure consists of a two-story wood-framed and stucco-sided building with wood floors and a Spanish tile roof.

Buildings Thirteen and Fourteen. These are wood-framed and wood-sided, with concrete slab flooring and composition roofs.

City block 172 is bounded on the west by Santa Barbara Street, on the north by E. Canon Perdido Street, on the south by de la Guerra Street, and on the east by Garden Street. Five structures are located in the resource study area on this block.

Building One: Moullet House, 834 Santa Barbara Street. This structure, built in 1896, consists of an Italianate brick one-story building with a low hip roof and widow's walk. A small room was added to the rear of the building at a later date. Built by J. F. Moullet, the structure is one of the older brick houses in Santa Barbara. The house has mainly been a residence, but in the 1930s, it was the headquarters for a branch of the Chinese Nationalist Party. In 1955, the structure was remodeled for use as a liquor store. The remodeling heavily modified the structure by changing windows, removing a brick chimney and fireplace, lowering the floor and ceiling heights, and removing interior brick partitions. The State of California owns the property. The Moullet House is on the California Historic Resources Inventory.

Building Two: Residence, 828 Santa Barbara Street. A one-story wood-framed structure with ship-lap siding and a high asphalt end gable roof. The date of construction is not known, but is estimated to be before 1900. By 1902, the structure had been moved onto the lot from the area where the Santa Barbara County Courthouse is located. The structure is not included on any landmarks list.

Building Three: Residence, 824 Santa Barbara Street. This structure consists of a one-story wood-framed house with ship-lap siding and a low asphalt hip roof. The structure was constructed before 1900, and was moved onto this lot at the same time as building number two above. The structure is not included on any landmarks list.

Building Four: Rochin-Birabent Adobe, 820 Santa Barbara Street. This structure is a one-story adobe constructed in 1856 that was covered with ship-lap siding at the turn of the century. The adobe has a high gable roof with a porch overhang supported by wood posts. Senora Lorenza Ordaz de Rochin acquired the property in 1856 for \$50. It was the first private ownership of land inside the original presidio quadrangle. Adobe bricks from the presidio were used in construction of the house. The Rochin-Birabent Adobe is a designated city landmark, and is in private ownership.

Building Five: Structure, 814 Santa Barbara Street. A surplus World War II one-story L-shaped building with ship-lap siding, a high gable composition roof, and a long side porch running the length of the building. The building was moved onto the former site of the Sloyd School in 1947. The structure is owned by the Santa Barbara Community College District, and is not included on any landmarks list.

City block number 173 is bounded on the north by E. Canon Perdido Street, on the west by Anacapa Street, on the east by Santa Barbara Street, and on the south by de la Guerra Street. Seven buildings are located in the resource study area.

Building One: El Cuartel, 122 E. Canon Perdido Street. A one-story adobe building constructed in 1788, six years after the founding of the presidio. This structure and the Canedo Adobe (located across the street) are the only two adobes remaining from the original presidio. El Cuartel is the only remaining adobe of what once was a row of buildings that formed the west side "soldier's quarters" of the

quadrangle. In 1846, the structure was deeded to Jose Jesus Valenzuela, and appears to have remained in his family till 1925. In 1941, a preservation group purchased the adobe, and allowed the Boy Scouts to use the building as their headquarters. The Santa Barbara Trust for Historic Preservation acquired El Cuartel in 1964, and before deeding the adobe to the state in 1966, completed restoration work. El Cuartel is a designated city landmark, and is included as part of the presidio's State Historical Landmark Nomination.

Buildings Two and Three: Jimmy's Oriental Gardens, 126 E. Canon Perdido Street. Structure two consists of a one-story rectangular-shaped commercial brick building with a tile roof and storefront windows. This building was constructed in 1946 for use as a restaurant. Structure three, located behind the restaurant, is a two-story stucco residence with a tile roof. These two structures are not on any landmarks list, and both are in private ownership.

Building Four: Commercial and Apartment Building, 130-138 E. Canon Perdido Street. A two-story stucco rectangular-shaped building with a low hip tile roof. Six commercial shops occupy the first floor, with apartments on the second. The building was designed and constructed by E. H. Whittaker in 1926. The building is not on any landmarks list, and remains in private ownership.

Buildings Five, Six, and Seven: Commercial Shops, Apartments, and Garages, 825-831 Santa Barbara Street. Designed and constructed by E. H. Whittaker in 1927. Structure five consists of a two-story rectangular-shaped stucco building with a tile roof. Four commercial shops occupy the first floor, and apartments the second floor. Building six consists of apartments over garages, and structure seven is a row of garages. These buildings are not on any landmarks list, and are privately owned.

## History

### Initial Beginnings

The establishment of Santa Barbara's presidio, the fourth and last of Alta California's presidios, on April 21, 1782 reflects Spain's continual attempts to colonize and control fringes of her empire. Known collectively as the Spanish Borderlands, this vast rim of empire stretched from the United States southeast, around the Gulf of Mexico, including present-day Texas, Arizona, and New Mexico (Bolton 1939:67-70). The Borderlands included practically all of the west coast, with California occupying an important central position. In many respects, California represented the last frontier, the last effort of Spain to hold together her vast empire.

Spain relied on four important institutions for expansion into remote areas of her empire. Presidios, missions, pueblos, and ranchos were used either by themselves or in conjunction with each other to retain and colonize extensive areas for the Spanish crown. In California, all four of these official institutions played important roles, yet today, few remember the contribution that the presidios made in the settlement of California.

## The Need to Colonize

Spain's attempt at colonization of Alta California in the late 1700s was prompted by various factors. Russian and British expansion into the northwest posed a real threat to Spain. The desire to establish a harbor along the west coast to ease the return of ships partaking in Spain's profitable Manila trade between Mexico and the Philippines focused interest on California.

Although Spaniards had sailed along California's coast in the years shortly after the conquest of Mexico in the 16th century, it was not until the end of the 18th century that efforts were made to colonize the area known as Alta California. In 1769, Captain Gaspar de Portola, Captain Fernando Javier Rivera y Moncada, and Father Junipero Serra were the major forces in the initial settling of California. In that year, the first presidio and mission were founded in San Diego. Captain Portola continued northward along California's coast seeking the expedition's main objective -- the Spanish explorer Viscaino's Monterey Bay. After failing to recognize Monterey, Portola returned south, only to return to the Monterey area the following year to establish Alta California's second presidio and mission.

In the coming years, additional missions, settlements (pueblos), and a third presidio were founded. In 1771, Missions San Antonio de Padua and San Gabriel were established. Alta California's third presidio and sixth mission were founded in 1776 at San Francisco. By the beginning of 1782, 13 years after the initial settlement, eight missions, three presidios, and two civilian pueblos had been established along California's coast. Yet there still remained a 350+-mile gap between Monterey and Los Angeles that lacked Spanish presence. The Presidio of Santa Barbara, founded in 1782, became the military and governmental center for this south-central region of California, eventually providing security and support for Missions La Purisima, Santa Ines, San Buenaventura, San Fernando, and Santa Barbara. This military district encompassed more than 7,000 square miles, and included the largest concentration of Native Americans in California.

### Santa Barbara Presidio Founding

Sunday, April 21, 1782 marked the official founding of El Presidio de Santa Barbara, although the Spanish arrived six days earlier. Lieutenant Jose Francisco Ortega commanded the expedition of 70 soldiers and their families, a priest, and Indian neophytes that set out from Mission San Gabriel on March 26 of the same year. Five days later, on March 31, Mission San Buenaventura was established by this expedition. Lieutenant Ortega left one of his sergeants and 14 men as mission guards and construction workers for the mission fathers, and proceeded up the coast. Ortega's expedition arrived at a place previously known by three different names, Pueblo de la Laguna, Concepcion Laguna, and San Joaquin de la Laguna, and chose a gentle plain close to fresh water overlooking the ocean and beach to establish what would be the site of the Santa Barbara garrison. Junipero Serra, father-president of the Franciscans in California, accompanied the Ortega expedition, and gave the official blessing of the presidio during the formal dedication ceremony (Price 1959:14).

Lieutenant Ortega was the presidio's first commandant, and immediately started construction of temporary structures to accommodate his troops. The first presidio structures were constructed of poles, reeds, and mud, and consisted

of a warehouse for provisions, houses for the officers and priests, and a soldiers' barracks, as well as residences for the married soldiers. A chapel was also constructed, again temporary in nature. A palisaded stockade was built to surround and protect the presidio structures. This stockade formed a parade ground 180 feet square (Price 1959:15). This early presidio was certainly temporary in nature, for archeological excavations conducted over the years have failed to reveal material evidence (Santa Barbara Trust 1979:50).

In addition, Lieutenant Ortega started work on irrigation ditches required for farming and plantings for a presidio society food supply (Price 1959:15). It should be remembered that the presidio, for the Spanish during those early years, served as the administrative and military center for a large geographic area. Mission Santa Barbara, located a mile from the presidio, would not be established until 1786, four years after the founding of the presidio. Santa Barbara presidio society had to be essentially self-supporting, with people growing their own foods, raising their own livestock, and manufacturing their own building materials.

Santa Barbara's presidio society at that time would not be considered large by any means. Presidio society consisted of a military force of between 50 and 54 privates, two corporals, three sergeants, an alférez or ensign, and a lieutenant. Anywhere from 20 to 30 soldiers of this force could be permanently assigned at various missions in the district. Normally, from ten to 15 soldiers were stationed at San Buenaventura, and, after 1787, 15 at La Purísima (Bancroft Vol. I:462). In addition, presidio society included dependents of the soldiers, various craftsmen, and non-military personnel. In any event, the presidio community grew slowly. By 1790, eight years after its founding, the presidio community of Santa Barbara counted only 68 families, numbering 237 persons (Campbell 1972:585).

Lieutenant Ortega remained as presidio commandant until 1784. He was replaced by Lieutenant Felipe de Goycochea, who served as presidio commandant until 1802. It was under Lieutenant Goycochea's command and guidance that construction proceeded on a permanent, enclosed presidio fort. It was also during Goycochea's command that a detailed presidio plan was prepared (dated 1788), revealing size, function, and location of the different rooms surrounding the quadrangle (Bancroft Vol. I:464). As recently as 1982, a second presidio plan, dated 1820, was located in the papers of Edward Vischer, an artist who specialized in painting California missions. This second plan documents significant changes that the presidio underwent during a 30-year period from the 1790s (Whitehead 1983:68).

Goycochea's 1788 plan depicts a square parade ground roughly 325 feet by 325 feet. Surrounding this central quadrangle were the presidio rooms. A defense wall roughly 400 feet by 500 feet surrounded the entire presidio, thereby providing a small garden space between the rear of buildings and the defense walls (Santa Barbara Trust 1979:21). Presidio building materials consisted of adobe bricks resting on stone foundations. It is believed that wooden crossbeams needed for roof supports were transported from the Monterey area. By the mid 1790s, the presidio's roofs were covered with clay tiles (Price 1959:16). Construction of the presidio was essentially completed by 1794, but the chapel was small, and required lengthening. This work was undertaken in 1795 and 1796, with final completion in 1797.

Entrance to the presidio was through a gate 11 feet wide situated in the middle of the southeast defense wall. To each side of the main entrance were two corrals, each approximately 165 feet by 38 feet in size. Immediately to the right of the main entrance were three large warehouses, each 15 feet by 55 feet in size. The west- and east-facing walls were lined with family quarters for the married soldiers. Each dwelling was approximately 15 feet by 25 feet in size, although some rooms along the northeast side were slightly smaller (Santa Barbara Trust 1979:19).

The Presidio Chapel, initially 22 feet by 55 feet in size before its enlargement, with a height of 20 feet, was the largest structure. The chapel occupied a central position along the presidio's north wall, almost directly opposite the main entrance. To the right of the chapel was the commandant's office and residence, along with the residence of his lieutenant. The rooms to the left of the chapel were for the priest, sergeants, and corporals (Santa Barbara Trust 1979:19).

### From Presidio to City

The military strength of the Santa Barbara presidio was never really tested. In theory, presidios were constructed to defend the country from foreign attack, and to keep internal peace in a frontier environment. In the case of Santa Barbara, only twice were there any external threats. The first occurred when the French insurgent Captain Hippolyte Bouchard raided California's coast in early December 1818 in support of South America's quest for independence (Bancroft Vol. II:221). After raiding the settlement at Monterey, Bouchard's troops landed at Refugio, located 30 miles above Santa Barbara, and terrorized local ranchers. A force from the presidio was dispatched to the area, and was able to capture three of the raiders. On December 16, Bouchard sailed his ships to Santa Barbara, secured a truce with the Presidio Commandant Jose de la Guerra y Noriega, and exchanged prisoners (Price 1959:18). Bouchard quickly set sail south along the coast, terrorizing other sections of California. Bouchard's raid was an exception to the day-to-day military duty that supplied support for the missions, yet it did serve to reinforce Spain's fear of external attack.

The second threat occurred in January 1830, when a revolt of Monterey presidio soldiers led to a weak attempt to obtain the support of Santa Barbara presidio soldiers in a revolution. The attackers came no farther than Hope Ranch, about six miles west of the presidio.

Over the years, the Santa Barbara presidio increased in size. By 1805, the presidial company increased from 59 men to 66. The non-Indian population in the Santa Barbara military district was 825, an increase of 150 people from the late 1790s population figure of 675 (Bancroft Vol. II:118). Throughout the early decades of the 19th century, Santa Barbara's population continued to increase. Part of this population increase came from retired soldiers and their families who remained in Santa Barbara. In 1805, there were 35 retired military personnel still living in the presidio area (Bancroft Vol. II:118). This military retirement figure remained fairly constant throughout the 1820s and 1830s for Santa Barbara (Bancroft Vol. II:650-651). Most of these retired soldiers and other non-military inhabitants constructed adobe residences outside the presidio defense walls.

The exact date when Santa Barbara was identified as a pueblo (town) rather than as a military presidio is not really known. Native Santa Barbaran Pablo de la Guerra, testifying before the U.S. Board of Commissioners to settle land cases, believed that Santa Barbara was established as a pueblo as early as 1828. De la Guerra did admit that Santa Barbara was indiscriminately called a pueblo and a presidio by the inhabitants, perhaps thereby confusing the official legal status of Santa Barbara to ownership of municipal lands in the eyes of the U.S. Land Commissioners (The United States vs. The Mayor and Common Council, No. 259:23). Certainly, by 1834, Santa Barbara had an ayuntamiento (city government) elected according to Mexican law (Ibid No. 259:21).

Richard Henry Dana, visiting the Santa Barbara area in January 1834, describes Santa Barbara as a community:

. . .composed of one-story houses built of brown clay -- some of them plastered -- with red tiles on the roofs. I should judge that there were about a hundred of them; and in the midst of them stands the Presidio, or Fort, built of the same materials and apparently but little stronger (Dana 1980:61-62).

#### Arrival of the Americans

The presidio area during the 1840s, 1850s, and 1860s underwent significant change. In the late '40s and '50s, a large number of Americans arrived in Santa Barbara, and changed the character of the town. The commercial and residential center of the town shifted from the presidio area toward the beach area. The presidio was abandoned and allowed to deteriorate (Santa Barbara Trust 1979:13). Santa Barbara's first city map, surveyed in 1851 by Salisbury Haley, and drawn by V. Wackenreuder in 1853, establishing the American grid street system, reveals a diminished presidio. All that appears remaining is the chapel and the commandant's office and residence, along with part of the padre's quarters. Sections of the west row of soldiers' quarters also appear to be standing. Unfortunately, Wackenreuder's map does not describe the individual condition of these remaining structures (Penry vs. Richards, Supreme Court Records 1877). Only part of the eastern and southern outer defense walls remained (Ibid).

The most striking aspect of Wackenreuder's 1853 map is that it graphically displays the conflict of culture that Santa Barbara would undergo in the latter part of the 19th century. The American grid system of city streets and blocks that stresses 90 degree angles, set street widths, and orderly structure setbacks on square city blocks of equal size visibly stops around the presidio area. The apparent haphazard Spanish and Mexican expansion outward from the presidio, where adobes were constructed in the path of future streets, initially prevented the American surveyors from extending city streets through a large section that today encompasses Santa Barbara's El Pueblo Viejo area (Penry vs. Richards, Supreme Court Records 1877).

By the 1870s, the presidio area was a community in transition. East Canon Perdido and Santa Barbara Streets were graded and extended through the center of the presidio area. Many adobes that surrounded the presidio were removed, property lots merged, and modern buildings constructed.

By this time, the outer defense wall that once surrounded the presidio had been removed. The Presidio Chapel was also gone by the 1870s (in actuality, the chapel appears to have been used for worship until the mid-1850s; it was damaged by the Fort Tejon earthquake, and subsequently removed) (Fagan 1976:2).

The ethnic composition of the presidio community was undergoing change as well. In the latter part of the 19th century, the area around the current Lobero Theater (to the west of the presidio project area) was the center for Santa Barbara's Chinese community. Chinese shops, laundries, a joss house, and communal sleeping rooms were centered in this area (Santa Barbara Trust for Historic Preservation 1979:30).

The Chinese later worked and lived in the presidio area as well. E. H. Whittaker in 1926 constructed a two-story stucco building on the southwest corner of E. Canon Perdido and Santa Barbara Streets for use by the Chinese community. Merchant shops were located on the first floor, and sleeping rooms on the second.

The 1896 Moullet House, located on the southeast corner of E. Canon Perdido and Santa Barbara Streets, served for a period of time in the 1930s as the local headquarters of the Chinese Nationalist Party (DPR 1979, Historic Resources Inventory Files).

The presidio area served as a center for Santa Barbara's Japanese community as well. By 1923, Japanese shops dotted the presidio area. By this time, the Japanese community had acquired the city lots that today comprise the chapel site, and had constructed a Buddhist church toward the street side of the parcel (Fagan 1976:3). In addition, the Japanese community constructed a store dwelling and church support buildings on the property. It was from this community that the Japanese were relocated during the World War II internment program (Santa Barbara Trust for Historic Preservation 1979:31).

The City of Santa Barbara in the 1880s, as with many western communities, was being surveyed and mapped in terms of property lot boundaries and structure improvements (for example, type of construction material - brick, adobe, or wood; height - one, two, or three stories; and structure use - residential, commercial, or industrial) by the Sanborn Company of New York City.

At the time they were prepared, these Sanborn maps were used by insurance underwriters, who could quickly look at a certain block area and determine the type of structure and activity taking place, and thereby quote insurance rates. Today, these collections of historic fire insurance maps provide an interesting chronology of urban land use for researchers.

The 1886 Sanborn map, one of the earliest insurance maps available for the presidio area, reveals interesting information about the project area. Most of the row of presidio family housing that flanked the west side of the quadrangle was still intact. E. Canon Perdido cut through the row of adobes, leaving a small part of the northwest corner part of the presidio. The Canedo Adobe remained, but, by this time, a two-story wooden structure had been constructed in front of it. Part of the commandant's quarters located in the northeast section of the presidio (Old City College property) quadrangle remained. Except for a few wooden structures, most of the presidio quadrangle was vacant (Sanborn Maps 1886). Insurance maps of the 1890s continue to



reveal the addition of modern structures. Wooden structures were constructed on each side of E. Canon Perdido in the project area. The west row of presidio quarters still remained pretty much intact (Sanborn maps 1892).

By the mid 1930s, the presidio project area took on its current configuration. Construction of the United States Post Office building during the mid-1930s (1936-1937) removed all of the remaining west row of presidio family residences with the exception of the El Cuartel (Sanborn Map 1932, 1952). E. H. Whittaker by this time had constructed the two-story stucco building on the southwest corner of E. Canon Perdido and Santa Barbara Streets. Rooms remaining from the commandant's quarters were removed after the 1925 earthquake that destroyed the structures' stability (Fagan 1976:3). Most of the structures on the block owned by the Festival Arts School were constructed by the end of the 1930s. In 1923, a Buddhist temple was built on the area that comprised the southern end of the chapel area. The Buddhist temple was removed in 1966 (Fagan 1976:3).

Recent changes in the presidio project area consist of reconstruction of the Padre's Quarters and the Presidio Chapel. Reconstruction of the Padre's Quarters was started in 1977 and finished in 1981. Both projects represent the combined vision and dedication of the Santa Barbara Trust for Historic Preservation and the community of Santa Barbara to rebuilding the Spanish Royal Presidio.

### Esthetic Resources

The rural environment that once characterized the presidio's setting has long been lost to urban development. The City of Santa Barbara developed outward from the presidio during the 1830s. In 1850, the arrival of the Anglo-Americans intensified urbanization of Santa Barbara. El Presidio de Santa Barbara, which once served as a remote military outpost, is today situated in Santa Barbara's urban center. Two major city streets divide the presidio project area into four separate city blocks.

Today, the Canedo Adobe and El Cuartel both convey a feeling of the original Spanish Presidio. Completion of the Padre's Quarters and Chapel restoration have added to the presidio atmosphere. The surrounding neighborhood contains many historic adobes that strengthen the Spanish and Mexican presidio background. Santa Barbara's City Landmark District, known as "El Pueblo Viejo," has helped to preserve the Spanish and Mexican flavor by stressing preservation of historic structures and conformance of new structures to Monterey, Spanish Colonial Revival, and California Adobe architectural styles. While the remote setting can never be recaptured, additional reconstruction will add significantly to the presidio's atmosphere.

### Recreation Resources

An authentic reconstruction of the presidio would allow visitors to the historic park an opportunity to enjoy learning the importance of the Royal Presidio in California's early Spanish and Mexican periods. Conveying the interpretive story of the presidio can be accomplished through displays, house museums, docent programs, living history programs, environmental living programs, and special community events. A permanent commercial area at the presidio that specializes in merchandizing items contemporary with presidio

days would enhance recreational experiences for visitors. These items could include, but not be limited to, leather and pottery goods, hand-woven fabrics, wood carvings, candles, soaps, and iron and lead works that would be appropriate to the presidio time period. The open space that the presidio plaza would create would provide a sense of enjoyment for visitors. This parade ground could also be used for community events and gatherings.

### Resource Policy Formation

#### Classification

The State of California, and its Department of Parks and Recreation, have long been interested in rebuilding the Santa Barbara presidio. As early as 1957, the California State Senate passed and then-Governor Knight signed Senate Bill No. 2653 that created an act to ". . .study the feasibility of the acquisition and development of the historic Santa Barbara Presidio as part of the State Park System. . ." (1957, Statutes, Chapter 1866). This act also provided for the Department of Parks and Recreation to receive donations from interested parties or groups who might begin the work of acquiring presidio property.

In January 1959, historian Glenn W. Price prepared a feasibility study for the department (then known as the Division of Beaches and Parks) that assessed the potential for rebuilding the presidio. In this report, Price recommended that the department start to acquire property (while property prices were not prohibitive), and that the two adobe structures remaining from the original presidio should be immediately acquired. This feasibility study also stated that a reconstructed presidio would be of state and national importance, and that adequate data existed and could be located for an authentic presidio restoration and reconstruction. Price recommended a restoration period from 1784-1802, what he considered to be the "flourishing period" of the presidio.

In 1963, the Santa Barbara Trust for Historic Preservation was incorporated as a non-profit corporation dedicated to rebuilding the presidio. The following year, the trust purchased El Cuartel, an original presidio building constructed in 1788 and once used as a presidio soldier's residence. The trust stabilized and renovated the building, and in 1966 donated it to the state, thereby forming the initial beginnings in the rebuilding of the presidio. The presidio was at this time and today still remains one of the smallest park units in the State Park System, containing two of the oldest structures in the State of California.

In 1964, the State Senate passed Senate Resolution No. 77 directing the Department of Parks and Recreation to undertake an additional study to determine acquisition feasibility of the Santa Barbara presidio site for development as a state park, and to comply with the provisions of the Cameron-Unruh Park, Recreational, and Historical Facilities Bond Act of 1964. In response to Senate Resolution No. 77, the department prepared a brief feasibility study for expansion of the presidio. This report described acquisition needs and proposed development, and included a brief section pertaining to the historic significance of the presidio (DPR, Report: Santa Barbara Presidio State Historical Monument - Expansion Report).

In the following years, the Department of Parks and Recreation acquired additional presidio parcels as they became available. In the latter part of 1971, fourteen years after Governor Knight first signed the act to study the feasibility of rebuilding the presidio, the state purchased the Canedo Adobe (also known as the Whittaker Adobe), along with adjacent properties. The Canedo Adobe was remodeled by Elmer H. Wittaker in 1944, and used as a private residence. In 1946, Whittaker added a rear addition to the adobe, and a garage and apartment at the rear of the property. The Canedo Adobe, as with El Cuartel, contains original historic fabric from the presidio period.

Santa Barbara's local government has long been interested in preservation and in support of a reconstructed presidio. In 1960, Santa Barbara's City Council adopted Ordinance No. 2790, "El Pueblo Viejo," delineating the boundaries of its historic district (including the presidio area) and establishing architectural guidelines for the area. The following year, Santa Barbara's City Council declared its official support of a reconstructed presidio by passing a resolution of support signed by then-Mayor Edward L. Abbott. In 1965, Santa Barbara County Supervisors adopted a similar resolution of support. The City of Santa Barbara General Plan, adopted by the city council in July 1964, shows a reconstructed presidio as part of the city's Master Plan.

The California State Park and Recreation Commission at its February 1968 meeting classified the presidio project as Presidio de Santa Barbara State Historical Monument. At the commission meeting in June 1968, the commissioners adopted the Spanish article "El" as part of the name. In May 1970, the words historical monument were dropped and historic park (SHP) added.

Public Resources Code Section 5019.59 describes appropriate management and development of state historic parks:

5019.59 Historical Units. Historical units, to be named appropriately and individually, consist of areas established primarily to preserve objects of historical, archeological, and scientific interest, and archeological sites and places commemorating important persons or historic events. Such areas should be of sufficient size, where possible, to encompass a significant proportion of the landscape associated with the historical objects. The only facilities that may be provided are those required for the safety, comfort, and enjoyment of the visitors, such as access, parking, water, sanitation, interpretation, and picnicking. Upon approval by the commission, lands outside the primary historic zone may be selected or acquired, developed, or operated to provide camping facilities within appropriate historical units. Upon approval by the State Park and Recreation Commission, an area outside the primary historic zone may be designated as a recreation zone to provide limited recreational opportunities that will supplement the public's enjoyment of the unit. Certain agricultural, mercantile, or other commercial activities may be permitted if those activities are a part of the history of the individual unit and any developments retain or restore historical authenticity. Historical units shall be named to perpetuate the primary historical theme of the individual units.

In 1958, the Santa Barbara presidio was declared a California State Historical Landmark (number 636), and, in 1973, the presidio was placed on the National Register of Historic Places.

The Santa Barbara Trust for Historic Preservation has taken an active role in preparing presidio feasibility and planning studies. In 1979, the trust prepared its report, "Acquisition and Development Plan for El Presidio de Santa Barbara SHP," in response to 1978-79 state budget language that required a study before funds could be committed for the project. In 1983, again to comply with 1982-83 legislative budget requests, the trust prepared its "Plan for El Presidio de Santa Barbara," a comprehensive document for the presidio's restoration and reconstruction. The trust has also taken the lead in publishing the findings of its archeological programs. Its most recent publication, in 1982, was The Archeology of the Royal Presidio of Santa Barbara -- Chapel Site.

#### Declaration of Purpose

In 1975, the State Park and Recreation Commission adopted the following Declaration of Purpose for El Presidio de Santa Barbara State Historic Park:

The purpose of El Presidio de Santa Barbara State Historic Park is to make available forever to the people, for their inspiration and enjoyment, the site of, and reconstruction of, the Spanish Presidio at Santa Barbara, including appropriate interpretation of the Presidio, its history, and its contribution to California and the nation, as an excellent example of Spanish presidios in Alta California. The function of the Department of Parks and Recreation at El Presidio de Santa Barbara State Historic Park is to acquire, preserve, reconstruct, and interpret the Presidio, its buildings and immediate environment, and to work with the City of Santa Barbara to divert traffic and plan parking such that the Presidio can be reconstructed in toto, and to execute proper archeological and historical researches on the Presidio to provide accurate data for reconstruction and interpretation, in a manner consistent with the purpose of the unit.

Because of the changes in the scope and nature of the project, the following Revised Declaration of Purpose is presented:

#### Declaration of Purpose

The purpose of El Presidio de Santa Barbara State Historic Park is to make available to the people, for their enjoyment, the site of and reconstruction of the presidio at Santa Barbara. This will include appropriate interpretation of the presidio, its history, and its contribution to California and the nation, as an excellent example of Spanish presidios in the United States. The function of the Department of Parks and Recreation at El Presidio de Santa Barbara State Historic Park is to acquire, preserve, reconstruct, and interpret the presidio,

its buildings, and environment, and to execute proper archeological and historical researches on the presidio in order to provide accurate data for interpretation.

### Zone of Primary Interest

The zone of primary interest includes the four city blocks bounded on the north by Carrillo Street, on the west by Anacapa Street, on the east by Garden Street, and on the south by de la Guerra Street (see map, page ). In addition, the department is concerned with the surrounding city area, and any future development that may take place on non-state-owned land that may be incompatible with its mission of rebuilding the presidio. Types of development that the department will be concerned with include structures that because of their height would visibly affect the presidio, or architectural styles incompatible with the area's adobe and Spanish Colonial architecture.

### Management Policies

#### Cultural Resources

Management of cultural resources located on State Park System lands is governed by state statutes and departmental directives. Portions of the Public Resources Code, Chapter 1.7 and Chapter 1.75, pertain to management of cultural resources on State Park System property. In addition, department Resource Management Directives 10, 11, 24, 25, and 50-75 apply to the management of cultural resources.

#### Native American Resources

There are no known Native American resources in the presidio project area. There is one recorded site located a short distance from the project area. The possibility exists that during presidio reconstruction, Native American resources may be encountered.

Policy: Native American resources encountered during reconstruction will receive proper archeological attention.

#### Euroamerican Resources

Currently, the primary historic resources at El Presidio de Santa Barbara SHP consist of the Canedo Adobe and El Cuartel, both original presidio structures. The Padre's Quarters and Presidio Chapel are reconstructions that have been completed. Eventually, the department will seek additional presidio reconstruction.

Policy: The presidio should reflect the era from 1784 to 1810. This is the period that many consider to be the "flourishing period" of the presidio, and the era when the presidio reflected the full configuration of an enclosed fort. Interpretation, as is department policy, shall be concerned with the total flow of history, including Native American, Spanish, and Mexican Presidio periods, the initial settling of the municipality of Santa Barbara, destruction of the presidio, arrival of the Anglo-Americans, and Chinese and Japanese use of the area in the late 19th and early 20th centuries (RMD 60 and 62).

Policy: Additional lands required for reconstruction of the presidio, for maintaining interpretation of the presidio, and for supplying support facilities will receive priority for acquisition (RMD 10).

The Santa Barbara Trust for Historic Preservation, the City of Santa Barbara, and the Department of Parks and Recreation recognize the importance of archeological and historical research in authentically reconstructing the presidio. Archeological findings and historical research can reveal important information regarding Native American, Spanish, Mexican, Anglo-American, Chinese, and Japanese use of the presidio area, and their acculturation into Santa Barbara society. Presidio foundations, wall alignments, and material cultural remains found through archeological and historical research will aid in reconstruction and interpretation.

Policy: Before any reconstruction designs or plans are final, the necessary archeological and historical research will be conducted by the department to ensure that accurate and authentic work will be undertaken (RMD 64a, 65, and 70-72). In addition, the department and the trust will work together and with interested individuals or groups to establish an ongoing archeological and historical research program for the presidio (RMD 65, 69, 70, 71, and 72). The results, and artifacts from these investigations, will be incorporated into public reports and interpretive programs to allow visitors a greater appreciation of Santa Barbara's Royal Spanish Presidio.

In reconstructions, and in adapting historic buildings for non-historic uses, there is often a need for modern windows, flooring, plumbing, heating, lighting, security, and communication systems. Administrative offices, commercial concessions, and organizational meeting rooms at the presidio will need modern restrooms, phones, lights, and electrical outlets.

Policy: Presidio rooms designated for museum exhibitry will first seek to exclude non-appropriate modern additions, and second, if modern intrusions are found to be necessary, to conceal them. Rooms used for other than museum purposes will also seek to hide modern conveniences (hidden light switches, indirect lighting from cross beams, for example). In addition, utility lines in the presidio project area will be undergrounded to enhance the esthetic quality and historical authenticity (RMD 46, 59, 65, 67, and 70-72). In all adaptive use and concession activity in the presidio, the primacy of cultural resources shall guide operational practice. When trenching, grading, landscaping, and undergrounding work is required to achieve modern convenience and historical authenticity, the necessary cultural resource mitigation will be conducted by the department to ensure that valuable resources are not inadvertently destroyed.

El Presidio de Santa Barbara was placed as a district nomination on the National Register of Historic Places in 1973. El Presidio's nomination includes the archeological remains, but does not include El Cuartel nor the Canedo Adobe, both original presidio structures. Nor does the nomination state what standing structures are non-contributing within the district's boundary. The 1958 California State Historical Landmark designation of El Presidio includes El Cuartel as part of the nomination, but does not include the Canedo Adobe.

Policy: The Department will seek to update El Presidio's California State Historical Landmark status and National Register nomination to adequately reflect the historic values of the area (RMD 55).

The Cota-Knox building, structure one on city block number 156, is one of Santa Barbara's earliest brick buildings, and has undergone exterior modifications.

Policy: Although outside the main presidio time period of 1784 to 1810, the department will prepare a historic structures report on the Cota-Knox building.

The Canedo Adobe, an original presidio structure, has undergone structural changes over the years. In the 1940s, Elmer H. Whittaker stabilized the adobe, added additional rooms, and changed interior room divisions.

Policy: The department will prepare a historic structures report to aid in documenting modifications to the structure, and to offer proper preservation guidelines if needed.

The Pico Adobe, a small, one-story building possibly constructed as early as 1830, appears on Santa Barbara's first city survey conducted in 1853. The Pico Adobe characterizes pueblo expansion beyond the presidio walls, and is an important resource for interpretation. The Pico Adobe is a city landmark, and the Office of Historic Preservation has determined that it is eligible for the National Register.

Policy: The department will maintain the historic integrity of the adobe, using compatible materials when any stabilization or restoration work is required. The department will prepare a historic structures report, and will also apply for nomination to the National Register for the adobe (RMD 55, 63, and 65).

Over the years, El Cuartel has undergone various changes that have modified its original presidio appearance. The current roof tiles are not the correct size or appearance for the presidio period. At a later date, an interior cement floor was added to the adobe. Concrete retains moisture; in the case of El Cuartel, this moisture is damaging the adobe brick through capillary action.

Policy: The department will prepare a historic structures report on El Cuartel. If determined appropriate, the department will replace the roof tiles with hand-made tiles characteristic of the presidio period, and replace the cement floor with authentic Spanish ladrillo tiles.

The Department of Parks and Recreation's goal of carrying out its stated Declaration of Purpose by authentically reconstructing as much of the presidio's defense walls and rooms as possible conflicts with existing land use in the project area. While certain structures in the project area will have to be relocated, others, because of their historic significance, will remain. Still other structures located outside the actual area of presidio development will remain, and will be used for adaptive purposes. The department will contact the Office of Historic Preservation, which will determine building eligibility for the National Register.

Policy: The department, in mitigating the effects of development, will seek to relocate any structure slated for removal. The department will work with the Office of Historic Preservation, the Santa Barbara Trust for Historic Preservation, the City of Santa Barbara, and concerned groups in determining a building's eligibility for the National Register.

In order to facilitate reconstruction of the presidio and its defense walls, the department will have to remove certain structures that are currently located on the city blocks intersected by E. Canon Perdido and Santa Barbara Streets (see Building Survey Map, page ).

Policy: On city block number 155, the department will remove buildings one, two, four, five, and six, on the section known as the "Old City College Site." Rebuilding of the northern defense wall in this area will require removal of building three. The department will seek adaptive uses for the remaining structures (for example, the Alhecama Theater as an area for meetings) that are compatible with the department's goal of interpreting the presidio.

The following structures, buildings one, two, three, and four, on city block number 172, will not be removed by the department. Building number one, Moullet House, may be eligible for the National Register. The department will do additional research in order to determine its eligibility for the National Register. The Office of Historic Preservation has determined that the Rochin-Birabent Adobe is eligible for the National Register. The department will undertake the effort to place the adobe on the National Register, prepare a historic structures report, and protect the historic integrity of the adobe.

On city block number 173, buildings two, three, five, six, and seven will be removed to allow reconstruction of the presidio's southern and western rooms and defense walls. Additional research on structure four, known as the Whittaker building, will be undertaken by the department in order to determine its eligibility for the National Register. El Cuartel, building one, is original to the presidio, and will be incorporated into the presidio reconstruction.

The following structures, buildings five and six, located on city block number 156, will be removed by the department, enabling reconstruction of the presidio's northern rooms and defense wall. The Canedo Adobe, building three, and the Padre's Quarters and Chapel, building four, will be incorporated into the presidio reconstruction.

### Esthetic Resources

While it remains impossible to recapture the remote rural setting that once characterized the presidio, any urban development that stresses height and closeness to the defense walls would adversely affect the presidio's atmosphere and reduce the historic value.

Policy: The department shall seek appropriate zoning or other means of controlling development on key parcels in the department's zone of primary interest, thereby preventing any adverse impacts. The department will work closely with Santa Barbara's City Planning Division in monitoring land use and proposed development in our zone of interest.



## Allowable Use Intensity

California State law (Section 5019.5, Public Resources Code) requires that a land-carrying capacity survey be made before any park or recreational area development plan is prepared. As the first step in determining carrying capacity, the department determines allowable use intensities for the various parts of the unit. This evaluation serves as a general guide, indicating areas in which natural or cultural resource sensitivity will affect development planning.

Allowable use intensity is determined by analysis of three components: 1) management objectives; 2) visitor perceptions and attitudes; and 3) the impact of any development and use on natural and cultural resources.

The management objectives for El Presidio de Santa Barbara State Historic Park are set forth in the statutes defining a state historic park (Section 5019.59, Public Resources Code).

The second component, visitor perceptions and attitudes, involves assessing the social objectives of the department, what recreationists perceive as an acceptable recreational environment, what degree of isolation or crowding is acceptable, and other perceptions and attitudes pertaining to the quality of visitor recreation experiences. Although these factors are very difficult to quantify, this component's influence is extremely important. State Park System planners must take a leading role in increasing the public's awareness and appreciation of a high-quality recreation experience.

The third, and most important, component in determining allowable use intensity involves an analysis of the natural and cultural resources to determine the area's physical limitations for development of facilities, and the ability of the ecosystem to withstand human impact (ecological sensitivity). Allowable use intensity for El Presidio de Santa Barbara in this third component is based on the historical and archeological resources located in the project area.

Two classes of allowable use intensity -- moderate and high -- have been devised for El Presidio de Santa Barbara SHP. Moderate use includes cultural resource study and appreciation and more informal recreational activities. This category encompasses most of the historic structures in the project area. High intensity includes parking, roadways, visitor centers, and concession use, and includes most of the presidio area slated for reconstruction.

# LAND USE AND FACILITIES ELEMENT



## LAND USE AND FACILITIES ELEMENT

### Existing Land and Building Uses

The predominant land use in the four-block study area is offices, both for private businesses, organizations, and public services. There are 17 such structures in the four block area surrounding the presidio, varying in size from multi-story, 57,000 to 40,000-square-foot buildings to small, converted residences. The actual number of separate office uses is undetermined, but it is obviously substantially greater than any other use, because of the number of large, private, multi-office structures.

The second most predominant use in the area is residences, of which there are 26 units which would be affected by the presidio reconstruction.

Numerous retail commercial uses exist in the area. There are 19 establishments providing a great variety of goods and services, including a printing shop, delicatessen, market, two restaurants, cafe, hair styling salon, shoe repair, cleaners, clothing shops, darkroom workshop, bicycle shop, bakery, jewelers, frame studio, upholstery and furniture, and books and records. There are also 13 artists' studios located on land owned by the state around the Alhecama Theater.

There are several public service and cultural uses, such as the U.S. Post Office, the city recreation center and gym, the Santa Barbara Community College District adult education classrooms, and the Alhecama Theater.

There are four existing historic structures related to the original presidio: the Chapel, the reconstructed Padre's Quarters, the Canedo Adobe, and El Cuartel. There are several other structures under various uses which are considered historic but are not related to the original presidio.

Existing parking in the study area provides for 854 cars in presidio study area parking lots and 181 on-street parking spaces. The remaining spaces serve commercial and residential developments in the area. The state owns 114 parking spaces; they are principally used for all-day parking.

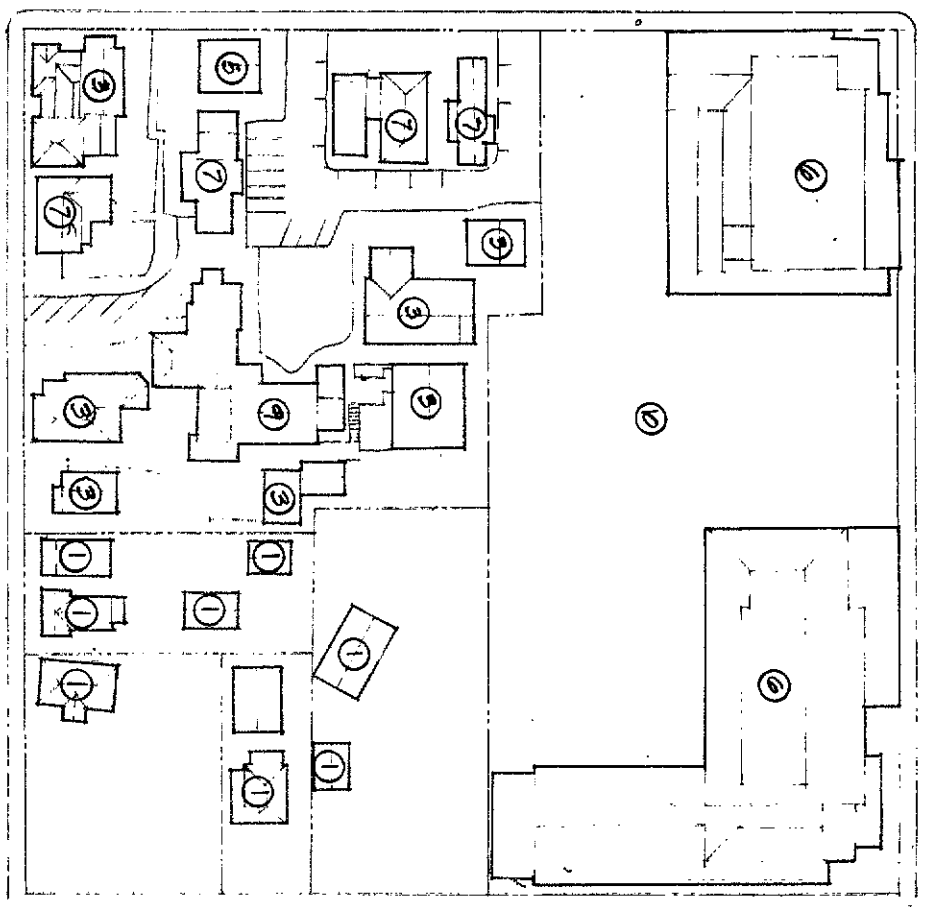
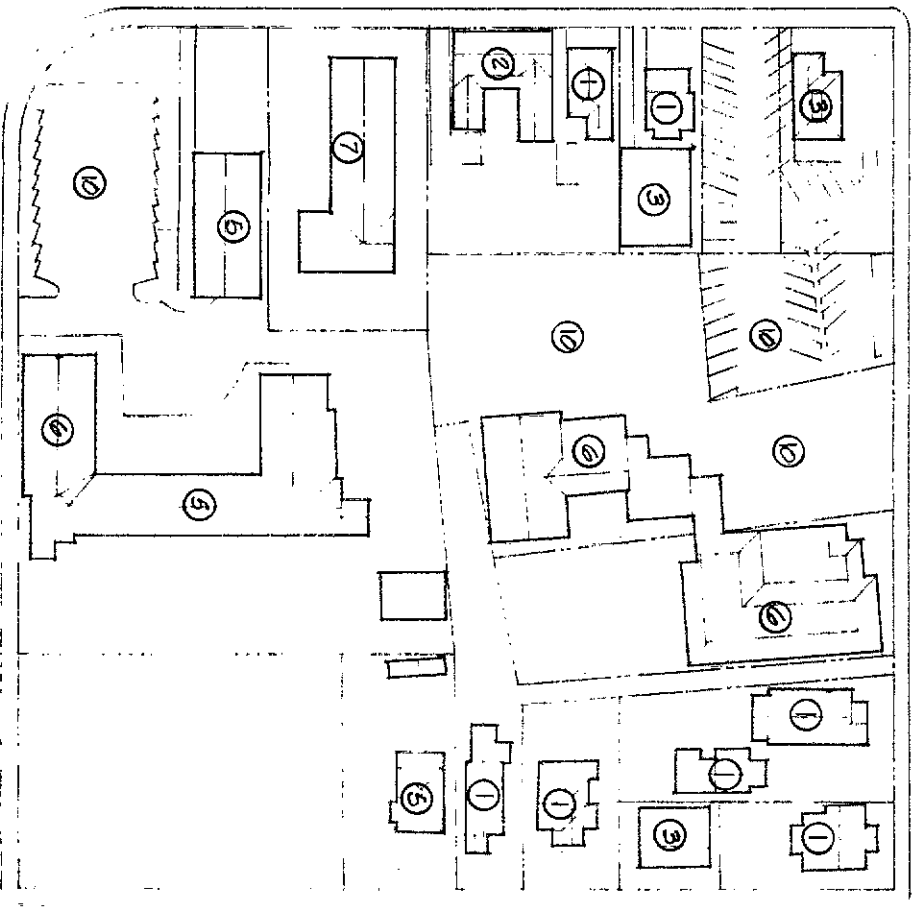
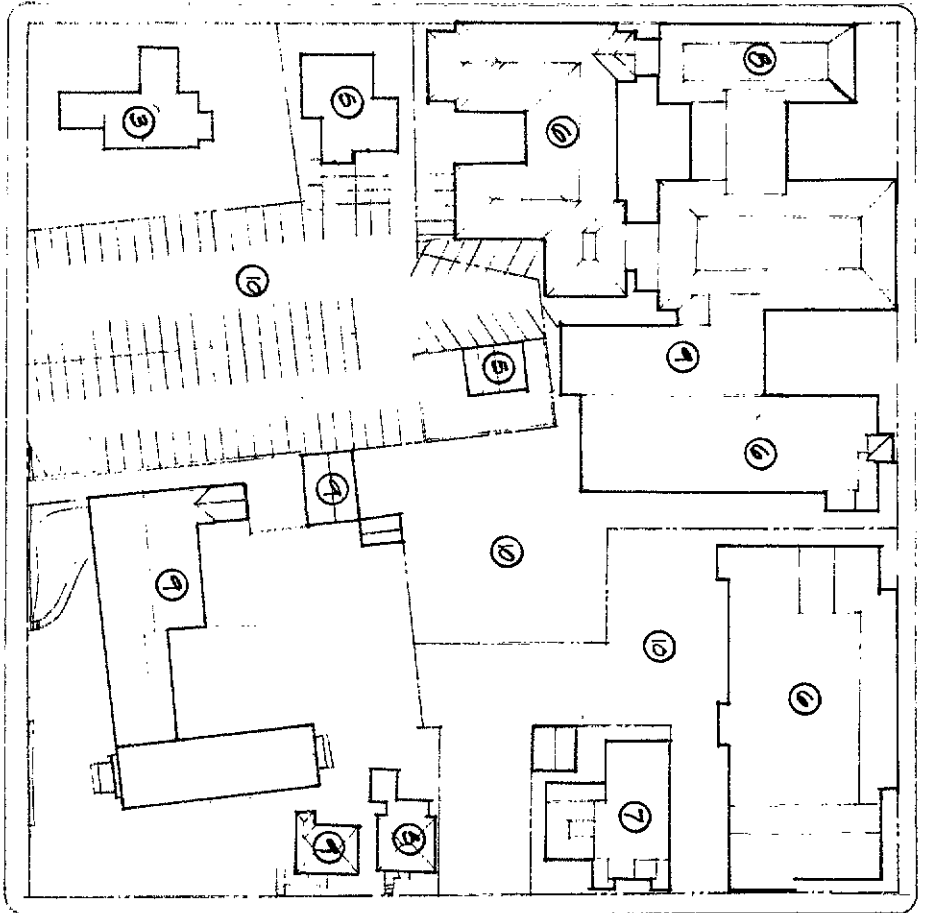
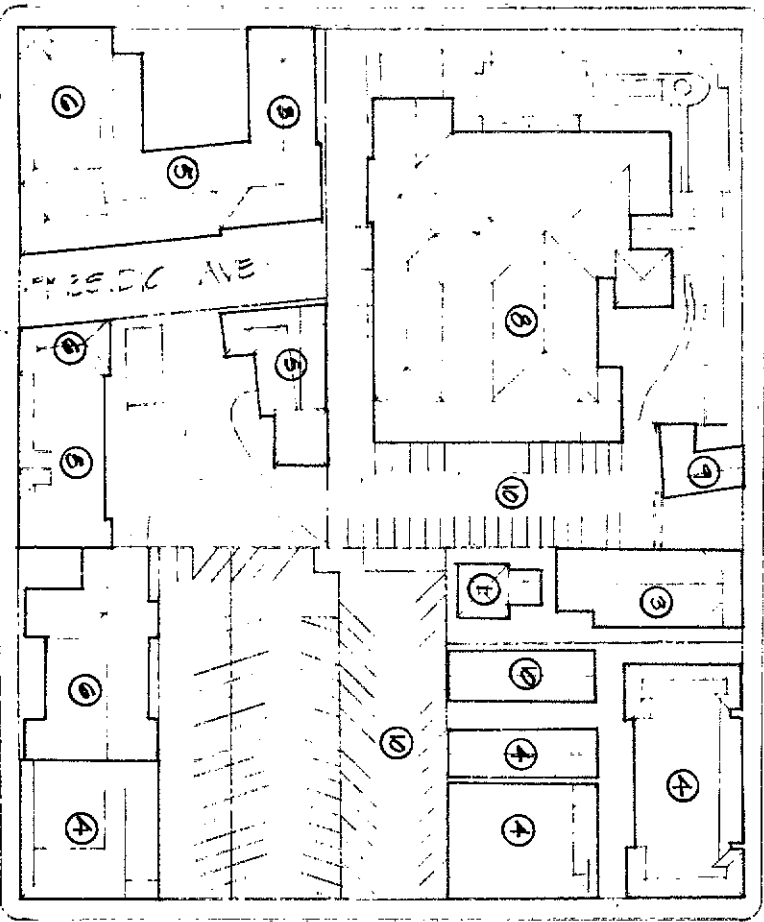
### Economic Conditions and Proposed Uses<sup>1</sup>

The City of Santa Barbara, incorporated in 1850, is located 92 miles north of Los Angeles. It is a city of about 75,000 people. The even, moderate temperatures make Santa Barbara a very desirable place to live. This, plus the attractive setting between the mountains and the sea and the area's rich historical heritage, make it very popular with tourists.

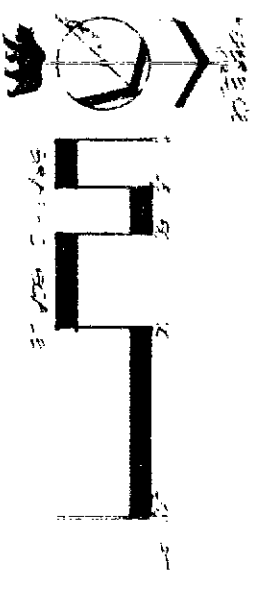
According to a survey of visitors conducted by the Santa Barbara Conference and Visitors Bureau in 1981, nearly 7 million visitor days were spent in Santa Barbara, and nearly \$121 million was spent by visitors, in one year.

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<sup>1</sup>This is a summary of the Economic Impact Study prepared for the trust by the CARD Corporation in 1983. Sources of data are cited in that report.



- LEGEND**
- EXISTING BUILDS
  - SPECIFIC BUILDING FOOTPRINT
  - ① SINGLE-FAMILY RESIDENTIAL
  - ② MULTI-FAMILY RESIDENTIAL
  - ③ COMMERCIAL/RETAIL SALES
  - ④ RESIDENTIAL ABOVE
  - ⑤ OFFICE (LESS THAN TWO STORIES)
  - ⑥ OFFICE (TWO STORIES OR GREATER)
  - ⑦ SCHOOLS/CHURCHES
  - ⑧ GOVERNMENTAL USE
  - ⑨ RECREATIONAL USE
  - ⑩ PARKING USES



The emphasis on tourism accounts for the high proportion of service employment in the county (25%). Other categories include retail trade at 18.6%, government at 18%, manufacturing at 12%, agriculture at 4.5%, financial, real estate, and insurance at 4%, construction at 3.4%, wholesale trade at 3%, transportation at 1.8%, mining at 1.12%, and agriculture services at 1% of the labor force.

### General Economic Conditions in the Presidio Area

Though the presidio was the center of social life and commerce in Santa Barbara during the Mexican Period, an American grid street system was imposed over the area, and the center of commerce shifted southwest to State Street. However, the presidio neighborhood has been out of the commercial mainstream of Santa Barbara, though it has been commercially zoned since the initiation of zoning. It has been an ethnically mixed area, and was once the place of business and residence for significant Hispanic, Chinese, Japanese, and Italian populations. The presidio neighborhood now contains a mixture of buildings dating from the original presidio to the present, many of which have been substantially modified from their original condition. Some are in poor condition. The historical economic patterns and the present visual and structural condition of many of these structures contribute to lower rental rates and property values in the presidio neighborhood than in other areas of downtown. As in the natural economic cycle of any community, these properties, originally bypassed by commercial and office development in the downtown area, are now experiencing pressure from the growth of business. Such "underused" commercial properties are being purchased and redeveloped with substantial new office or commercial structures. This trend, without some type of outside interference or control, would ultimately result in eradication of the smaller and older commercial and residential structures in the neighborhood.

### Program for Uses of the Presidio

The General Plan focuses on the historic functions and uses of the presidio, and how best to interpret the activities of the past in an effective manner for the late twentieth century and beyond.

There are important issues and policy guidelines to consider and follow when applying uses to the presidio as a completely reconstructed facility, and the options are many and varied. However, one important factor appears to remain essential to the future of the presidio; this is that the uses bring activity and vitality to the area, and through the social, historical, commercial, and educational activity that can be implemented, the community at large and the general public may thus have opportunity to benefit. We have outlined here some of the specific uses and their implied effects.

Special events are considered an effective means to accomplish several objectives:

1. Interpret history and historical events.
2. Provide a means for community organizations to produce programs of art, drama, culture, and education.

3. Provide an incentive for artisans and craftsmen to increase their skills and productivity, using special events as an outlet for products.
4. Stimulate economic activity through attracting participation and attendance.
5. Generate economic activity throughout the community through tourism.

The types of special events in the presidio may include the following:

- Pageants representing important events
- Drama productions and musical performances
- Art shows and entertainment
- Craft shows
- Historical special exhibits
- Commemoration and political rally events

There are many other types of events that can be envisioned. The important thought here is that those events have relevancy to history, and are also of high interest in today's diverse social environment. See Appendix 2.

#### Attendance Projections

Based on the amount of space and the nature of the facilities available, the number and types of existing special events and organizations in Santa Barbara, and the examples set by comparable historic facilities in other locations, some conclusions and assumptions can be made regarding future special events in the presidio. These projections should not be viewed as predictions of what will occur; rather, they are reasonable objectives which can be achieved if the operators of the presidio actively promote and manage the facility towards these activities.

The estimated annual attendance for El Presidio de Santa Barbara projected through the end of Phases II and III is as follows:

<u>Phase</u>	<u>Attendance*</u>	<u>Development**</u>	<u>Attendance***</u>	
II	35,000	50%	56,700	*1986 **Enhancement factor ***Projected ranges
		100%	75,600	
		150%	94,500	
III	35,000	100%	81,000	
		150%	102,100	
		200%	122,500	

The major and normal events are on the following order. One major event per year with projected attendance of 1,000 visitors. Normal events include 30 events per year with a projected attendance of 200 visitors. The above events should be scheduled so as to minimize traffic congestion and peak hours (see appendix for more information concerning data base).

## Tourism at the Reconstructed Presidio

The number of people who may visit the reconstructed presidio is important to determine for estimating the general economic impact of the facility on the community, and the local parking requirements for the tourists. The number of visitors at the reconstructed presidio should bear no relation to the relatively small number of persons who visit the existing facilities. Based on comparisons with other historical facilities, it is estimated that visitation to the presidio will substantially increase.

## Proposed Development

The proposed El Presidio development plan includes the presidio itself with its small central plaza. Reconstruction of the historic presidio includes some defensive wall work and two of the quadrangle buildings. These buildings will be used as house museums, and for historic exhibits, craft shops, and residences.

## Preservation and New Development Guidelines

Implementation of the El Presidio de Santa Barbara plan will require treatments that will affect both existing and reconstructed historic structures. The following definitions are provided by the Secretary of the Interior for treatments that may be undertaken:

### Definitions

#### ACQUISITION

Is defined as the act or process of acquiring fee title or interest other than fee title of real property (including the acquisition of development rights or remainder interest).

#### PROTECTION

Is defined as the act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss, or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such treatment is generally of a temporary nature, and anticipates future historic preservation treatment; in the case of archeological sites, the protective measures may be temporary or permanent.

#### STABILIZATION

Is defined as the act or process of applying measures designed to reestablish a weather-resistant enclosure and the structural stability of an unsafe or deteriorated property, while maintaining the essential form as it exists at present.



## PRESERVATION

Is defined as the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of historic building materials.

## REHABILITATION

Is defined as the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient, contemporary use, while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

## RESTORATION

Is defined as the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work, or by replacement of missing earlier work.

## RECONSTRUCTION

Is defined as the act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

### Benefits of Landmark Listing

The El Presidio de Santa Barbara project affects a number of existing structures at various levels of historic significance listed in national, state, and state landmark programs. Each program has benefits which may be of advantage to historic property owners.

The U.S. Department of the Interior administers the National Register of Historic Places. This program recognizes sites, structures, and objects of local, state, and national significance. National Register districts are included in the program. A grouping of individual historic structures or sites in a geographically definable area, which has a unifying history or sense of time and place, may be listed as a historic district. In some cases, a district may be comprised of individual elements geographically separated, but linked by association or history. Benefits for contributing structures in the districts are generally similar to those of individual structures.

Benefits of National Register listing include matching federal grants for planning and development. Federal rehabilitation loans are available for residential property. Tax incentives are also available for rehabilitation of depreciable structures; tax penalties for demolition of registered depreciable structures also exist. Property owners may receive property tax reduction from the local assessor and building code flexibility provided by the State Historical Building Code (SHBC), Title 24, Part 8. Protection is also provided from federally funded or licensed undertakings and under California Environmental Quality Act (CEQA) regulations.

The State of California has two landmark programs, both of which affect El Presidio de Santa Barbara. The State Point of Historical Interest program recognizes sites and structures of local or county-wide significance. The program provides, along with a marker, some protection under CEQA and some code flexibility under the SHBC. The second program, California Registered Historical Landmarks, recognizes only those sites and structures of statewide significance. The benefits are much the same, except that a bronze plaque is available, and local property tax reduction may be possible.

The City of Santa Barbara was one of the earliest communities in the United States to recognize the importance of preserving its unique historic and architectural character. A strong preservation ordinance, Chapter 22.22, establishes the criteria and procedures for designation and protection of individual landmarks and districts. A lesser category of "structures of merit" may also be designated.

The ordinance broadly defines "landmark" as any structure, natural feature, site or area having historic, architectural, archeological, cultural, or aesthetic significance, and designated as such under the provisions of the ordinance. A "landmark district" means any area of the city containing a number of such individual landmarks. A "structure of merit" means any structure not designated a landmark, but deserving official recognition as having significance. The criteria for designating landmarks is based on the criteria established by the National Register of Historic Places.

Two landmark districts have been designated, the El Pueblo Viejo Landmark District and the Brinkerhoff Avenue Landmark District. The El Pueblo Viejo District includes the site of the presidio.

City-designated historic structures are eligible for alternative standards as provided in the City of Santa Barbara Building Codes and the State Historical Building Code. Easements for the purpose of preservation of facades or other portions of designated landmarks and structures of merit may be acquired or accepted by the city, possibly providing the donor federal and state tax benefits.

The landmark programs do overlap. Often, a historic property may be included in more than one landmark program. As an example, El Cuartel is a city landmark, as well as both a California Historical Landmark and a National Register property.

#### The State Historical Building Code - Title 24, Part 8

The permissive State Historical Building Code provides substantial benefits to historic structures in El Presidio de Santa Barbara. The provisions of the SHBC may be applied by the enforcing agencies, the department, and the City of Santa Barbara. The buildings to which the SHBC is applicable are the Cota-Knox Building, the Moullet House, and the Rochin Adobe. In order to employ the SHBC, the structure under consideration must be designated as a qualified historical building or structure. The SHBC defines such a building or structure as any "structure or collection of structures and their associated sites deemed of importance to the history, architecture, or culture of an area by an appropriate local or state (or national) governmental jurisdiction." This definition includes all the landmark programs previously mentioned. A historically accurate reconstruction may be designated as a qualified historical building.

## Relocation of Existing Historic Structures

Reconstruction of El Presidio will have a minor impact on the existing historic structures and other viable building stock that post-dates the period of historic reconstruction. The only option available to save some of these structures is relocation. However, when a historic building is relocated, important aspects of the historic character and environment are jeopardized, such as the setting, integrity, and character. Reducing the impact of relocation requires considerable planning and experience.

Relocating a historic structure unavoidably destroys historic fabric, and lessens historic building integrity. A building can be relocated intact, or totally or partially dismantled. Some building types lend themselves to relocation better than others. A large, multi-storied masonry structure would be more difficult and costly than a small, single-story wood frame building. Often, heavy, elaborate ornamentation, cornices, eaves, and obtrusions must be dismantled to safely move large buildings.

The original site and its relationship to the historic building are important aspects of relocation. Even when a relocated structure is placed in environs similar to the original, the relationship to the new site is seldom the same. The selection of the new site is the important aspect in successful relocation of a historic building.

Relocation of historic structures will take place only after careful precautions are undertaken to preserve the historic significance and fabric. Properties listed in the National Register of Historic Places must be moved in accordance to federal regulations (Part 60, Chapter 1, Title 36; Code of Federal Regulations) to remain listed.

Whether the historic structure is masonry or wood frame construction, the planning, research, and recordation phases of the relocation are essentially similar; they are as significant as the move itself. Selection of a qualified contractor, selection and planning of the moving route, and historical documentation are important aspects to the move. The informational booklet, Moving Historic Buildings, published by the U.S. Department of the Interior, provides guidelines for relocation of historic structures.

### El Presidio

The plan calls for reconstruction of the presidio as described in early historic accounts. This will contain the outer defense wall with its two bastions, the central plaza, and the quadrangle of buildings, consisting of the chapel, the Padre's Quarters, the comandante's headquarters, the soldiers' family quarters with their walled family plots, the barracks, the shops and warehouses, the corrals, the guard houses, and the gates.

There are two general categories of proposed use: historic exhibits and craft shops. Each historic use of which there was a single example will be restored illustrating that use, such as the Padre's Quarters. There were, on the other hand, soldiers' family quarters. A limited number of these will be restored as examples. Others of these spaces will be devoted to exhibits of the other periods of history and other cultures that had a place in the history of the presidio. These will include the Chumash Indians, the Chinese, the Japanese,

and the early Yankee traders. Some may be devoted to exhibits of special aspects of life in the presidio period. Some will be needed for library and administrative uses.

The remaining soldiers' family quarters will be devoted to appropriate craft shops and housing units. Except for the visual appearance as seen from the plaza or over the outer defense wall from ground level, these units may be reconstructed for adaptive reuse.

A few of the craft shops may have adjacent residential units. It is anticipated that having people living in these units will add life and vitality to the presidio, as well as providing needed security.

### Phasing

The phasing program may be modified by archeological findings, changes in the use of existing buildings, or economic conditions. The General Plan will be implemented in three phases, which allows time for assimilation of existing activities into new construction or relocation of residents or businesses into other areas. Each phase can stand as an independent project.

1. Phase I development begins the process of defining the state historic park. Completion of the chapel has added significantly to the community orientation of the park; it is being used for public and private ceremonies, as well as a historic building. The significant action to be taken in Phase I is the acquisition of property needed in Blocks 172 and 173 (see map, page 46).
2. Phase II development gives significant form to the park. It calls for erection of the easterly wall of the presidio, and establishment of a gate-like entry and depressed parking at the westerly wall on Canon Perdido Street. Removal of buildings from the northerly corners of Santa Barbara and Canon Perdido Streets will create a mini-plaza. Surface parking serving the Alhecama Theater area will be developed. Building reconstruction would take place only after archeological research. This phase of development of the park will exhibit active archeological digging as a public attraction. The Bonilla House will be moved off the outer defense wall, and set between the Cota-Knox House and the Pico Adobe (see map, page 47).
3. Phase III initiates development south of Canon Perdido Street. The historic gate will be established with its ancillary buildings. The configuration of the historic residences adjoining the post office building will depend on negotiations with the U.S. Postal Service. It may be delayed in construction, its place taken by a wall of palizada construction, until a later date. Surface parking will be initiated at the corner of Garden and de la Guerra Streets (see map, page 46).

### Parking

This plan presents two parking proposals: a short-term solution which will deal with parking needs through Phase III, and a long-term study of solutions to the parking problems.

The Comprehensive Plan prepared by the trust addressed parking, but did not provide an analysis of traffic circulation and parking for the entire development through Phase V. The department did not have the expertise to analyze and evaluate these impacts in relation to the City of Santa Barbara's traffic situation; therefore, the department hired a traffic consultant to analyze the current conditions, and to project, with reasonable certainty, the implications of the proposed Comprehensive Plan. This analysis process was coordinated with the City of Santa Barbara, to include the city's concerns and long-range plans.

The consultant reported that Phases I and II could handle the current parking and traffic in the area. However, if Phase III (the paseo concept) was implemented, the unit would need an extra 150 parking spaces, and traffic circulation in the area would be affected.

As a result of these findings, as well as other public requests to minimize changes in the neighborhood fabric, the development team reduced the scope of the General Plan to Phase III, with deletion of the paseo concept.

The plan proposes a short-term solution which will help meet the needs of parking. It calls for five parking lots on state property, which will accommodate 165 vehicles.

One parking facility is a surface area just north of Canon Perdido Street, off Anacapa. A second parking area is a surface lot near the Alhecama Theater. A third parking area is a surface lot on the northwest corner of the Art District area. A fourth parking area is a surface lot south of the Rochin Adobe, and a fifth parking area is a surface lot west of Santa Barbara Street and south of the Whittaker Building complex.

Long-term proposals include several alternatives which will be studied. These are:

1. Lease arrangements for surplus visitor parking on property outside the state park boundaries.
2. Payment of in-lieu fees to the Downtown Parking Assessment District toward additional public parking facilities.
3. Construction of a two-level subsurface parking facility at Anacapa Street and Canon Perdido Street.

With successful implementation of one or more of these alternatives, the short-term parking lots can be removed.

#### Appropriate Future Additions

##### General

The following discussion and all previous comments regarding land acquisition are intended for long-range planning purposes only, and are not commitments to acquisition.

In order to implement the General Plan through the three phases proposed, it is obvious that future additions will be necessary. In the past, acquisition has been carried out following a program which might be called "purchases of opportunity." As land in the presidio area was offered for sale, or if it became known that plans adverse to the presidio were in progress, the trust would negotiate for purchase of the land. The state would then fund the purchase. This approach has worked very well, and, although it is becoming more difficult, it will continue to be the preferred approach to acquisition in the future.

### Alternatives

Because of the long-range phasing for implementation of this project, alternatives to outright purchase may be employed in certain instances. These alternatives would allow for existing uses to continue for an extended period of time. The first is the right of first refusal. If an owner is sympathetic to the presidio reconstruction, he may, at any time, elect to offer a "right of first refusal" to the agency responsible for acquisition. This places an encumbrance on the property if it is ever placed on the market in the future. At the time of sale, the acquiring agency must have the funding capability to proceed with acquisition according to any conditions listed in the right of first refusal.

The second procedure is an agreement for a life estate. The owner may deed the property to the agency either at no cost or at a pre-arranged price, retaining the right to occupy the property until death or a date certain.

Both procedures would help to ensure ultimate completion of the project within the limited funding capabilities, and would fulfill the desire to accommodate the affected property owners.

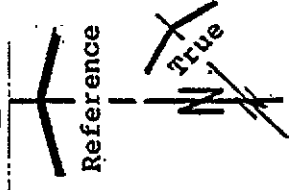
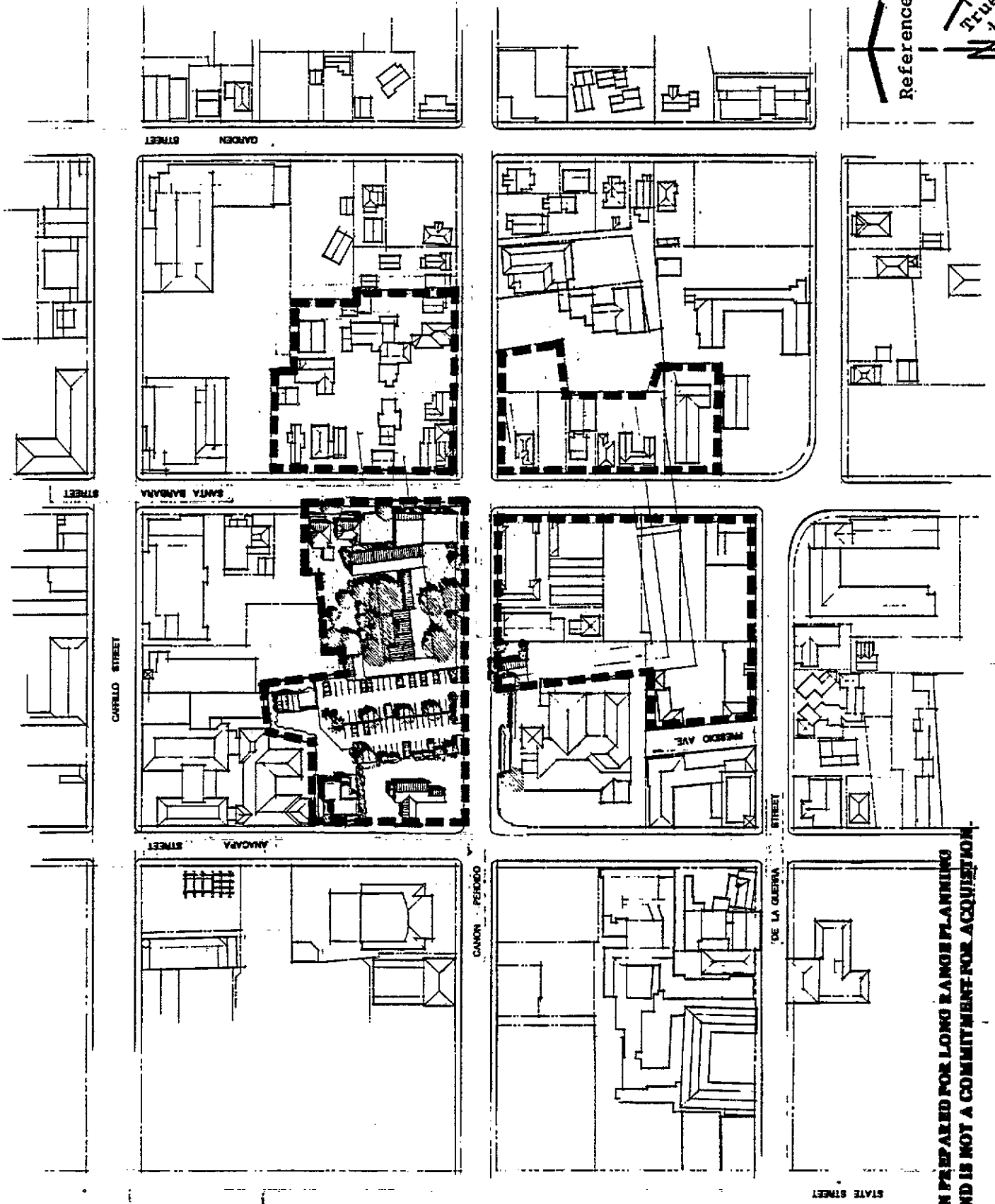
In addition to these two procedures, other agreements may be entered into from time to time for special purposes (i.e., easements or agreements to allow archeological investigations).

### Zone of Interest

All appropriate future additions are shown within the zone of interest boundary delineated on the zone of interest map. This boundary outlines what is needed to protect the primary presidio resources and provide the needed support facilities to complete Phase III. Future additions shall continue in this area as the opportunity arises, and in a manner that will enable timely implementation of the phases (see map, page 51).

### Reconstruction Plan

The presidio was included as part of a state plan for historic sites as early as 1959, and it has remained as a state plan proposal ever since, buttressed by property acquisitions under the State Park Bond Act of 1964 and the State Park Bond Act of 1974. In spite of the fact that total reconstruction is proposed both by the state and the trust, the desirability of preserving intact a small part of the foundations and walls should be considered as a demonstration of what survived after 200 years, perhaps where reconstruction is not, for one reason or another, feasible.



**ZONE OF INTEREST MAP**

**El Presidio de Santa Barbara State Historic Park**

**NOTE:**  
 THIS PLAN HAS BEEN PREPARED FOR LONG RANGE PLANNING  
 PURPOSES ONLY, AND IS NOT A COMMITMENT FOR ACQUISITION.

Acquisition of land under the plan will transfer to state ownership a number of properties having a considerable rental value. Clearly, rental of buildings after acquisition by the state and before they are demolished or relocated for reconstruction of presidio buildings will significantly enhance progress of the project. The schedule for demolition, relocation, and start of reconstruction is therefore quite important.

As part of the reconstruction plan, consideration must also be given to preservation of buildings in the acquisition area which are of historical importance, but which are not original presidio structures. The most important of these is the Rochin-Birabent Adobe, at 820 Santa Barbara Street, which sits astride one of the warehouses in the east corner of the presidio. The original 15' x 40' adobe has been enlarged with frame construction and the whole boarded over with shiplap, which has protected the adobe. The adobe's status as a city landmark requires its preservation. This building must also be preserved because of its construction date, 1856, just after the presidio was abandoned, and because its building materials were salvaged from the crumbling and ruined presidio structures.

Another historic and picturesque building is the former Moullet residence at the east corner of Canon Perdido and Santa Barbara Streets, now owned by the state and used as a print shop. Built in 1896 for the Moullet family, it is one of the earliest brick buildings still standing in Santa Barbara. Excluding a later addition, its dimensions are approximately 24' x 40'. It would become the third building in a trust-owned enclave which would also include the Buenaventura Pico Adobe.

Still a third historic building on presidio land is the Bonilla House at 915 Santa Barbara Street, owned by the state. Built in 1887, it was purchased by the trust because it sits astride a portion of the second defense wall foundation, on top of which still remain several courses of the original adobe bricks. It was remodeled in 1973 and 1974 by the trust to temporarily meet building code requirements. It is a unique example of a type of frame construction long obsolete, but which has withstood strong earthquake stresses. If possible, it too should be moved to a site outside the quadrangle, perhaps to an area where it would fit in with other Victorian-period frame structures.

#### Priorities for Reconstruction and Support Facilities

Priorities in reconstruction depend to a large extent on four factors: progress in land acquisition, progress in archeology, the desire to continue to receive revenues from rentals on the land, and availability of funds. Since the last is unknown and cannot be predicted, all priorities assume that funds will be available when needed. To minimize the confusion attendant on construction, a contiguous tier of rooms, as many as possible, should be constructed as one project.

For obvious reasons, the schedule for reconstruction will not necessarily follow the schedule for land acquisition. As previously noted, archeology cannot be undertaken until the land is acquired or a special permit exists, and any buildings on the property are demolished or relocated, and reconstruction cannot occur until the archeology, at least for the land on which the building will be erected, is completed. Until an existing building or parking lot is demolished or dug up for archeological investigation, the building or lot will continue in its current use.



Number 1 Priority. On the north side, the Comandante's office and associated buildings next to the chapel in City Block 156 will be reconstructed. These are the remaining rooms east of the chapel, and contain the bedroom, living room, reception room, and office of the comandante, plus his kitchen and pantry and the living room.

Number 2 Priority is the tier located on City Block 155, the adult education land and the two parcels at the northeast corner of Canon Perdido and Santa Barbara Streets owned by the state. This construction will eliminate Rooms A101-A114, plus the community use room, Rooms L101, 101A and 101B, and Room S104. Rooms S101 through 103 could remain even though the defense wall and garden walls are built. Construction will provide one room of the alferes's quarters, his kitchen and pantry, and four soldiers' family quarters, together with the defense wall, garden walls, and a two-story observation tower.

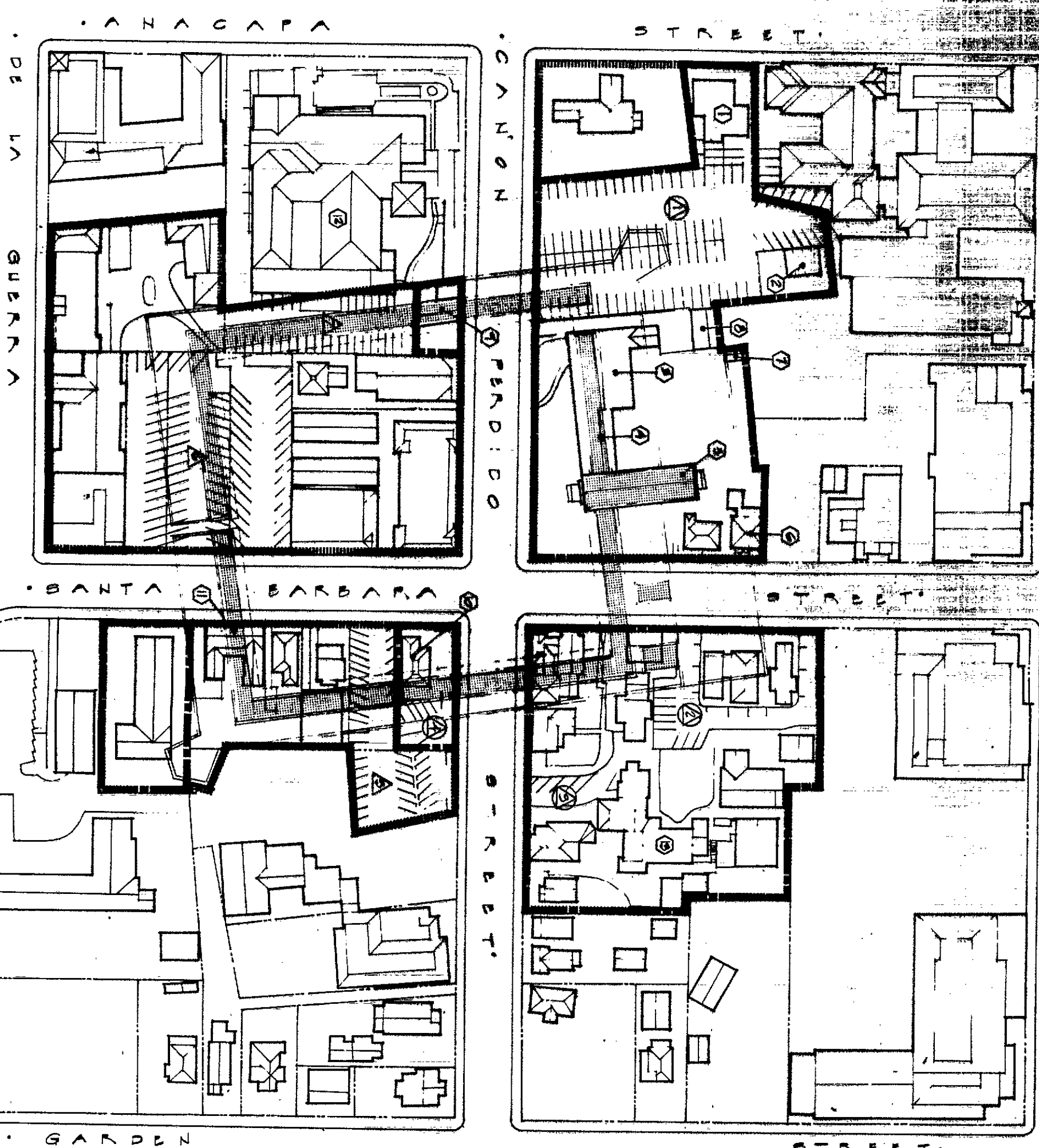
Number 3 Priority is given to the joining of lot 2 and the adjacent gas station into an on-site parking lot for the project (lot locations and the total number of existing spaces are shown in Appendix 3). Additional spaces will be provided off Canon Perdido Street between Santa Barbara and Garden Streets, and on lot 19. A total of approximately 140 spaces will be provided. This number is adequate to satisfy projected demand, and no further mitigation measures are required. The northwest bastion and the soldiers' quarters will be reconstructed.

Number 4 Priority is given to the defense wall and bastion on the east side of Santa Barbara Street, in City Block 172. Only the defense wall and rear yard enclosures can be built. The Rochin-Birabent Adobe and all other buildings will remain in place.

Number 5 Priority is given to the southeast facade in City Block 173, containing one soldier's family room, the sergeant's quarters, the single soldiers' barracks, the guard house and prisoner cells, and the main gate and the west wall of the warehouse. Construction on the parcel will eliminate some parking stalls. The balance can continue in use throughout construction operations and until the defense walls are rebuilt.

Number 6 Priority is reconstruction of the westerly tier of rooms southerly from El Cuartel. This is the last stage of reconstruction, because it cannot occur until:

- a. use of the post office building changes to eliminate the need for a loading dock and the rear yard parking spaces, or
- b. the loading dock and the parking spaces can be relocated to remove them from the space in the rear yard west of the defense wall, and
- c. the U.S. Postal Service is willing to transfer to the state that portion of the rear yard needed for presidio reconstruction, specifically a trapezoid 170 feet long, 70 feet wide at one end and 50 feet wide at the other, a total of about 10,000 square feet, or a quarter of an acre. At such time as this portion of the post office property becomes available, reconstruction of the balance of the southwesterly facade and defense and garden walls can occur.



**LEGEND**

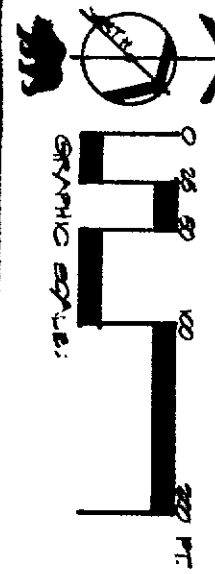
- METRO BUIDE
- AIRBASE BUIDE OUTLINE
- EXISTING STATE OWNERSHIP
- ZONE OF INTEREST BOUNDARY
- ① COR. KITCHEN HOUSE.
- ② PCD ABOVE
- ③ CANEDA ABOVE.
- ④ BUREAU QUARTERS
- ⑤ CHANCEL.
- ⑥ BALLIA HOUSE.
- ⑦ STORAGE BUILDING
- ⑧ GARAGE/OFFICE/STORAGE.
- ⑨ BL. CUNTEL
- ⑩ MAILLET HOUSE.
- ⑪ KOPPIN-BRIVANT ABOVE.
- ⑫ U.S. BOAT OFFICE.
- ⑬ ALHICAVA THEATRE.
- ⑭ EXISTING PARKING 10 SPACES/60 SPACES.
- ⑮ EXISTING PARKING 14 SPACES.
- ⑯ EXISTING PARKING 5 SPACES.
- ⑰ EXISTING PARKING 10 SPACES.
- ⑱ EXISTING PARKING 45 SPACES.
- ⑲ EXISTING PARKING 50 SPACES.
- ⑳ EXISTING PARKING 54 SPACES.
- ㉑ STRIP FOR STATE OWNED PROPERTY
- ㉒ STRIP FOR PARKING WITHIN ZONE OF INTEREST IN PRIVATE OWNERSHIP

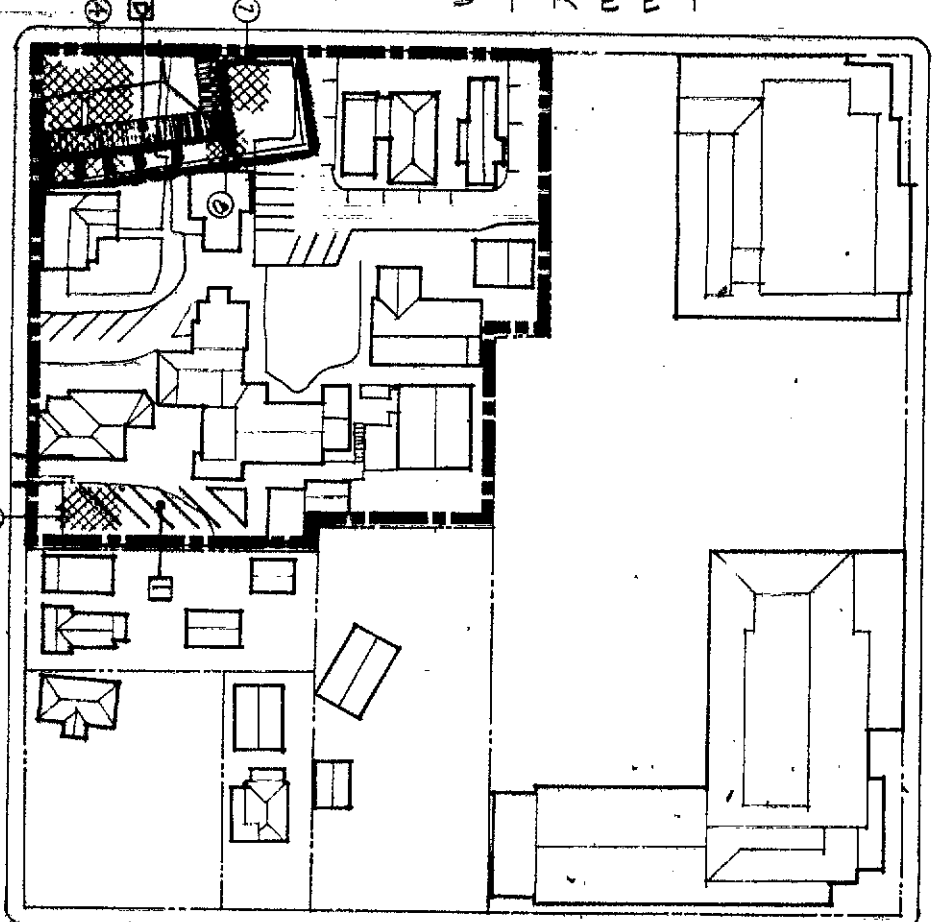
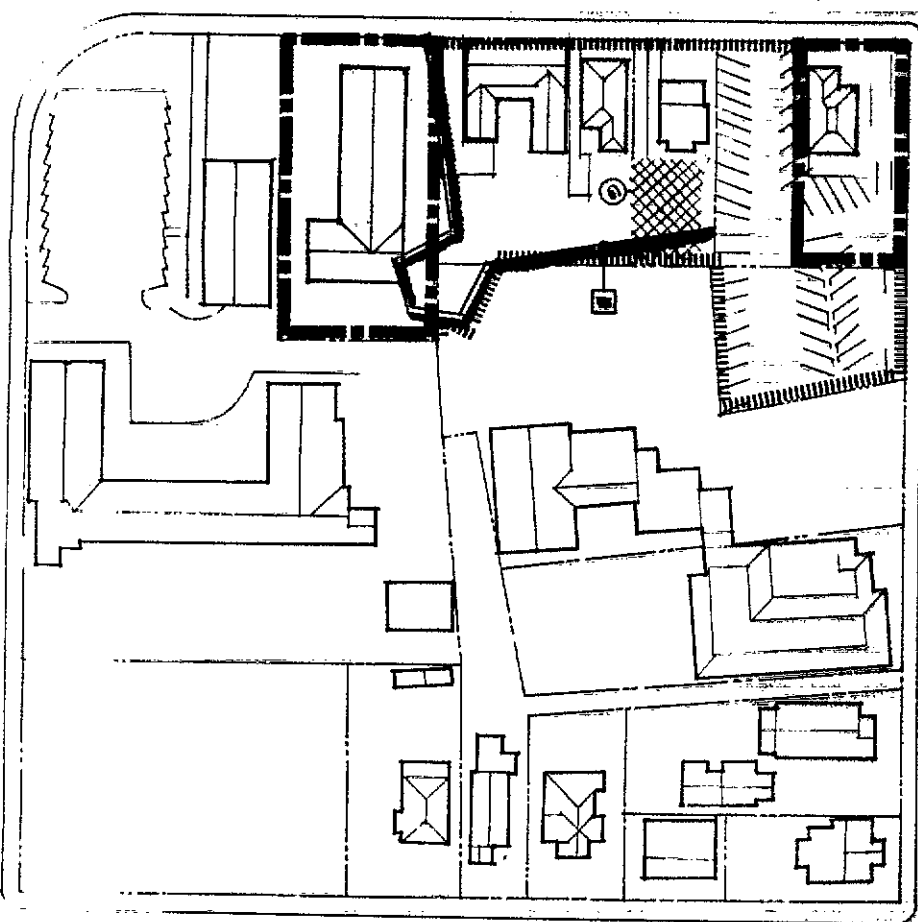
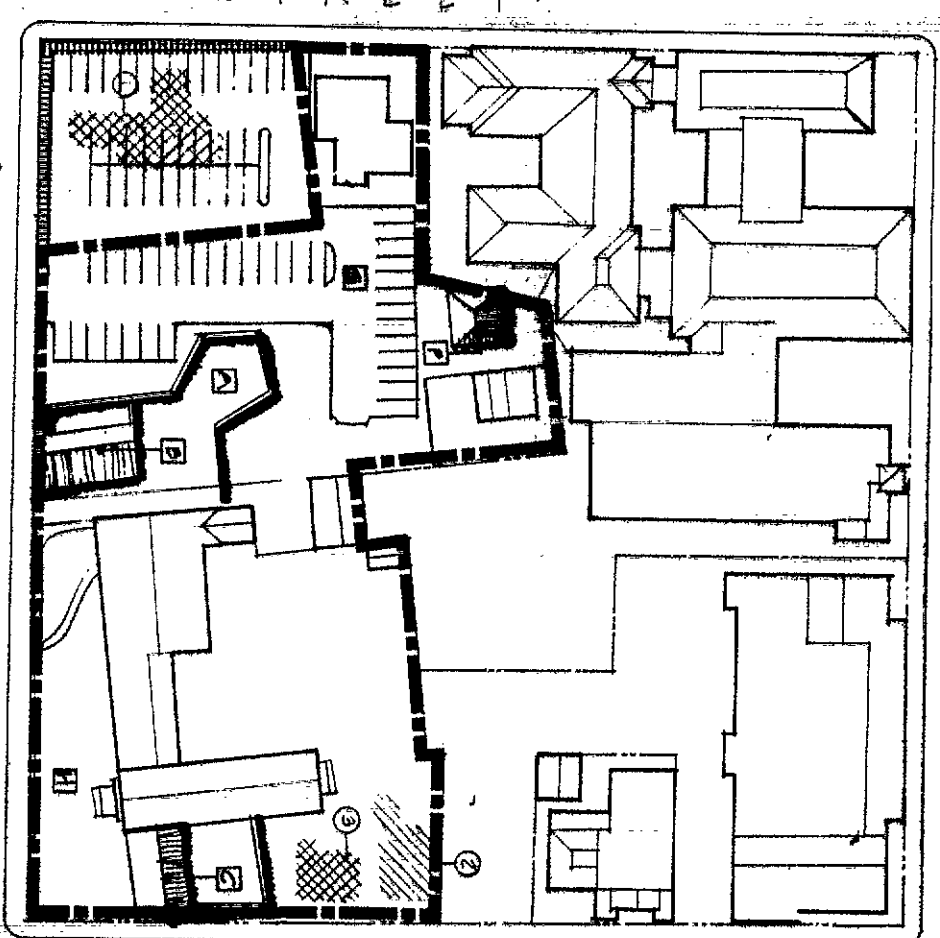
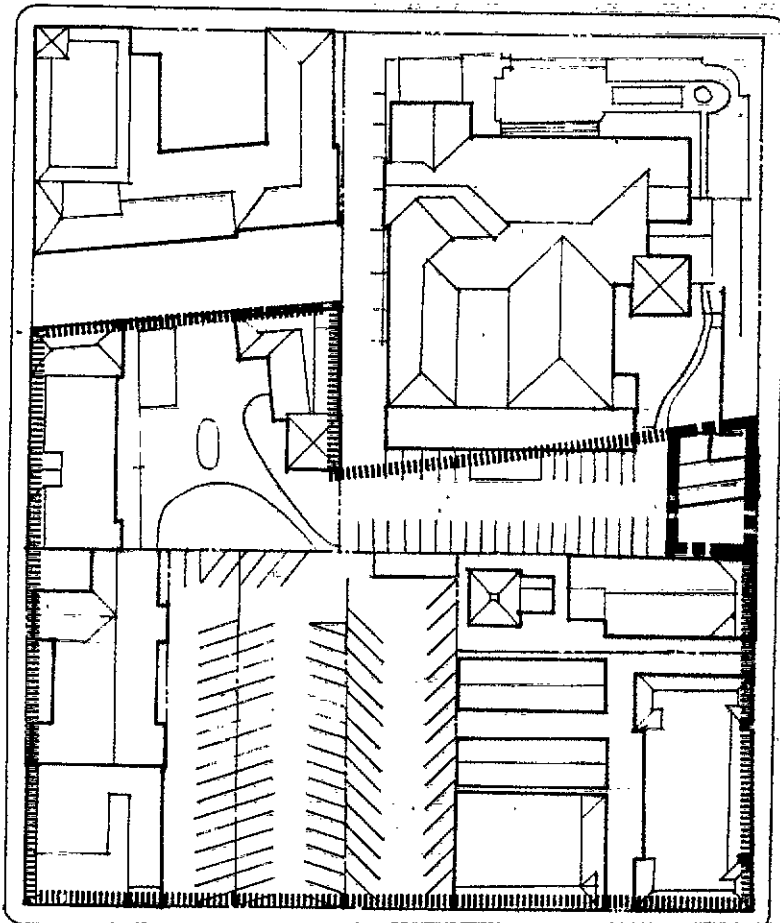
**PHASE I**

PHASE I  
 2. PINEDO DE SANTA BARBARA SH.P.

RESOURCES AGENCY OF CALIFORNIA  
 DEPARTMENT OF PARKS AND RECREATION  
 APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS		APPROVED

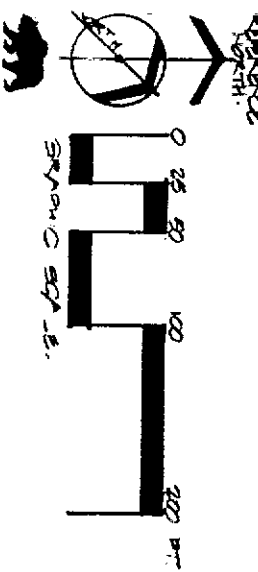




**LEGEND**

- EXIST. BLDG.
- EXISTING BLDG. FOOTPRINT.
- EXISTING STATE OWNERSHIP
- ZONE OF INTEREST BOUNDARY
- BUILDING TO BE REMOVED OR PARTLY DEMOLISHED
- BUILDING TO BE RELOCATED (BUILDING NUMBER/USE)
- RECONSTRUCTED PERDIDO BUILDING AND DEFENCE WALLS
- LECTURE THEATRE
- SADDLER QUARTER (FAMILY)
- CANDIDANTE OFFICE.
- CANDIDANTE RESIDENCE.
- SANTIAGO DRIVE AND THEATRE
- RELOCATED BANQUET HALL.
- NEW PARKING LOT: 59 SPACES
- HILL PLAZA.
- NEW PARKING LOT: 5 SPACES.
- GND STATION (CLOSED)
- BANQUET HALL (RELOCATED)
- SINGLE FAMILY RESIDENCE.
- TWO RENTAL APARTMENTS, RESTAURANT
- RENTAL RESIDENCE.
- GARAGE.
- OFFICE/CLUBROOM.
- OFFICE/CLUBROOM.

**PHASE II**

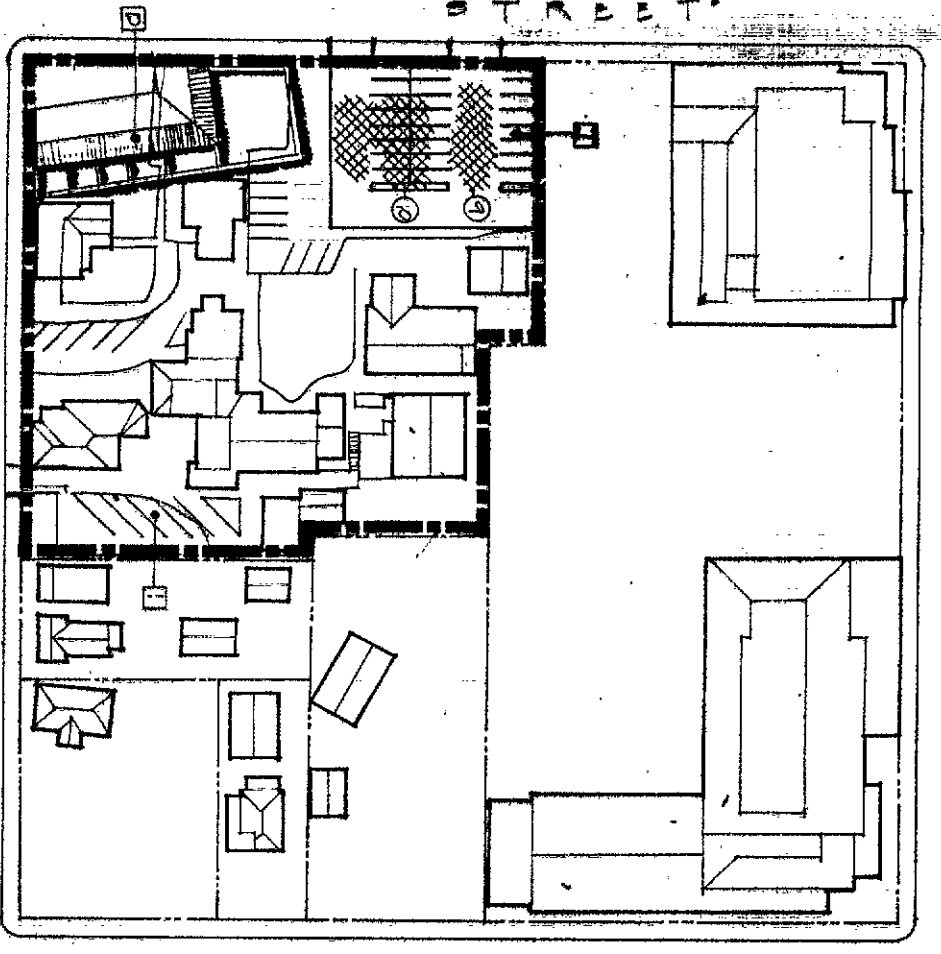
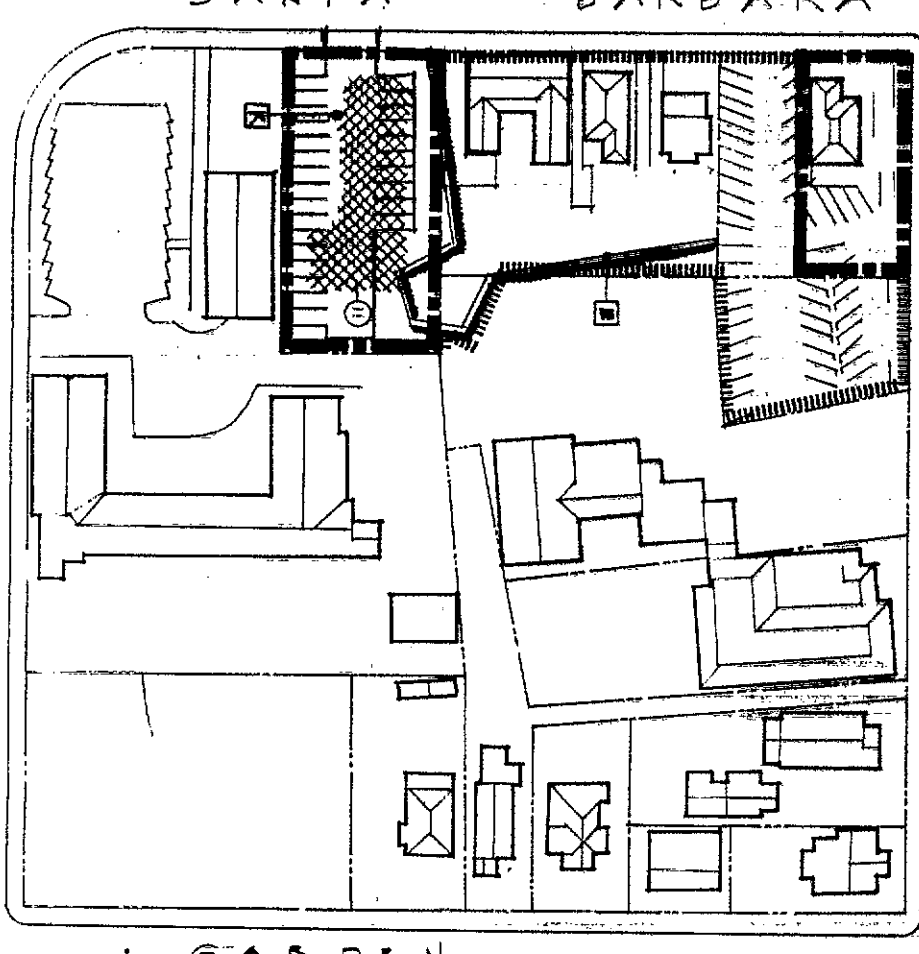
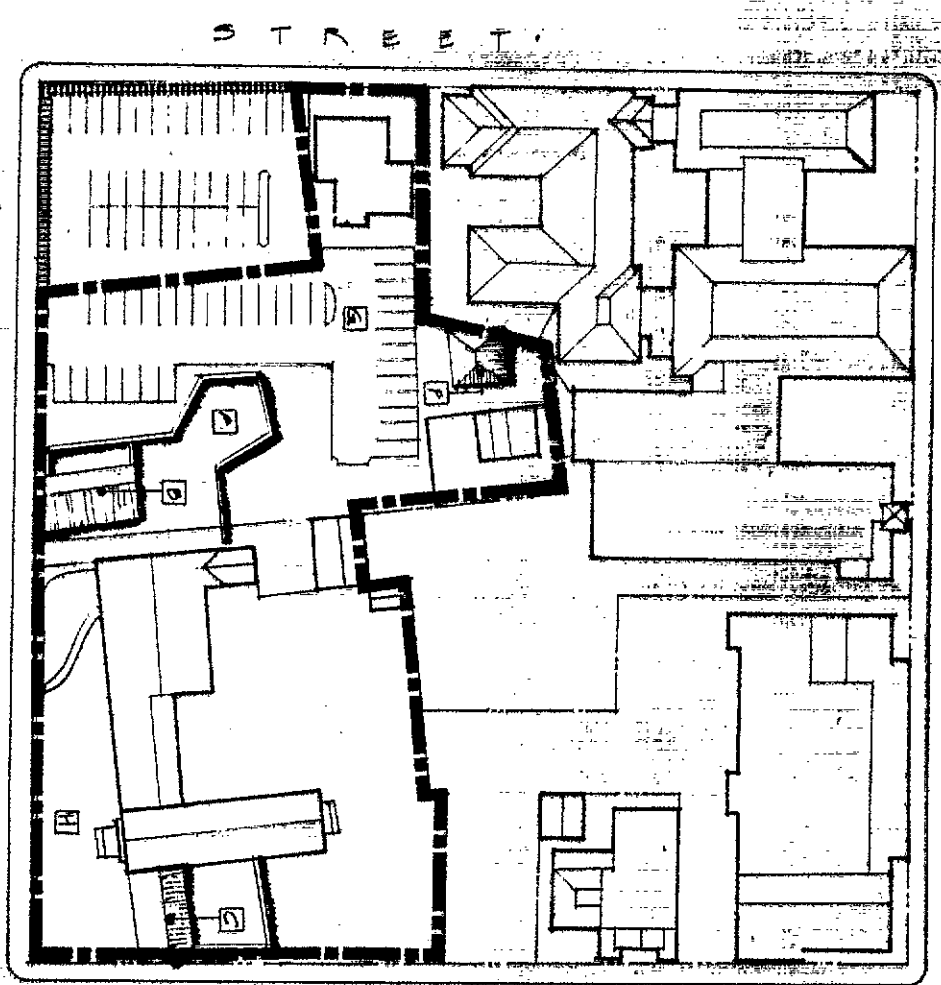
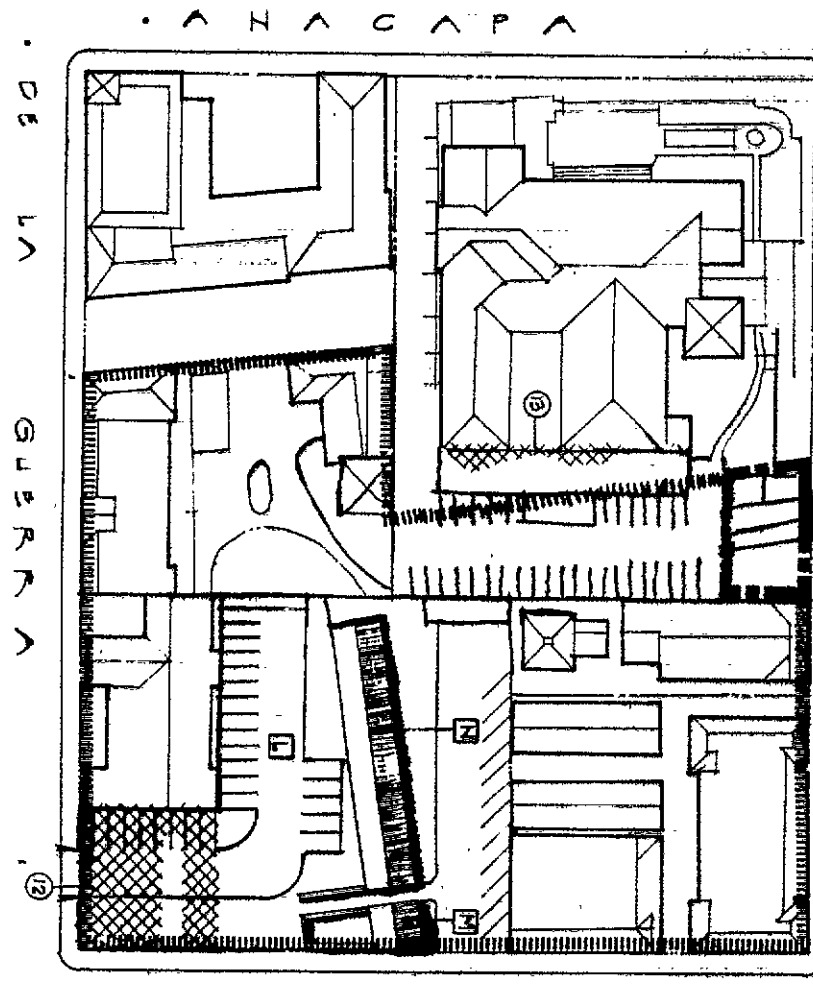


PHASE II  
 2. PERDIDO DE SANTA BARBARA S.H.P.

RESOURCE AGENCY OF CALIFORNIA  
 DEPARTMENT OF PARKS AND RECREATION  
 APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS	

SHEET NO.  
 1 OF 13

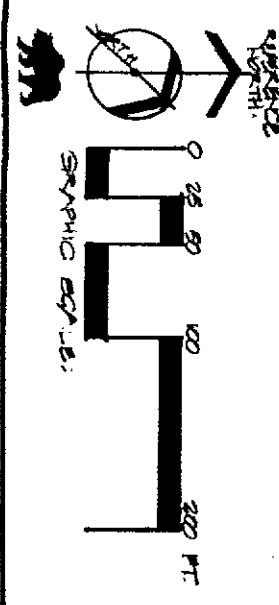


**LEGEND**

- EXISTING BUILDING
- BUILDING FOOTPRINT
- EXISTING STATE OWNERSHIP
- ZONE OF INTEREST BOUNDARY
- BUILDING TO BE REMOVED OR FULLY DEMOLISHED

- RECONSTRUCTED FREEWALL BUILDING AND DEFENSE WALLS
- NORTHWEST BASTION
- SOLDIER QUARTER (FAMILY)
- COMMANDANT'S OFFICE
- COMMANDANT'S RESIDENCE
- SANBORN OFFICER AND BASTION
- RELOCATED FAMILY HOUSE
- NEW PARKING LOT (9) SPACES
- MINI-PLAZA
- NEW PARKING LOT (5) SPACES
- NEW PARKING LOT (4) SPACES
- NEW PARKING LOT (2) SPACES
- NEW PARKING LOT (2) SPACES
- GUARD HOUSE/SOUTH ENTRANCE
- SOLDIER QUARTERS
- SOLDIER QUARTERS (FAMILY)
- DEFENSE WALL
- GARDEN
- OFFICE/OVERSEERS
- OFFICE/OVERSEERS
- OFFICE/OVERSEERS
- OFFICE/OVERSEERS
- STORAGE/OFFICE/WORKSHOPS
- LIVING QUARTERS OF US POST OFFICE

**PHASE III**



PHASE III

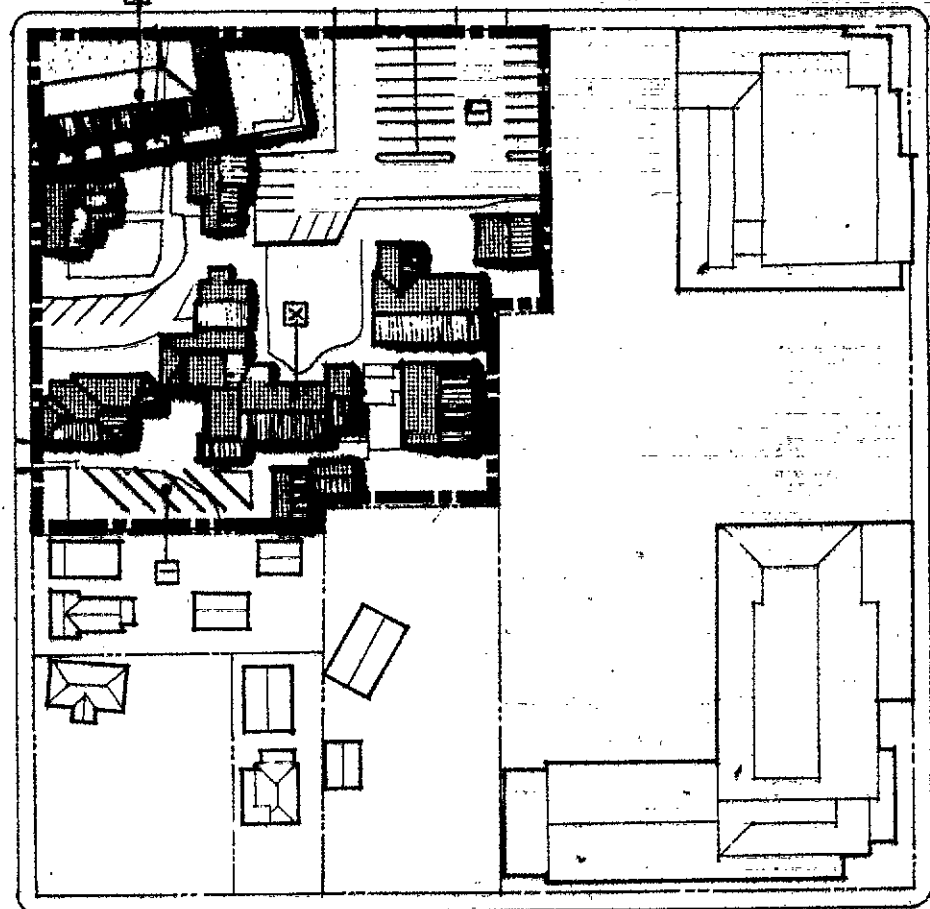
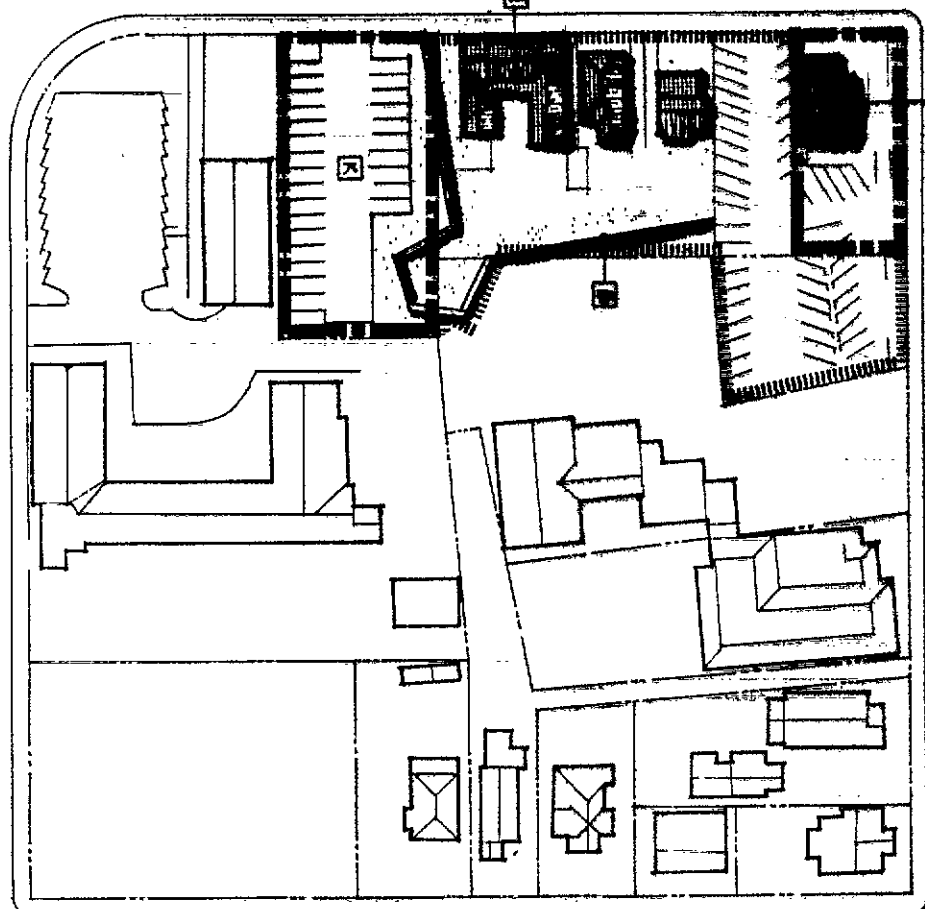
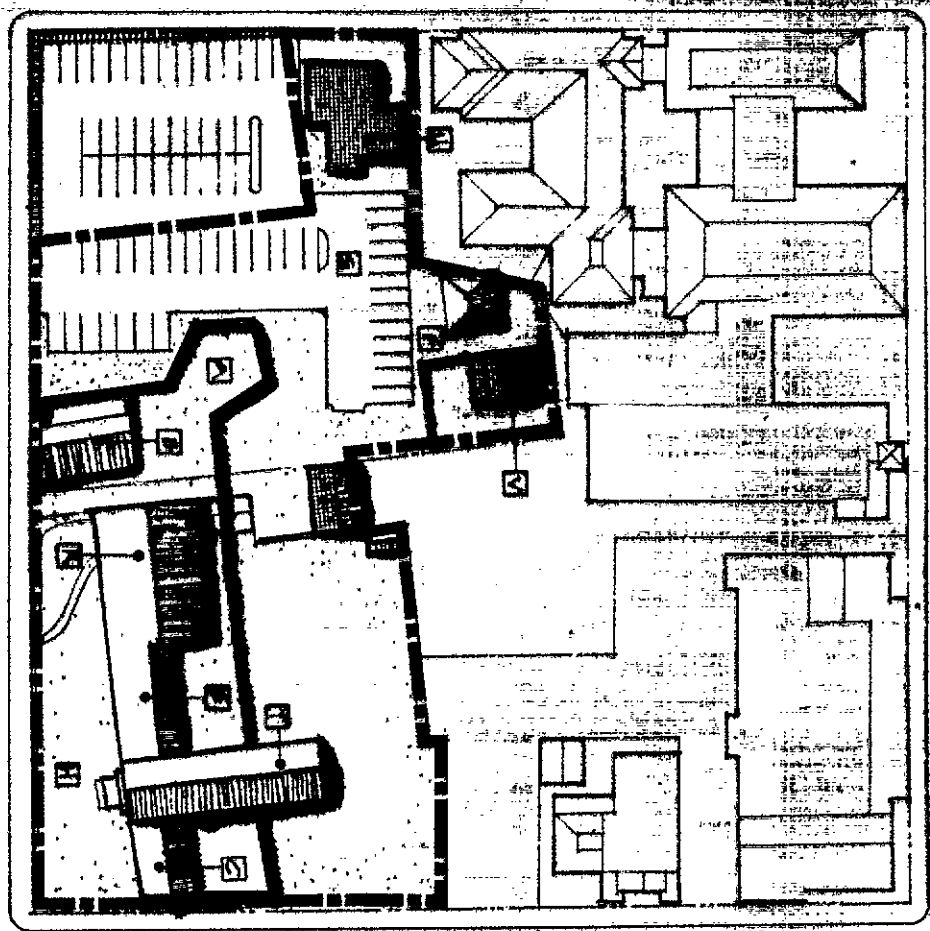
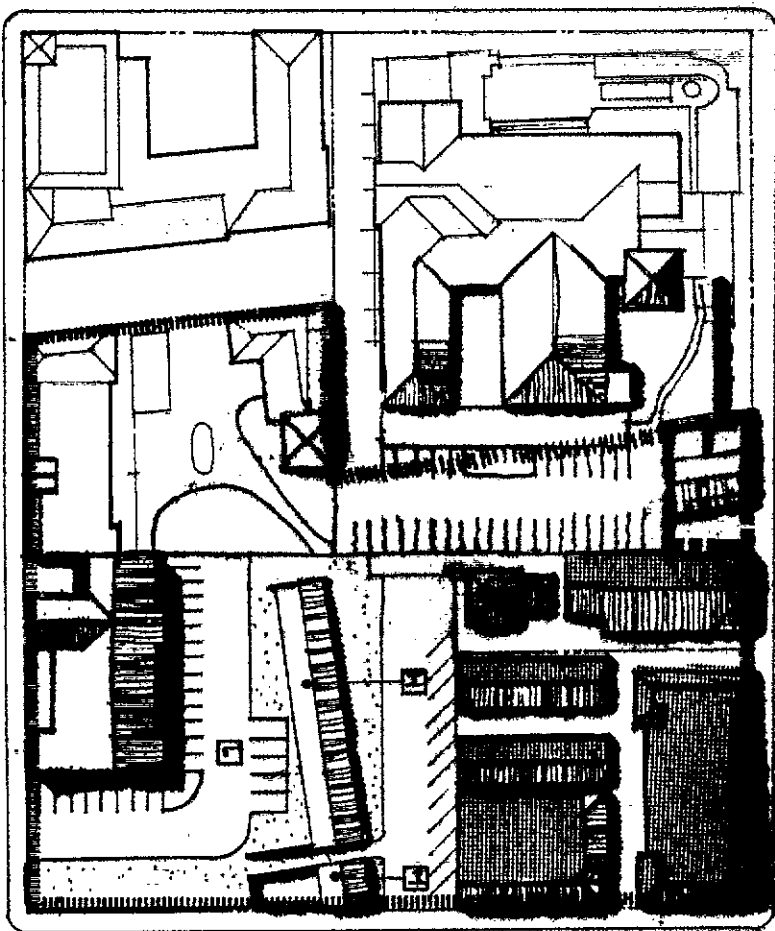
EL PERDIDO DE SANTA BARBARA SHIP

RECREATION AGENCY OF CALIFORNIA  
DEPARTMENT OF PARKS AND RECREATION











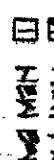




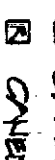


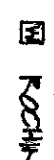











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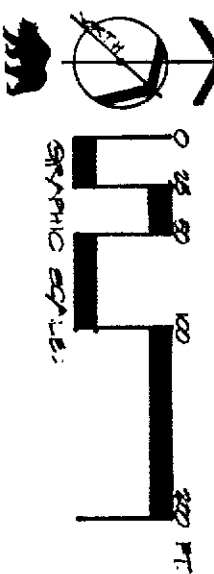
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# GENERAL PLAN



## LEGEND

-  Beta Builde
-  Unresido Builde FOOTPRINT
-  EXISTING SPATE QUATER SHIP
-  ZONE OF INTEREST BUILDING
-  BUILDING TO REMAIN WITHIN ZONE OF INTEREST
-  RECONSTRUCTED FREIDO BUILDING AND DEVICE WALLS
-  NORTHWEST DEVSTON
-  SADLER QUARTER (FAMILY)
-  CANDIDATE OFFICE
-  CANDIDATE RESIDENCE
-  SANITARI DEVSTON AND DEVSTON
-  RELOCATED BALLIA HOUSE
-  NEW PARKING LOT (1 SPACES)
-  MINI PLAZA
-  NEW PARKING LOT (5 SPACES)
-  NEW PARKING LOT (24 SPACES)
-  NEW PARKING LOT (24 SPACES)
-  NEW PARKING LOT (24 SPACES)
-  GUARD HOUSE / SOUTH ENTRANCE
-  SADLER QUARTERS
-  SADLER QUARTERS (FAMILY)
-  DEVICE WALL
-  GARDEN
-  CANEDO ABOZE
-  FORBES' QUARTERS
-  CHAPEL
-  COR-KNOX HOUSE
-  RED ABOZE
-  KOCHIN ABOZE
-  ALHACAVA THEATER AND HALLST HOUSE

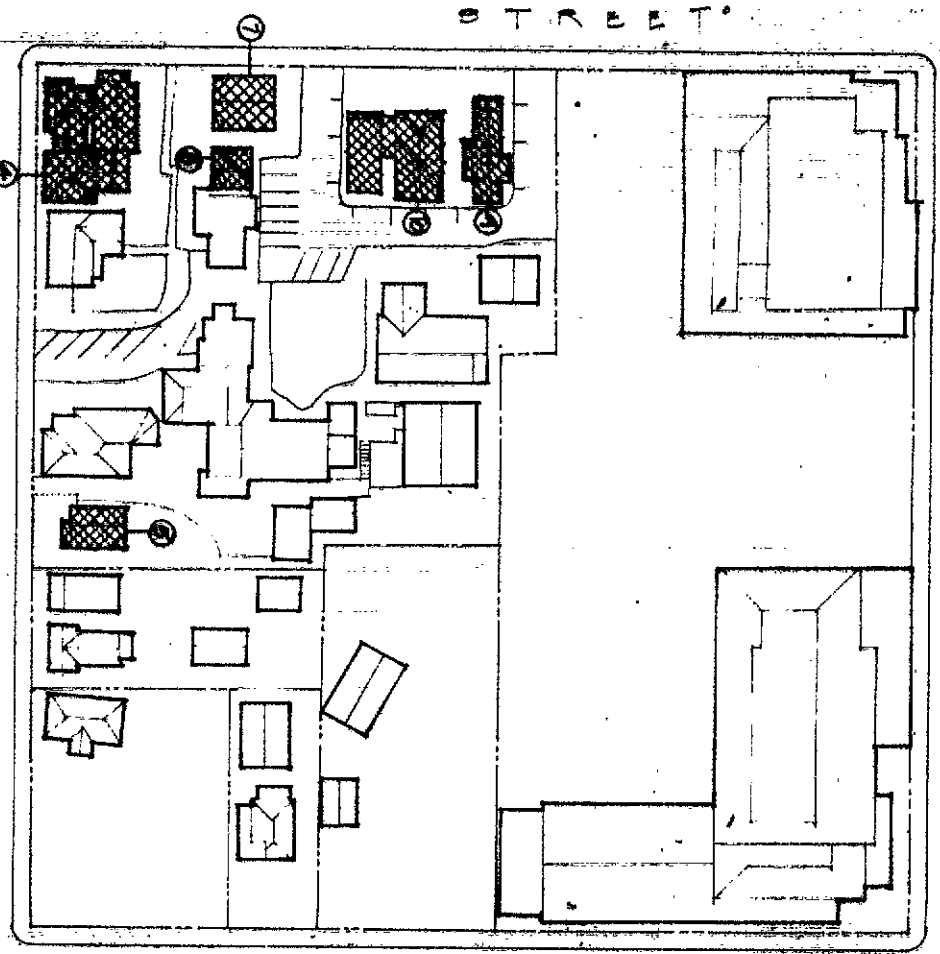
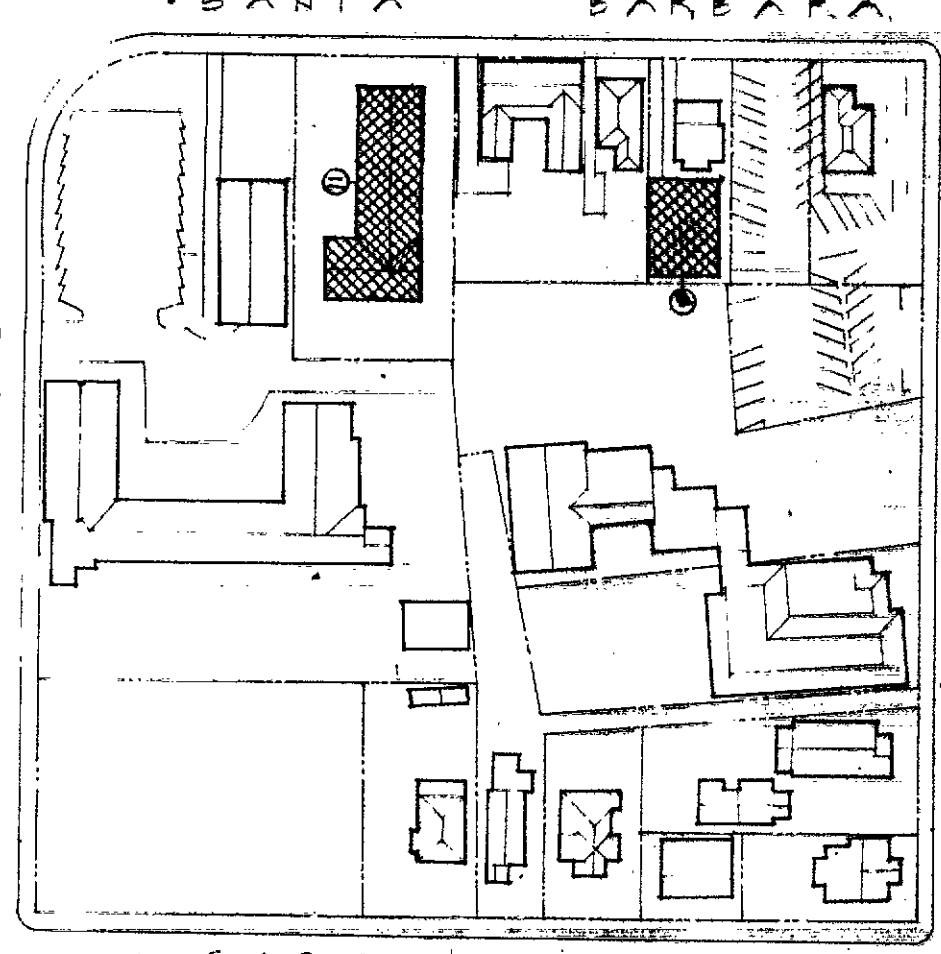
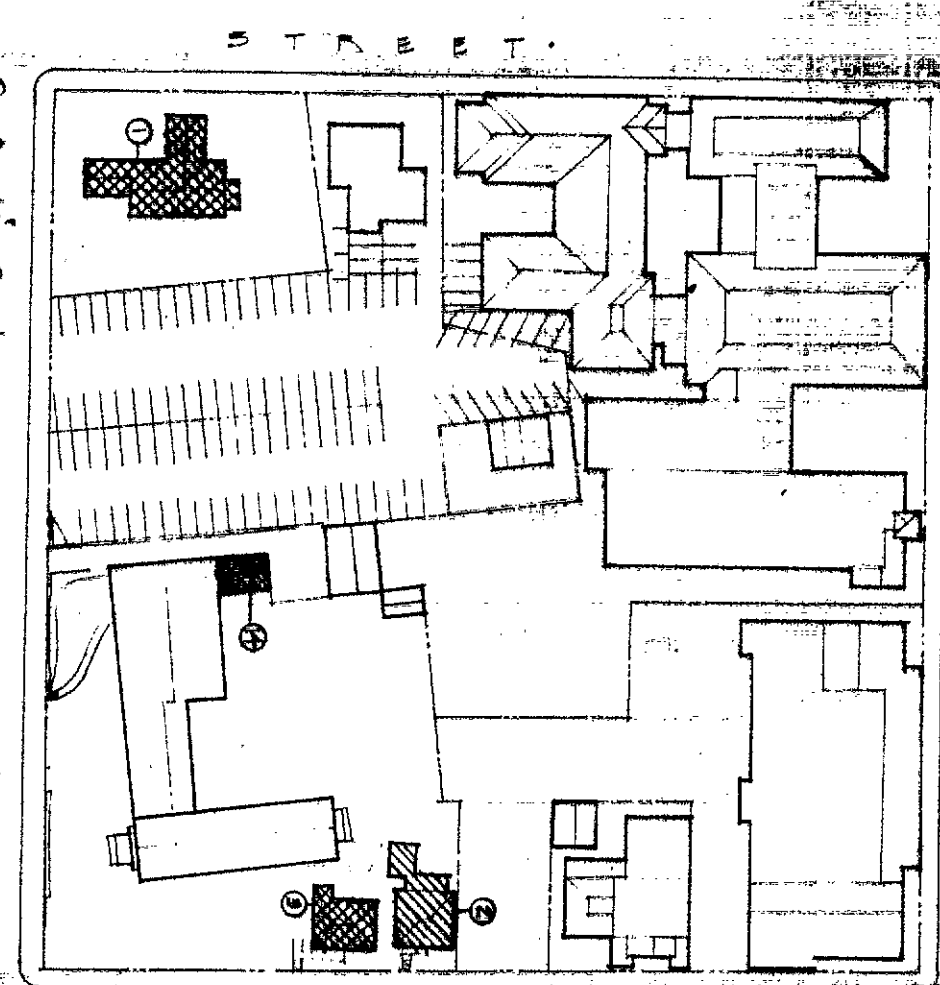
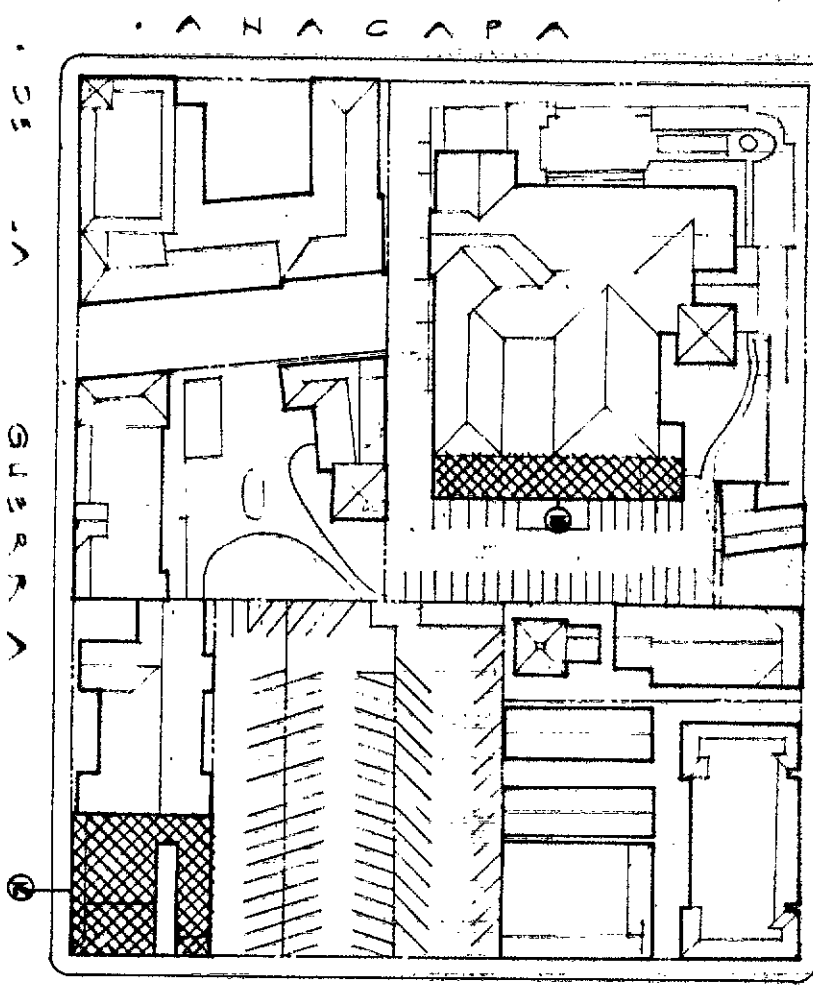


GENERAL PLAN.  
 2. FREIDO DE SANTA BARBARA S.H.P.

RESOURCE AGENCY OF CALIFORNIA  
 DEPARTMENT OF PARKS AND RECREATION

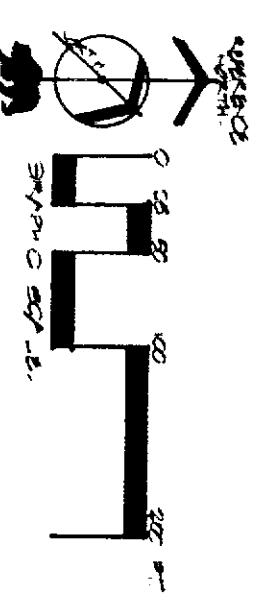
DESIGNED BY  
 DRAWN BY  
 CHECKED BY





**LEGEND**

- ① WATER BUILDING
- ② PRISON BLDG FOOTPRINT
- ③ BUILDING TO BE REMOVED OR PARTLY DEMOLISHED
- ④ BUILDINGS TO BE RELOCATED (BUILDING NUMBER IN CIRCLE)
- ① GAS STATION (CLOSED)
- ② BANQUET HOUSE (RELOCATED)
- ③ SINGLE FAMILY RESIDENCE
- ④ TWO RENTAL APARTMENTS, RESTAURANT
- ⑤ RENTAL RESIDENCE
- ⑥ GARAGE
- ⑦ OFFICE/CLASSROOMS
- ⑧ OFFICE/CLASSROOMS
- ⑨ OFFICE/CLASSROOMS
- ⑩ OFFICE/CLASSROOMS
- ⑪ CLASSROOMS
- ⑫ SHED/STUDIO OFFICE APARTMENTS
- ⑬ LANDING DOCK, REAR OF U.S. POST OFFICE
- ⑭ OFFICE/STORAGE



**BUILDING TO BE REMOVED  
PHASE II & III  
EL PRESIDIO DE SANTA BARBARA S.H.P.**

RESOURCES AGENCY OF CALIFORNIA  
DEPARTMENT OF PARKS AND RECREATION

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS	DATE	DESIGNED

DRAWN **MC**  
CHECKED \_\_\_\_\_

## INTERPRETIVE ELEMENT





## INTERPRETIVE ELEMENT

### Objectives for Interpretation

El Presidio de Santa Barbara State Historic Park presents a unique opportunity to provide visitors and the general public with a view of a lifestyle and experience that is both a quality expression of California's Hispanic heritage and the setting for modern educational, commercial, and traditional activities and programs. The focus of the programs should be toward a quality mix of interpretive and commercial activities that are a benefit to visitors as an educational and recreational experience. It is appropriate that the presidio, which functioned as a secular center of early California, become again a center of such activities.

### Interpretive Period and Themes

In accordance with the Declaration of Purpose, the interpretive program at El Presidio will concentrate its efforts on the flow of history of the site, with special emphasis on the prime period of 1784-1810. Although much history occurred at the site both before and after the last two decades of the eighteenth century, it was this period that saw the height of development and secular power of the presidio at Santa Barbara. The essence of the Alta California presidio system is represented at Santa Barbara during this period, and the ultimate visitor experience should be centered around the complex as expressed at that time.

#### Primary Theme: COLONIAL POWER IN ALTA CALIFORNIA

The presidio of Santa Barbara was one of four seats of secular power in the Spanish and Mexican occupation of Alta California. This was the secular component of a complex and grand attempt by the colonial powers in Mexico City to rule a vast and rich country on the far edge of the empire, using techniques learned by experience in other borderlands. The crown, and later the republic, established and maintained outposts of military and civilian activities to control and harvest the riches of the hinterlands. They were also established to guard against intrusion by other foreign powers on the Pacific Coast of Spanish America during the peak of world colonial expansion.

#### Primary Theme: SPANISH CULTURE IN A PASTORAL SETTING

El Presidio de Santa Barbara was the last of the presidios to be established. It quickly became a busy center, where officials, soldiers, rancheros, and merchants created a uniquely Californian community. From architecture to crafts to ceremony, the presidio soon became an expression of an Old-World culture that had adapted to a salubrious environment, and had a set style of living still envied today. Wealth was counted in land and livestock; architecture was simple, yet sometimes elegant; tradition was observed and also set; and the inhabitants, although much of the time out of the mainstream of the political arena, still influenced much of the history of Spanish and Mexican California.

## Primary Theme: AN ETHNIC BREW

From the beginnings, the presidio and the mission were centers of many classes and races of people. The native Chumash and other inland groups were brought to this place to labor for the crown and church. Spaniards and Mexicans from Castillians to Indios were brought here to control, to protect, and to build. The results of this mix were not always beneficial or peaceful. But the story is dynamic, and is a classic expression of the California experience.

## Secondary Themes:

### o The Land and Its Place in the Pacific Basin

Geology has played a major role in the history of Santa Barbara and the presidio. Earthquakes have been severe, and have been the cause of events that have shaped the historic and modern community. The availability of good soils, water, and the general environment have also affected the historic course of the area. All this forms an ecology of the area that is both positive and negative in the human experience.

### o The Chumash and Their Land

The Chumash were some of the first people encountered by European explorers in western North America. The prehistory of these people is long, and they were well established in the area centuries before Spain claimed the land. Their culture and traditions were complex and well adapted to the environment. Their story is one of both pride and tragedy as the rush of world events fell upon them.

### o The Americanization of the Presidio

The presidio, as did all of Alta California, suffered the misfortune caused by the American Doctrine of Manifest Destiny. From the mid-1840s, the site began to reflect the different cultural and commercial properties of the American inhabitants. The City of Santa Barbara was born, and what was remaining of the profile of the presidio changed drastically. City streets bisected the compound. Materials and entire structures were removed to erect new edifices in a growing metropolitan center. The ethnic diversity changed, and indeed became even more diverse as Chinese and Japanese moved into the area. All this is a major chapter in the history of the area, and is worthy of explanation to visitors.

### o The Modern Presidio

The rebirth of the presidio began with the 1925 earthquake that damaged much of the old city. The city began a systematic program of reconstruction that has resulted today in the unique Hispanic core of Santa Barbara. Revitalization of the presidio is a continuation of that reconstruction process. The efforts to rebuild the presidio contain many different elements, from historical research and archeology to fund raising and re-establishing old traditions -- all aid in the project.

## Interpretive Services

The location of El Presidio in the downtown area of the City of Santa Barbara has both a negative and a positive influence on the proposed reconstruction. Such important elements as historic viewshed, adequate space for activities (either traditional or interpretive), controlled access to the park unit, and operational autonomy may not be optimum at this time. However, many of these elements will be improved through development. The most important positive element, of course, is accessibility to the public -- sited within very short driving times of several million people -- and the fact that Santa Barbara is a pre-eminent recreational and historical zone. The success of the reconstructed presidio will depend largely on the quality experience that visitors will receive, and that experience will be counted in terms of educational and commercial acceptance by visitors.

A brief analysis of present and potential visitors to the park unit suggest the following major groups. It should be apparent that as facilities are developed, the overall numbers of visitors will increase, and that special groups will also emerge as those facilities become available.

- o School Groups -- Classroom groups of elementary students are a major portion of any urban area visitation. These groups use the facilities as part of their daytime educational curriculum. The program should be prepared to expand as more facilities become available, and the operational aspects should be carefully planned.
- o Destination Visitors -- These visitors, who, through various forms of public advertisements and announcements, are aware of and travel specifically to experience the historic and cultural resources in the park unit. These persons and members of the next group will frequently repeat visits if additional facilities become available.
- o Casual/Recreational Visitors -- To many tourists and travelers, discovery is an important aspect of their agenda. The challenge is to entice them here, and make repeaters out of them.
- o Commercial/Shoppers -- Because of the immediate locale of the major shopping areas and malls in downtown Santa Barbara, this group is expected to be large if the commercial outlets are available.
- o Special Groups -- Religious, educational, ethnic/cultural, special interest, and professional groups will all have reasons to visit the park unit. Although usually small in number, many of these groups will have specific importance to various aspects and elements of the park. They may also require special facilities. For example, senior citizens, the disabled, historical, architectural, or political groups each have requirements not necessarily part of the normal operational facilities.

It is apparent from the analysis above that visitation will have a broad spectrum and will have multi-interests, and that interpretive services and facilities will need to be equally so. The greatest need for all visitors will be an orientation to the complex history and facilities of the presidio.

The method of interpretation for the buildings, and spaces in those buildings, will depend on the appropriateness to those spaces. There should be an approximately equal allotment of space throughout the entire reconstructed presidio for house museums, formal exhibit space, and interpretive concessions. Each of these interpretive media have specific benefits to visitors. At this time, the proposed reconstruction plan would suggest that house museums and exhibits would tend to concentrate in the northern half of the quadrangle, while the southern half would contain the interpretive concessions.

It is of considerable importance that guidelines and priorities be established to aid in development of the various structures and the interpretive or concession activities to occur there. Many areas in the presidio are particularly suited to interpretive concessions. With careful selection, based on appropriate historic documentation, a variety of commercial/interpretive concessions will help recreate a realistic atmosphere of a mercantile center.

A variety of special programs are appropriate for the presidio. Environmental Living Programs can be included for the educational system of the county. This program has been very successful in other park units, and would be an added benefit here.

The presidio would be an excellent site for a Living History Program, where participants act out specific events and historic personages with visitor participation. Living History Programs at other sites have been used as special events, and as ongoing activities that can more than double the normal attendance. This program could easily be associated with the various festival days and other re-enactments at the presidio.

The major objective of interpretation at the presidio will be in the form of house museum spaces and formal exhibits. The presidio, as it develops, will present numerous opportunities to explain and involve visitors in all the aspects of a functioning early California community. Through the use of artifacts and displays, the various themes can be available to the public. Every opportunity should be used to explain the history of the presidio to the public. There will be many places, both in the house museums and in the interpretive concessions, where static displays, panels, exhibit cases, and other media can be located.

## CONCESSIONS ELEMENT



## CONCESSIONS ELEMENT

This Concessions Element consists of an evaluation of existing activities, the potential for additional visitor services and revenues, and appropriate concession policies and guidelines consistent with the unit's classification.

Under legislation effective in September 1982, a concessions element is required in the general plan, in support of future concessions considerations. The Public Resources Code, Section 5080.02 et seq., describes the manner in which concessions can be operated in the State Park System.

### Policy

A general statement of concession policy, adopted by the State Park and Recreation Commission, reads as follows:

Recognizing the diverse missions of the Department of Parks and Recreation relative to providing recreation opportunities and preserving and interpreting natural resources, it shall be the department's policy to enter into concession contracts for the provision of products, facilities, programs, and management and visitor services which will provide the enhancement of visitor use and enjoyment, as well as visitor safety and convenience. Such concessions should not create added financial burden on the state, and wherever possible, shall either reduce costs or generate revenues that aid in maintaining and expanding the State Park System. In carrying out this policy, the department shall observe and adhere to the provisions of the Public Resources Code that forbid commercial exploitation of resources in units of the State Park System, and that limit the kinds of improvements and activities that are allowed in certain types of units.

### Current Conditions

Concession developments, programs, or services must be compatible with the classification and general plan provisions of El Presidio de Santa Barbara. Department policy recognizes that a wider variety, size, or type of concession may be permissible in units classified as state recreation areas, state vehicular recreation areas, or state beaches than in units where the management purpose is primarily historic or natural feature preservation and interpretation.

The Santa Barbara Trust for Historic Preservation, a nonprofit corporation, has been conducting maintenance, administration, and control of lands for this park through concession contract since 1972. The small scale of the project in the early stages provided the trust with the vehicle to serve the public with minimum control over building.

As a nonprofit corporation, the trust retains all revenues for the care, maintenance, operation, administration, improvement, and development of the unit. As the park has expanded, the concession contract is not providing the control needed to manage the entire unit.

Typically, a concession contract provides a service to the public in a unit, and does not perform restoration, management, or acquisition functions for the unit. Therefore, an operations agreement is needed for this unit to insure adequate operation.

#### Potential Concessions Activities

A unit's classification and the general plan help define acceptable concession developments, programs, or services. The concessions potential in a state historic park is limited; historic preservation and interpretation are the primary management purposes.

Inasmuch as El Presidio is not completely acquired, the department will be buying property with land uses or structures which will not fit into the interpretive theme of the park until reconstruction takes place; they should not be subject to this concession policy.

Currently, the trust, as a nonprofit cooperative, provides interpretive programs for El Cuartel, the Padre's Quarters, and the newly completed chapel.

The outer defense walls with the two bastions, parts of the central plaza, the commandant's quarters, the soldiers' family quarters with their walled family plots, the barracks, and the shops and warehouses, corrals, guard houses, and gates will also provide interpretive concession potential.

The grounds surrounding the historic building also have concession potential. Revenue could be generated to support the interpretive programs by providing space for receptions, weddings, and group picnics. This use would not conflict with the overall management purpose of preserving the unit's historic resource.

Appropriate concessions activities for El Presidio de Santa Barbara State Historic Park should be limited to activities that are appropriate in a historic park setting, and provide interpretation consistent with the General Plan's Interpretive Element (see Appendix 2).



## OPERATIONS ELEMENT



## OPERATIONS ELEMENT

### Visitation

#### Existing Attendance

The attendance at special events is currently approximately 90,000 per year. El Cuartel received 11,000 visitors during the first six months of 1984, and can be projected to increase in attendance as its hours of operation are increased.

#### Visitor Origin

Visitors to El Presidio are from all corners of the world. The project has a great deal of local appeal, so it is heavily visited by residents of the local area. However, it is also visited by many of the tourists who visit the adjacent tourist attractions such as State Street and El Paseo. The presidio's significance as the last presidio built in North America makes it of interest to many students of Hispanic history. A large amount of visitation is by local school groups.

#### Visitor Tours, Programs

Tours and programs are currently conducted on a by-request reservation basis. As the facilities are completed, such as the chapel, and attendance rises, tours and programs will be conducted on a scheduled basis.

### Promotion

The trust maintains an office in the Canedo Adobe that is open to the public daily to answer questions and present a slide show on the presidio and the trust. The trust also sponsors or coordinates numerous special events to promote its fund raising activities and the project. The presidio has received extensive media coverage from local television, newspapers, and radio stations.

### Volunteers and Support Groups

#### Special Programs and Events

The trust is planning to incorporate the following events into its schedule:

1. Cinco de Mayo Festival
2. Mexican Independence Celebration
3. Pastorela Christmas Play
4. Arts and Crafts Fair
5. Old Spanish Days
6. Santa Barbara Fall Music Festival
7. Annual birthday celebration of presidio and Santa Barbara
8. Blessing of the Animals
9. Dia de los Muertes
10. Other appropriate events

The above events are based on existing and proposed programs. There will also be extensive living history demonstrations (adobe making, tile making, candle making, bread baking, and dance), plus reenactment of historic events and various other special exhibits, concerts, and shows. The Santa Barbara Museum of Art, the UCSB Museum of Art, the Santa Barbara Chamber Orchestra, the Santa Barbara Choral Society, the Music Academy of the West, and other groups will be encouraged to sponsor programs and events at the presidio (see Appendix 2).

### Fund Raising and Publicity

The trust has raised more than \$250,000 in the last two years for planning presidio and park projects. As the park becomes more visible, it is projected that this fund raising will increase.

### Staffing

Staffing will be provided to perform office and clerical services, interpretive programs, project administration, real property management, research, fund raising, and public relations. The work will be done by paid staff and volunteers.

### Operations Facility Needs

The unit is in need of additional storage space, an archeological laboratory, a research center, and office space. The General Plan will provide for placement of such facilities in the area of the Canedo Adobe. In addition, space will be provided in the Art District area.

### Maintenance and Service

It is expected that all maintenance and service will be provided by the trust. The City of Santa Barbara, the California Conservation Corps, and others can lend equipment, staff, and supplies to the effort.

### Visitor Control/Law Enforcement

All routine law enforcement will be handled by the City of Santa Barbara Police Department. Security at special events will be provided, as needed, by event sponsors. Fire and medical emergency services will also be provided by the city.

### Operation

Three options are possible for operation of this unit. Currently, the Santa Barbara Trust for Historic Preservation is the operator of the unit, under a concession contract. A second option would be to have the unit operated by the Department of Parks and Recreation. A third would be a joint effort to manage this unit by both parties.

The District Superintendent of the Gaviota District will provide liaison between the department and the trust. Liaison will include transmittal of correspondence, coordination of planning, permits, authorizations, administration of the operating agreement, and any other assistance that the trust may require.

Legislation has been introduced which would authorize the department to enter into an operating agreement with a nonprofit corporation for the care, maintenance, administration, and control of lands in El Presidio de Santa Barbara State Historic Park, and authorize the nonprofit corporation to enter into concession contracts. The agreement would allow the public to voice concerns directly to local liaison.

Recommendation

It would be desirable to enter into an operating agreement with the Santa Barbara Trust for Historic Preservation to operate this unit, and provide the daily housekeeping services. The building maintenance and groundskeeping responsibilities should remain with the trust.

I-0761P



# ENVIRONMENTAL IMPACT ELEMENT





## ENVIRONMENTAL IMPACT ELEMENT

This element predicts the environmental effects accompanying implementation of the General Plan. Together with the other elements of the General Plan, it constitutes an environmental impact report (EIR) as required by the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. As the name indicates, the General Plan describes the Department's long-term plans for a State Park System unit in what must necessarily be a generalized fashion. The environmental impact element focuses on the likely effects of these generalized policy initiatives, suggests mitigation measures, and considers alternative actions. As specific development proposals are included in its annual budget, the Department will document their environmental effects as required by CEQA and the State CEQA Guidelines. This document focuses on those impacts that may have a significant effect on the environment as determined in the Initial Study (Appendix 1). The General Plan thus becomes a focused EIR.

### Summary

<u>Impacts</u>	<u>Mitigations</u>	<u>Comments</u>
<u>CLASS I IMPACTS - UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL IMPACTS</u>		
<u>Parking</u>		
Up to 221 reserved or monthly rental parkers will be displaced as the Presidio is developed.	There are unused spaces in the two city downtown commuter lots. There may also be parking spaces within the SHP in excess of the unit's needs which could be provisionally rented to monthly parkers.	Partial mitigation only -- the city lots and the excess state parking spaces may not accommodate all the displaced parkers
<u>CLASS II IMPACTS - MITIGATABLE SIGNIFICANT ENVIRONMENTAL IMPACTS</u>		
During some special events, the demand for parking at the Presidio will exceed the on-site supply.	Special events will be scheduled for evenings and weekends when local parking spaces are plentiful. Off-site lot with shuttle can be provided if necessary.	Impact can be mitigated to a level of insignificance.
<u>Cultural Resources</u>		
Project demolition and construction will disturb surface and subsurface cultural materials.	Any information about the history of the Presidio area that might be disturbed by the project will be salvaged through a systematic archeological investigation preceding construction in accordance with Appendix K of the CEQA Guidelines.	Impact can be mitigated to a level of insignificance.

Impacts

Mitigations

Comments

CLASS III IMPACTS - ADVERSE BUT NOT SIGNIFICANT IMPACTS

Noise during demolition and construction.

Noisy construction activities will be limited to normal working hours.

Work will be episodic over the 10-15 years required to carry out the general plan. Construction noise will be an occasional very local nuisance.

Dust during demolition and construction.

Construction sites can be watered if necessary to hold down the dust. Trucks hauling debris can cover their loads.

Work will occur in stages. Dust will be an occasional very local nuisance.

NO IMPACTS

The effects of implementation of the proposed General Plan on traffic/circulation and water consumption were evaluated and found not be adverse.

Project Description

Refer to the Executive Summary, pp. i-v; the Land Use and Facilities Element, pp. 44-53; and the other elements of the General Plan.

Environmental Impacts and Mitigations

Refer to the Resource Element of this document, pp. 15-36, for descriptions of the physical and cultural/historical characteristics of El Presidio and vicinity.

The following is an analysis of existing conditions for traffic, parking, air quality, noise, cultural resources, and land uses in the vicinity of the Presidio, the impacts of the proposed General Plan on these conditions, and proposed mitigations.

TRAFFIC/CIRCULATION

Existing Conditions:

Existing traffic conditions in the Presidio area of downtown Santa Barbara have been documented in the Final Environmental Impact Report, Downtown Cumulative Traffic (1982), the Draft Circulation Element Update (10/1985), and more recently, the El Presidio de Santa Barbara Traffic and Parking Study (2/1986), prepared for the Department of Parks and Recreation and the City of Santa Barbara, and Paseo Nuevo - Downtown Retail Revitalization Final EIR (3/87).

Vehicular circulation in and through the study area is provided by a network of arterial and local streets, some of which are routed one-way to enhance traffic flow and safety.

The four-block Presidio Area of Interest is bounded on two sides by two heavily traveled primary arterials: Carrillo and Anacapa streets. Garden Street, a collector, and lightly traveled De La Guerra Street bound the other two sides of the area of interest. Passing through the middle of the Presidio site are Santa Barbara Street, a minor arterial, and Canon Perdido Street. Figure 1 shows the project in relation to arterials and collectors. Map 1 shows existing traffic volumes and levels of service in the four-block Presidio area.

#### Peak Hour Levels of Service at Intersections

Figure 2 defines intersection service levels. The City of Santa Barbara considers an intersection significantly impacted if it is operating at a peak hour volume/capacity ratio of 0.77 (level of service C-) or higher. Thus, a project would have a significant impact on circulation if it would cause the peak hour volume/capacity ratio at an intersection to exceed 0.77; or, if the intersection is already exceeding 0.77, the project results in an increase of 0.01 or more.

The six intersections (Santa Barbara and Anacapa with De La Guerra, Canon Perdido, and Carrillo) in the four-block Presidio area are currently operating with little congestion (peak hour level of service "A"). We have no data on the Garden Street intersections, but it is known that they are less congested than the six for which we do have data. Intersections on Carrillo west of the Presidio area are more congested, but most are at acceptable levels.

#### Bicycles

The number of bicyclists in Santa Barbara has been growing. This has increased the need for bicycle lanes and bicycle parking facilities (Circulation Element Update, 1985). A part-time Class II bike lane exists along Garden Street near the Presidio zone of interest. In addition, De La Guerra Street is designated an alternative bicycle route where it flanks the four-block Presidio area.

#### Foot Traffic

Foot traffic in the Presidio area is quite heavy due to the proximity of small specialty shops, restaurants, and the post office. The intersections are well delineated for pedestrian use.

#### City Buses

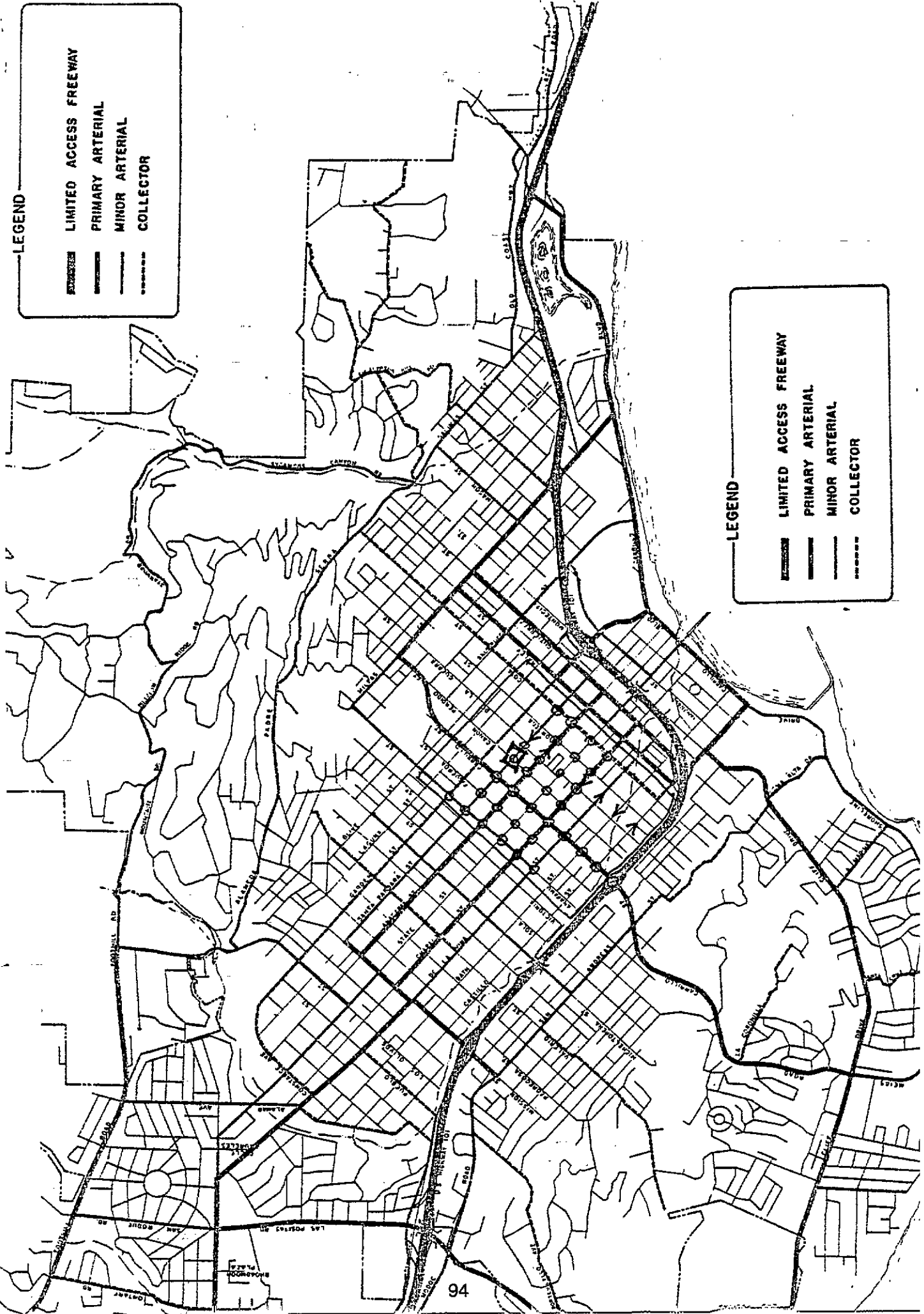
The Metropolitan Transit District runs 17 bus lines into the downtown area. The four-block Presidio area has bus routes running along each side of it, on Carrillo, Anacapa, Garden, and De La Guerra streets.

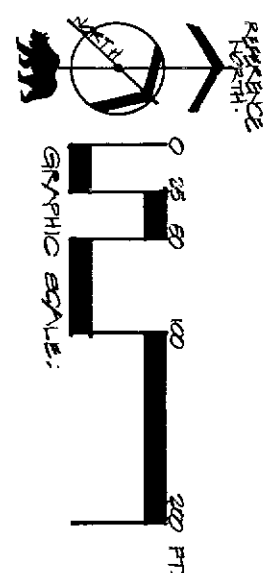
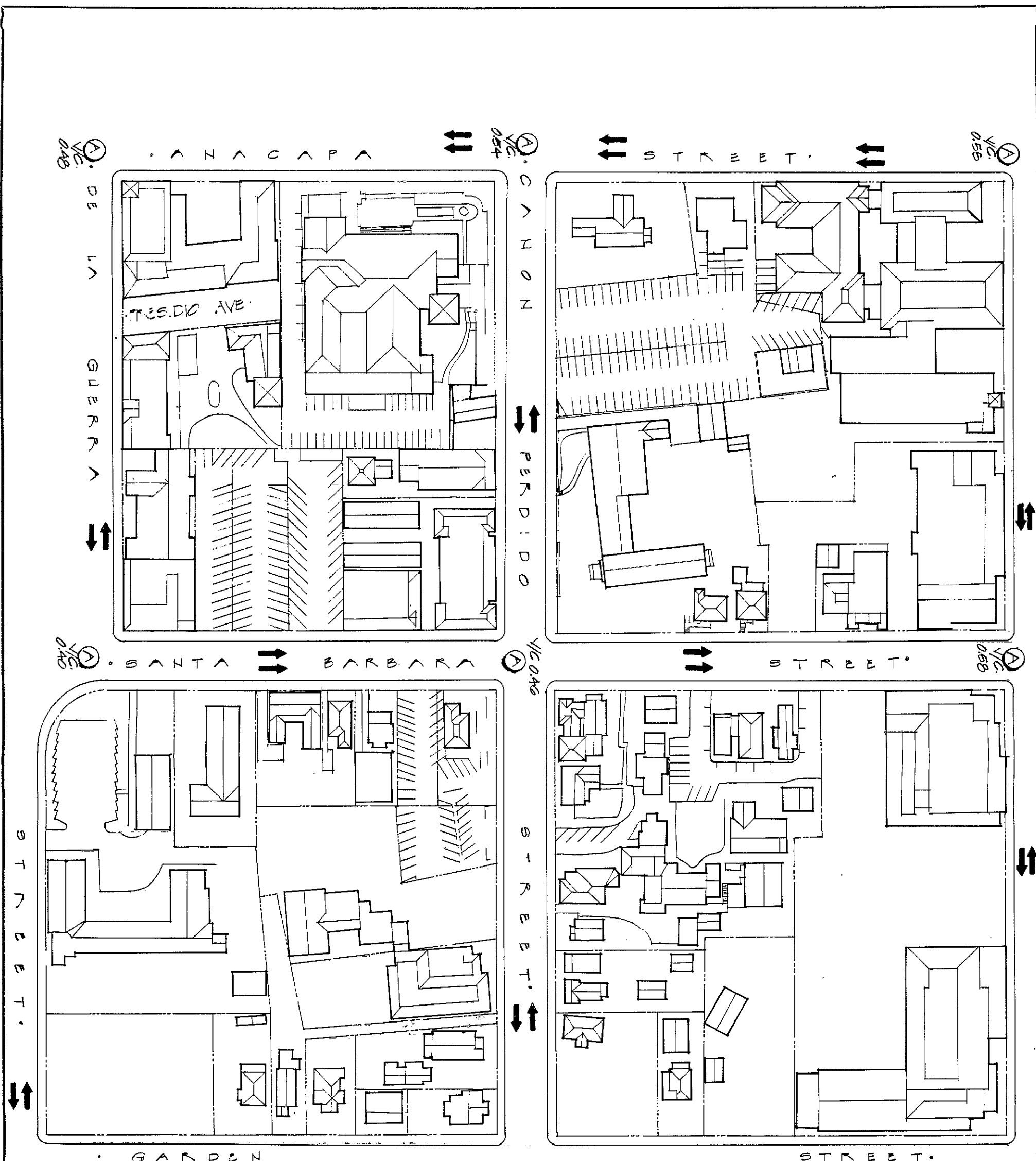
#### Travel Demand Forecasts:

##### Land Use Assumptions

The Land Use and Facilities Element (pp. 37-54) shows the following present and proposed land uses for the Presidio project:

**FIGURE 1** | CIRCULATION ELEMENT STREET CLASSIFICATION SYSTEM





**LEGEND**

- EXISTING BUILDINGS
- PRESIDIO BUILDING FOOTPRINT
- LEVEL OF SERVICE (LETTERS)
- VOLUME/CAPACITY RATIO
- 0.00
- TRAFFIC DIRECTION

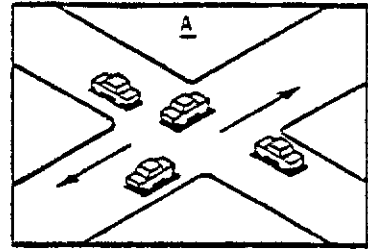
NOTE: SEE APPENDIX.

## FIGURE 2

### LEVEL OF SERVICE DEFINITION

**LEVEL OF SERVICE A**     *Volume/Capacity Ratio= 0 - 0.59*

- Free flow conditions
- No vehicle waits longer than one signal indication

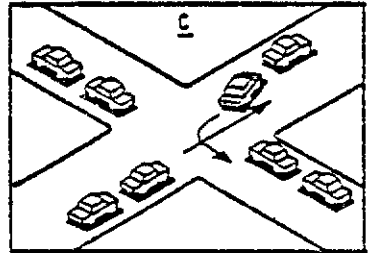


**LEVEL OF SERVICE B**     *Volume/Capacity Ratio=0.60 - 0.69*

- Stable traffic flow
- Motorists rarely wait through more than one signal indication

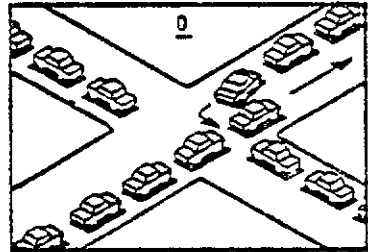
**LEVEL OF SERVICE C**     *Volume/Capacity Ratio=0.70 - 0.79*

- Stable and acceptable flow but speed and maneuverability somewhat restricted due to higher volumes
- Motorists intermittently wait through more than one signal indication
- Occasional backups behind left turning vehicles



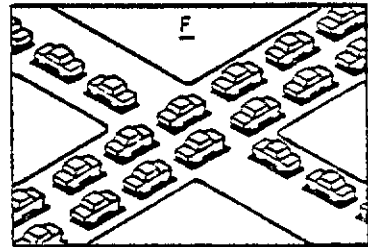
**LEVEL OF SERVICE D**     *Volume/Capacity Ratio=0.80 - 0.89*

- Extensive delays at times
- Some motorists, especially left turners, may wait through one or more signal indications, but enough cycles with lower demand occur to prevent excessive backups
- Maneuverability restricted



**LEVEL OF SERVICE E**     *Volume/Capacity Ratio=0.90 - 0.99*

- Very long queues may create lengthy delays, especially for left turning vehicles
- Volume at or near capacity
- Unstable flow



**LEVEL OF SERVICE F**     *Volume/Capacity Ratio=1.00 or greater*

- Backups from locations downstream restrict movement at intersection approaches
- Forcad flow conditions
- Stoppage for long periods due to congestion
- Volumes drop to zero in extreme cases

Source: Highway Research Board, Highway Capacity Manual, 1965.

Present 9 Phase I) - See Map 1, Land Use/Facilities Element:

Existing Presidio structures include 4,700 square feet of museum space (the chapel and the padre's quarters) and 5,900 square feet of "commercial" space -- office and gift shop (Canedo Adobe and El Cuartel). Another 26,280 square feet of buildings in the Presidio area that are owned by the state are also "commercial," i.e., offices, schools, studios, shops, food service, storage, and a theater. Three state-owned housing units make up an additional 1,900 square feet of building space. Finally, two vacant houses and a variety of sheds make up the remainder of state-owned buildings in the Presidio area.

### Trip Generation

Table 1 shows trip generation rates used in this EIR for the types of land uses existing in and proposed for the project area in this General Plan. These rates are derived from published reports (Institute of Transportation Engineers, 1982) and were used in the Traffic and Parking Study (BSI Consultants, 1986) that passed review by the city.

### Trip Distribution

Taking into account local and regional traffic generators relative to the Presidio site, the Traffic and Parking Study estimated that of the average weekday generated trip ends, 20% would be oriented to/from the north, 40% to/from the south, 10% to/from the east, and 30% to/from the west. These distribution assumptions were reviewed by the city and found to be acceptable.

### Impacts and Mitigations:

#### Phase I (Existing Conditions)

According to trip generation rates based on building area (Table 2), the properties within the project area that are owned by the state (plus buildings that are not now state-owned but are slated for Park System uses in the General Plan) generate 262 PM peak hour trip ends (127 trip ends in, and 135 trip ends out -- see Table 1).

#### Phase II

A reduction of three PM peak hour trip ends is calculated to occur with the completion of Phase II. The reduction is due to the replacement of commercial space by museum space. There is no impact on traffic; no mitigation is needed.

#### Phase III

A reduction of 37 PM peak hour trip ends is calculated to occur with the completion of Phase III. As with Phase II, the replacement of commercial space by museum space is responsible for the reduction. Again, there is no traffic impact, and no mitigation is needed.

TABLE 1

TRIP GENERATION, EL PRESIDIO DE SANTA BARBARA SHP GENERAL PLAN, INCLUDING BUILDINGS NOT NOW OWNED BY THE STATE WHICH ARE TO BE REMOVED.<sup>1</sup>

Phase	PRESIDIO (MUSEUM)			COMMERCIAL			APARTMENT			TOTAL TRIP ENDS			
	2-way Daily	PM In	Pk. Hr. Out	2-way Daily	PM In	Pk. Hr. Out	2-way Daily	PM In	Pk. Hr. Out	2-way Daily	PM In	Pk. Hr. Out	
I	191	9	9	3004	117	125	20	1	1	3215	127	135	
II	395	19	19	2731	107	113	13	1	0	3139	127	132	
								(CHANGE)		(-76)	(0)	(-3)	
III	492	24	24	1935	76	80	7	0	0	2434	100	104	
								(CHANGE)		(-705)	(-27)	(-28)	
CHANGE IN NUMBER OF TRIP-ENDS AT BUILDOUT										-	-781	-27	-31

1. Vacant buildings not included.

TRIP GENERATION RATES, TRAFFIC AND PARKING STUDY<sup>1</sup>

PRESIDIO			COMMERCIAL			APARTMENT		
Per 1000 sq. ft.			Per 1000 sq. ft.			Per Unit		
2-way Daily	PM In	Pk. Hr. Out	2-way Daily	PM In	Pk. Hr. Out	2-way Daily	PM In	Pk. Hr. Out
40.7	2.0	2.0	82	3.2	3.4	6.6	0.4	0.2

1. BSI Consultants, Inc., 1986.

TABLE 2

AREA (FT<sup>2</sup>) OF BUILDINGS INCORPORATED IN THE EL PRESIDIO GENERAL PLAN, INCLUDING BUILDINGS NOT NOW OWNED BY THE STATE WHICH ARE TO BE REMOVED.<sup>1</sup>

Phase	Museum <sup>2</sup>	(Change)	Commercial <sup>3</sup>	(Change)	Residential <sup>4</sup>	(Change)
I	4,700	---	36,630	---	4 Units	---
II	9,700	(+5,000)	33,300	(-3,300)	2 Units	(-2 Units)
III	12,100	(+2,400)	23,600	(-5,250)	1 Unit	(-1 Unit)

1. Vacant buildings not included.
2. Presidio buildings except those parts devoted to concessions.
3. Offices, studios, concessions (shops, food services), schools, theater.
4. Apartments and duplex.



## Discussion:

Several factors that could affect traffic levels were not considered in the Traffic and Parking Study. These factors are listed in Appendix 7. Were these factors taken into account, however, the effect would be to lower the peak-hour traffic volumes shown in the EIR. As no traffic impact is predicted, traffic volume recalculations were not done to account for these factors.

There may be one or two days per year when an event at the Presidio, in conjunction with city traffic, will significantly impact downtown traffic flow. The city does not, however, require that impact discussions be based on the occasional "worst case" event.

Crosstown Freeway: Changes in traffic flow brought on by the planned Crosstown Freeway will have little effect on the Presidio; the proposed Haley-Gutierrez one-way couplet is expected to channel most of the in-bound and out-bound traffic away from upper Garden Street. Stop signs also discourage use of Garden Street as a main thoroughfare. Street signs will direct visitors to El Presidio by way of Santa Barbara Street.

## PARKING

### Phase I (Existing Conditions):

#### Parking Supply

The Traffic and Parking Study (BSI Consultants, 1986) included an analysis of on-street and off-street parking supply and demand in the four-block Presidio area. In the spring of 1987, the Trust conducted a survey of off-street parking during evenings and weekends (Table 4). Field inventories were done in the fall of 1985 to determine parking occupancy and turnover. Map 9 in the Land Use and Facilities Element shows the location and number of parking spaces in parking lots within the Presidio area of interest.

There are 302 delineated off-street parking spaces in the Presidio area of interest. Almost all of these spaces are reserved or leased.

Just outside the Presidio area of interest are two parking lots open to the public for short-term parking. The El Paseo lot on the corner of Canon Perdido and Anacapa is privately owned and has 140 spaces, and the Lobero Theater public parking garage on Anacapa between Carrillo and Canon Perdido has 255 spaces. Both of these lots are operating near capacity during weekdays.

The city has developed two downtown commuter parking lots: a 138-space lot at Castillo and Carrillo, and a 184-space lot at Cota and Santa Barbara. These lots are available to subscribers, but reach only 50%-60% of capacity on the average weekday. On evenings and weekends, these lots are free to the public.

In addition to the off-street lots, which are not available to the SHP visitor, there are 181 curbside spaces in the four-block Presidio area. There are no parking or unloading spaces for tour or school buses in the area.

The Parking and Traffic Study also noted that many of the off-street lots did not meet city standards for parking space delineation or circulation patterns.

## Parking Demand

Street Parking: Curb parking space utilization for the Presidio area is high; weekday (7 a.m. to 6 p.m.) occupancy of curb spaces averages 60%.

The highest occupancy occurs in the middle of the day, from 11 a.m. to 1 p.m., when it averages more than 80%. By 5 p.m. to 6 p.m., occupancy has fallen to below 60%.

Most of the curb parking in the Presidio area is limited to 90 minutes and turns over frequently, at one hour intervals or less. Some of the turnover is the result of vehicles simply being moved short distances to avoid parking tickets.

Off-Street Parking: Off-street parking in the four-block Presidio area is almost entirely made up of reserved or leased spaces. Weekdays, occupancy of the off-street spaces peaks in mid-morning at 70%, falls off during the noon hour, and peaks again at 70% in the mid-afternoon. By the end of the working day, from 5 p.m. to 6 p.m., occupancy has fallen to 35%.

About a third of the off-street parking turns over in one hour or less, another third for two to six hours, and the rest for longer.

Currently, parking demand generated by the state-owned buildings at El Presidio peaks during special events such as theatrical performances at the Alhecama Theater and the chapel. These events are scheduled for weekends and evenings, when ample parking is available close by (see Table 4 for evening/weekend parking survey).

## Phase II

### Impacts:

Parking demand from the Presidio and from private businesses, residents, etc., leasing space owned by the state is calculated to decline 12 spaces by the end of Phase II (see Table 3). This is due to the replacement of "commercial" space by museum space.

While parking demand will decline, the supply of parking spaces in the Presidio area of interest will decline even more (Table 3). The loss of spaces will be caused by the reconfiguration of the large parking lot next to La Caneda Adobe; it will drop from the existing 108 spaces down to 69 spaces.

The 96 remaining state-owned parking spaces within the Presidio area of interest are more than adequate to accommodate the demand for the Presidio proper, although there will be a calculated deficit of 31 spaces regarding the demand for all the uses within state-owned buildings on the site. This deficit was inherited by the state when it acquired buildings without adequate -- or any -- on-site parking.

More significant than the deficit of parking for Presidio and state-owned uses, however, is the displacement of 96 commuters who currently park in the state-owned lots next to the Caneda Adobe. These people would have to make other arrangements for commuting, unless they happen to be connected with the Presidio or any of its lessees.

TABLE 3

PARKING DEMAND, EL PRESIDIO DE SANTA BARBARA STATE HISTORIC PARK

Phase	Museum <sup>1</sup>		Commercial <sup>2</sup>		Residential <sup>3</sup>		Total # Spaces
	Sq. Ft.	# Spaces	Sq. Ft.	# Spaces	# Units	# Spaces	
I	4,700	5	32,180	129	3	3	137
II	9,700	10	28,850	115	1	1	126
III	12,100	12	26,800	107	1	1	120

PARKING SUPPLY: NUMBER OF OFF-STREET PARKING SPACES

Phase	# RESERVED/COMMUTER SPACES			# SHORT-TERM SPACES			Grand Total
	State- Owned	Private	Subtotal	State- Owned	Private	Subtotal	
I	140	125	265	5	0	5	270
II	22 <sup>5</sup>	125	147	74 <sup>5</sup>	0	74	221
III	22 <sup>5</sup>	0	22	207 <sup>5</sup>	0	207	229

EXCESS PARKING SPACES: SUPPLY OVER CALCULATED DEMAND, EL PRESIDIO DE SANTA BARBARA SHP

Phase	Supply	Demand	# Exceeding Presidio's Needs	Max # of Commuter Spaces Displaced	Total Deficit of Long-Term Spaces (Col. 4 minus Col. 5)
I	140	137	3	--	--
II	96	126	-30	96	-127
III	228	120	108	220	-112

1. One space/1,000 sq. ft.
2. Four spaces/1,000 sq. ft.
3. One to two spaces/unit.
4. The post office, Presidio Offices (125-131 De La Guerra), and the Courtyard Offices (109-121 De La Guerra) were not counted as the General Plan does not address these properties.
5. The numbers of assigned/leased spaces vs. visitor (short-term) spaces may change as actual demand is assessed.

TABLE 4

PARKING SURVEY, EVENINGS AND WEEKENDS

NUMBER/PERCENT OF FILLED SPACES, STATE-OWNED PRESIDIO PARKING LOT,<sup>1</sup>  
 APRIL 1-5, 1987 (108 TOTAL SPACES)

<u>WEEK NIGHTS</u>		<u>WEEKENDS</u>			
<u>WED 1, 8 PM</u>	<u>FRI 3, 8 PM</u>	<u>SAT 4, 12 AM</u>	<u>SAT 4, 4 PM</u>	<u>SAT 4, 8 PM</u>	<u>SUN 5, 8 PM</u>
38 spaces/ 35% occup.	81 spaces/ 75% occup.	77 spaces/ 71% occup.	37 spaces/ 34% occup.	87 spaces/ 81% occup.	94 spaces/ 94% occup.

1. This lot is free to the public during evenings and weekends.

NUMBER OF VACANT PARKING SPACES IN PRESIDIO NEIGHBORHOOD LOTS, SUNDAY,  
 APRIL 5, 8:30 PM<sup>1</sup>

	<u>State-Owned Presidio Lot</u>	<u>El Paseo Commercial Lot</u>	<u>Lobero City Lot</u>	<u>Private Lot Behind Chapel<sup>2</sup></u>
No. of vacant spaces	14	50	82	50

1. That evening there were full houses at the Lobero Theater (600 seats) and at the Alhecama Theater (140 seats)
2. Access to this lot is not controlled during evenings.

## Mitigations:

The calculated deficit of Presidio-related parking could be made up by removal of existing buildings to create parking lots. Alternative #2 explores this option.

A number of the displaced commuters could be provisionally leased under-utilized parking spaces in the state-owned lots in the Presidio area. This number would have to be determined by experience (the Trust has begun surveying park visitors to determine this), and it would diminish as visitation to the Presidio increased.

Parkers to be displaced will receive a 30-day notice and information on parking and transportation alternatives.

Two public commuter lots with a shuttle to places to employment have been recently created by the city as part of its Transportation Management Plan (TMP). These commuter lots are currently underutilized (personal communication, Sarah Craig, City of Santa Barbara); the lot at Santa Barbara and Cota streets is only two to three blocks from the Presidio and should be able to absorb some of the displaced commuter vehicles.

Special events which generate parking demand peaks will continue to be scheduled during weekends and evenings when there is an abundance of parking spaces available in the neighborhood. Should a special event be planned which could overflow the on-site and adjacent parking lots, arrangements will be made to provide an off-site overflow lot along with a shuttle bus to serve it.

## Phase III:

### Impacts:

The number of state-owned parking spaces on the site will increase by 132, for a total of 228 spaces. This will be accomplished by removal of three state-owned buildings to create parking lots, the acquisition of another building which could be torn down to create parking spaces, and the acquisition of three existing private parking lots. The 228 spaces will exceed the demand attributed to the Presidio and building lessees by 108 spaces.

Again, though, commuters and holders of reserved spaces will be displaced; by the end of Phase III, the number displaced would increase to 220. The displaced commuters would have to seek other arrangements.

### Mitigations:

As with Phase II mitigations, the excess of state-owned parking space supply over demand could be provisionally leased to commuters until it is needed for Presidio-related use. This would still leave a calculated displacement of 112 commuters who would have to make other arrangements.

Parkers to be displaced will receive a 30-day notice and information on parking and transportation alternatives.

The city-operated commuter lots will continue to accept new customers until they are effectively filled. When that occurs, which should not be for several more years, the city may increase the number of available commuter spaces by adding a deck to one of the lots (personal communication, Sarah Craig, City of Santa Barbara).

Special events which draw large numbers of visitors at one time will continue to be scheduled for evenings and weekends, when ample parking is available.

#### Cumulative Impacts - Parking

According to the Paseo Nuevo EIR (Fig. 4-2, Table 4-1), there are five projects in the planning "pipeline" that are within 1.5 blocks of the Presidio project. All of these proposed projects would provide their required off-street parking spaces. One of the projects, a proposed 10,000 square foot office building planned for 918 Garden Street, would displace eight commuter parking spaces. These eight spaces may be added to the maximum potential displacement of 220 commuter spaces by the Presidio to cause a cumulative displacement of 228 commuter spaces.

#### AIR QUALITY

##### Existing Conditions:

The climate in Santa Barbara is moderate, with temperatures averaging 70°F in the summer and 50°F in the winter. Winds are from the west and southwest at about 8 to 12 miles per hour, weakening in the mornings and evenings. Average rainfall amounts to about 18 inches per year, predominantly between November and April.

The City of Santa Barbara is located in the South Central Coast Air Basin. Table 5 summarizes the air quality of downtown Santa Barbara over the past five years. Santa Barbara County has been designated by the Environmental Protection Agency (EPA) as a non-attainment area for ozone. Recently, though, the county attained federal standards for carbon monoxide (CO) and total suspended particulates (TSP). Strategies to reach ozone standards by 1987 have been enumerated in the Air Quality Attainment Plan, 1982. The plan is being revised, as it is now clear that the 1987 goals cannot be met.

Motor vehicles are the greatest source of CO, hydrocarbons, and nitrogen oxides (NOx). Hydrocarbons and NOx react in the atmosphere to form ozone. The petroleum industry is the major source of sulphur oxides (SOx), while the agriculture and construction industries are the major source of airborne particulate matter. Table 6 shows ambient air quality standards as required by California and the federal government. Where the two standards are in disagreement, the more stringent standard applies.

"Sensitive receptors" are those people particularly susceptible to the effects of air pollution. Concentrations of sensitive receptors include hospitals, schools, day-care centers, and convalescent homes -- all found in the downtown area.

Phase I: Current air quality conditions in downtown Santa Barbara.

Phase II:

Impacts:

The less intensive nature of land use compared to present conditions may mean fewer vehicle trips to this area (see page 65). Accordingly, the project will not adversely affect air quality either in the immediate vicinity or in the air basin. Mitigation measures for Phase II are unnecessary.

TABLE 5

EXISTING AIR QUALITY, DOWNTOWN SANTA BARBARA<sup>1</sup>

<u>Pollutant</u>	<u>Standard</u>	<u>No. of Hourly Concentrations</u>			<u>Standard (Days/Hours)</u>	
		<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>
Oxidant/ Ozone	California (.10 ppm/1 hr.)	3/7	3/5	9/27	4/18	10/23
Carbon Monoxide	California (.9 ppm/8 hrs.)	0/0	0/0	0/0	0/0	5/5
Total Suspended Particulates	California Ann. Geometric Mean (60 ug/m <sup>3</sup> )	<u>Annual Geometric Mean (ug/m<sup>3</sup>)</u>				
		67.6	57.7	66.7	64.0	76.5 <sup>2</sup>

Notes:

1. The State Street sampling station was replaced by the Canon Perdido station in February 1983. Data for 1983 is exclusively from Canon Perdido.
2. Insufficient number of readings to meet ARB or EPA criteria for statistical significance.

Source: Annual Summaries, Calif. Air Quality Data, Calif. Air Resources Board.

TABLE 6

SQUARE FOOTAGE OF OCCUPIED BUILDINGS, EL PRESIDIO DE SANTA BARBARA SHP

<u>PHASE I</u>		<u>PHASE II</u>		<u>PHASE III</u>	
<u>Museum</u>		<u>Museum</u>		<u>Museum</u>	
Padre's Quarters	- 1,200	Phase I	- 4,700	Phase II	- 9,700
Chapel	- 3,500	Command Quarters	- 2,560	*S. Side Presid.	- 2,400
Subtotal	- 4,700	Padre's addn.	- 2,440	(part)	
		Subtotal	- 9,700	Subtotal	- 12,100
<u>Commercial</u>		<u>Commercial</u>		<u>Commercial</u>	
El Cuartel	- 1,130	Phase I	- 32,180	Phase II	- 28,850
Canedo Adobe	- 4,770	Soldier's Qtrs.	- 1,000	*Guardhouse	- 800
Cota-Knox	- 1,860	(in part)		*Store	- 400
814 Santa Barbara	- 3,250	-SUBTRACT-		*801 Santa Barbara,	- 4,450
(Anacapa H.S.)		Canedo Adobe	- 1,480	etc.	
834 (Print Shop)	- 750	(part)		-SUBTRACT-	
902 (Restaurant)	- 1,100	902 Santa Barbara	- 1,100	914 Santa Barbara	- 2,200
910 Santa Barbara	- 1,080	910 " " (part)	- 400	916 " "	- 1,000
912 " "	- 750	912 " "	- 750	814 " "	- 3,250
914 " "	- 2,200	219 E. Canon P.	- 600	*801 etc. " "	- 4,450
914A " "	- 2,170	Subtotal	- 28,850	Subtotal	- 23,600
916 " "	- 1,000				
916A " "	- 610				
209 E. Canon P.	- 1,060				
(DeLi)					
209A " "	- 450				
215 " "	- 4,050				
215A " "	- 3,700				
(Theater)					
Bldg. 005	- 1,300				
Bldg. 010	- 350				
219 E. Canon P.	- 600				
Subtotal	- 32,180				
<u>Residential</u>		<u>Residential</u>		<u>Residential</u>	
900 Santa Barbara/	- 1,170	Phase I	- 1,916	Phase II	- 746
203 E. Canon P.		-SUBTRACT-		*801 etc. Santa	- 1,000
920 Anacapa	- 746	900 Santa Barbara/	- 1,170	Barbara (part)	
Subtotal	- 1,916	203 E. Canon P.		-SUBTRACT-	
		Subtotal	- 746	*801 Santa Barbara	- 1,000
				Subtotal	- 746
<u>Vacant/Storage Buildings</u>					
911 Santa Barbara	- 900				
915 Santa Barbara-	1,100				
Sheds	- 500				
Subtotal	- 2,500				

1 Commercial includes space in reconstructed Presidio planned for concessions.  
 \* Requires acquisition by State of privately-held land or buildings.



During construction, short-term particulate emissions may affect local air quality. Air pollution impacts of this "fugitive" dust depend on meteorological conditions and the size of the particles. Large particles tend to settle near the source, while smaller particles (30 micrometers or less) may be dispersed over greater distances.

#### Mitigation:

Total particulate emissions from construction activities over the six-year span of this phase are insignificant. Contracts should stipulate that trucks hauling dirt and other loose materials cover their loads, and construction sites should be watered as necessary.

#### Phase III:

##### Impacts:

A reduction of vehicle trip ends in the project area is projected. There would be no adverse effects on air quality. Dust from construction should be controlled as in Phase II.

#### NOISE

##### Existing Conditions:

The most apparent noises in the central business district are those generated from auto traffic, followed by rail and air. Both rail and air traffic noise sources are at some distance from the El Presidio site. The three arterials bounding the project generate day-night noise levels (Ldn) of 65 DBA and higher. El Presidio can be considered a noise-sensitive land use due to its interpretive and historic nature.

##### Impacts:

The major impacts on noise levels from this project on the downtown area through Phase III will result from: 1) construction, and 2) noise from within the Presidio during special events. These impacts will be occasional and of short duration.

##### Mitigation:

No mitigation is necessary.

#### LAND USE:

##### Existing Conditions:

The Presidio area is zoned C-2 (Commercial), and supports a mix of urban land uses. The predominant use is offices, with retail commercial use close behind. Other uses include restaurants, museums, an art center, a theater, historic buildings, some residences, and a post office. Land values in the Presidio neighborhood are escalating as the adjacent downtown area becomes intensively developed. The current trend is toward office buildings, with the Presidio offices at 125 De La Guerra Street a recent example.

Phase I represents existing land use conditions in the project area.

Phase II:

Impacts:

Some of the changes in land use during Phase II include the loss by demolition (in approximate numbers) of 3,000 square feet of vacant buildings, 2,850 square feet of commercial space (restaurant, studio, office), and a residential duplex combining three bedrooms and 1,167 square feet (see Table 6 of the Environmental Impact Element and Figure 3 and Maps 8 and 12 of the Land Use and Facilities Element).

The demolished structures will be replaced by approximately 4,520 square feet of reconstructed Presidio as well as grounds and parking space. Within Presidio structures constructed during Phase II will be about 3,520 square feet of museum space and 1,000 square feet of concessions space. In addition, 1,480 square feet of the Canedo Adobe will be converted from office to museum. Concessions space would be used for compatible visitor-serving businesses such as book/souvenir shops and workshops which make and sell historical-type goods or foods.

The biggest land use impact appears to be the loss of long-term parking space (see the Parking section). The losses of a small restaurant, two small residences, office space, and studio space are important to those who live and work there or patronize these businesses. In relation to the total stock of commercial and residential space within the city, however, these losses are not significant. Moreover, they do not constitute a direct impact on the environment (see Phase III impacts below).

Mitigation:

The losses of commercial space may be partially mitigated by the creation of 1,000 square feet of new concessions space within the Presidio. In addition, the state may be required to relocate one of the residents. The other tenants have waived their relocation rights.

Phase III:

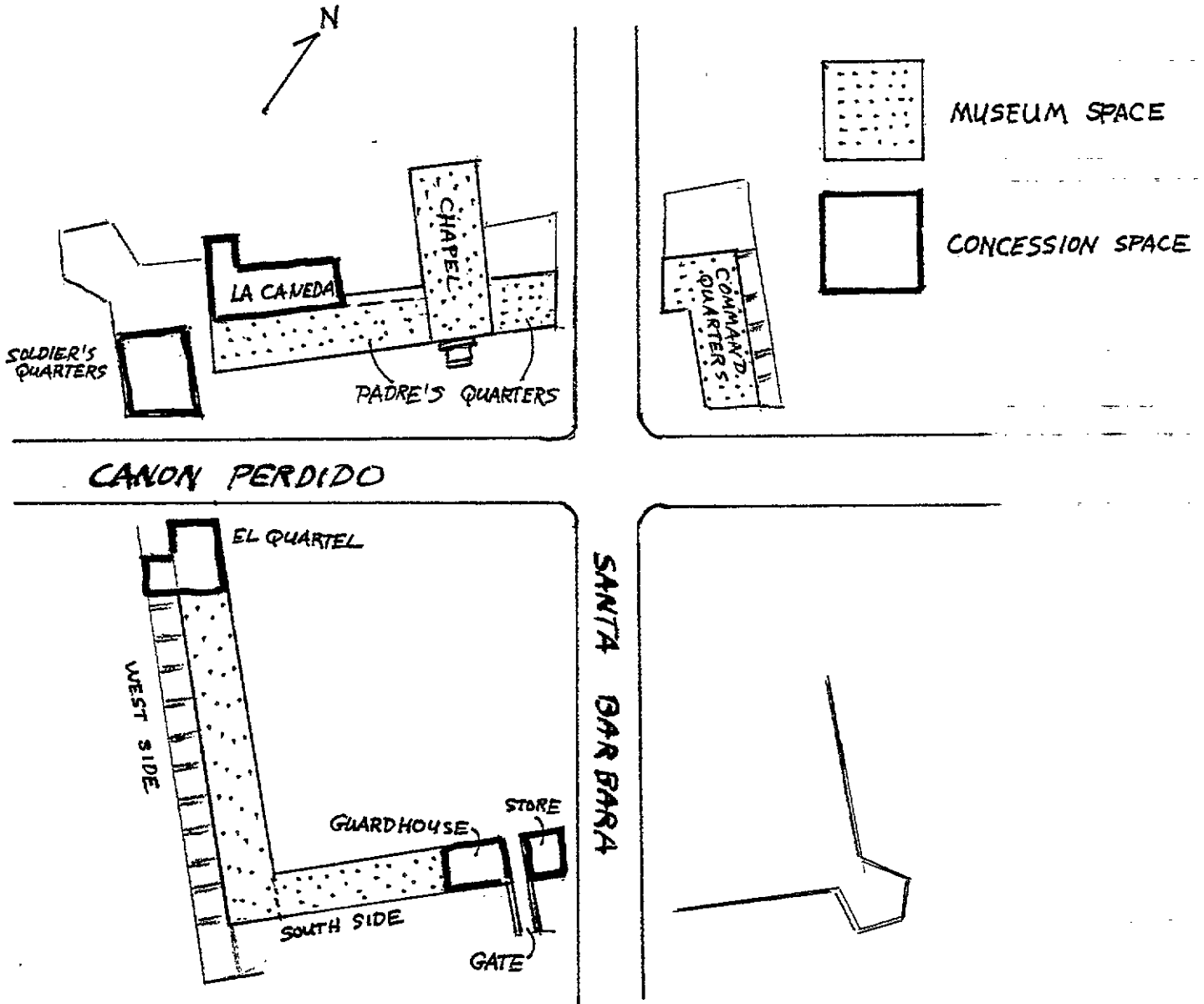
Impacts:

Most of the changes in Phase III involve construction of the southwest corner of the Presidio (see Map 11). This would add 2,400 square feet to the reconstruction. Of this, 1,200 square feet would be museum, and the remaining 1,200 square feet -- the guardhouse and store -- would be available for concessions. To provide parking and a vista of the south gate, four buildings would be removed (see Table 6 and Maps 8 and 11 of the Land Use and Facilities Element).

# FIGURE 3

## EL PRESIDIO DE SANTA BARBARA GENERAL PLAN

### PHASE III - MUSEUM AND CONCESSION SPACE



Displaced would be approximately 11,000 square feet of commercial space, including two bungalows occupied by a private university, a private high school, and in one building, an apartment and five small businesses: a frame shop, a mailbox business, an antique shop, a travel agency, and an accountant. The loss of this office and classroom space would be important to those immediately affected, but would not be significant in relation to the total space devoted to offices, instruction, and housing within the City of Santa Barbara. Moreover, loss of office and instructional space is an economic and social impact, and it does not in itself constitute an impact on the environment for CEQA purposes (Sec. 15131a of the CEQA Guidelines).

#### Mitigation:

The loss of commercial space may be partially mitigated by the creation of 1,200 square feet of new concessions space within the Presidio. In addition, unless it is specifically waived in negotiations, any tenant displaced by a state project has a right to state relocation assistance.

#### Discussion:

The reconstruction planned for Phase III will require state acquisition of private property. Acquisition requires willing sellers, agreement on the price, and the availability of state funds sufficient to cover the cost. We cannot know when, or even if, these things will occur. For this reason, we cannot place a completion date on Phase III of the General Plan.

### WATER

#### Existing Conditions

Santa Barbara relies on local county sources for its fresh water, primarily Gibraltar Reservoir on the Santa Inez River. Growth in the community has resulted in a chronic water shortage, and in April 1986, the city imposed a one-year moratorium on new major building projects. The moratorium is intended to curtail the growth of water demand until the supply can be increased. This may not occur, however, until 1995 or later, when a project to raise the height of Gibraltar Dam can begin. For this reason, the city may feel obliged to continue the moratorium.

#### Phase II

##### Impacts:

In Phase II, the General Plan proposes to add 5,000 square feet of museum space and remove a net 4,500 square feet of commercial and residential space. While there will be an increase of 500 square feet of building space, because of the change to uses which consume less water, we calculate a savings of approximately 1,000 gal./day (Table 7). Landscaping the parking lots to city standards will reduce the savings by an undetermined amount.

## Mitigation:

No mitigation is needed. Nonetheless, the state should use standard water conservation practices in the design and operation of the Presidio. These include: low-flush toilets, automatic shut-off valves in sinks, and use of crushed rock or decomposed granite in place of turf.

## Phase III

### Impacts:

In Phase III, the General Plan proposes to add 2,400 square feet of museum space and remove a net of 10,700 square feet of commercial and residential space. Again, the result should be a water savings of approximately 1,000 gal./day (Table 7).

### Mitigation:

No mitigation is needed (see discussion in Phase II above).

## CULTURAL RESOURCES

### Existing Conditions

The Presidio zone of interest contains both historic and, possibly, prehistoric resources. Some standing buildings in the zone are judged to be of historical significance, while archeologists have found within the earth many things of historical value.

The General Plan describes the cultural resources within the Presidio zone of interest on pp. 9-13 and 18-22. See also Maps 2-4 of the Land Use and Facilities Element.

### Phases II and III:

#### Impacts:

Demolition and construction of buildings will disturb the surface and subsurface of the soil where they occur. Any cultural materials residing in the disturbed soil would be damaged and/or ruined for the purpose of historical interpretation. No building judged historically significant will be demolished. One building of minor historical significance, the Bonilla House at 915 Santa Barbara Street, will be moved to a new location next to the Pico Adobe during Phase II.

#### Mitigation:

Policies on pp. 32-33 of the General Plan would establish an ongoing archeological and historical research program. The Trust has already hired a consultant to prepare archeological work plans to guide cultural resource investigations in connection with Presidio development.

TABLE 7

CHANGE IN WATER USE, EL PRESIDIO DE SANTA BARBARA GENERAL PLAN

	<u>Apartment</u>	<u>Retail</u>	<u>Office</u>	<u>Restaurant</u>	<u>School</u>	<u>Museum</u>	
Local Use Rate <sup>1</sup> gal/day/1000 sq.ft.	161/unit	119	77	651	155	39	
 <u>PHASE II</u>							
Change in Land Use (sq.ft.)	-2 units	+400	-2630	-1100	--	+5000	<u>Subtotal</u>
Change in Water Use (gal/day)	-322	+48	-203	-716	--	+195	-998 gal/day
 <u>PHASE III</u>							
Change in Land Use (sq.ft.)	-1 unit	-2650	-3800	--	-3250	+2400	<u>Subtotal</u>
Change in Water Use (gal/day)	-161	-315	-293	--	-504	+94	-1179 gal/day
							<u>General Plan Total</u>
							-2177 ga/day

1. Source: City of Santa Barbara

## Zoning/Plans

The proposed General Plan for El Presidio will have no adverse impact on any city plan or zoning ordinance. On the contrary, it will advance the goals of the Cultural/Historical Resources section of the city's General Plan, Conservation Element.

### Effects Not Found to be Significant

The effects of the General Plan on earth and water resources, plant and animal life, traffic/circulation, energy, utilities, and public services will not be significant.

### Significant Unavoidable Impacts

There will be a significant unavoidable decrease in the supply of leased or reserved parking spaces in the Presidio zone of interest.

### Growth-Inducing Impacts

The General Plan calls for partial reconstruction of the Presidio, which will displace various other land uses. Except -- perhaps -- during certain construction phases, the Presidio will provide fewer on-site jobs and services than the businesses and residences it displaces. We expect 7 to 10 new employees to manage the properties and run the concessions. This compares with the 20 to 30 people now working at least part-time at places which would be torn down for the Presidio.

The Presidio should stimulate tourism. We predict an increase of between 45,000 and 90,000 visitors per year to the Presidio. For most of these people, however, visiting the Presidio will not be the main reason for coming to Santa Barbara.

For these reasons, there should be no growth-inducing impacts as a result of the General Plan.

### Cumulative Impacts

In conjunction with other recent development projects near the Presidio which have displaced leased or reserved parkers (e.g., Presidio offices on De La Guerra Street), the proposed General Plan will have a cumulative adverse impact on the local supply of long-term parking spaces.

### Short-Term Uses vs. Long-Term Productivity

There are expected to be no new adverse long-term or cumulative impacts on the environment as a result of the General Plan. Displacement of commuter parking is the only significant adverse impact of the General Plan. The total demand for parking will not significantly increase at the state-owned Presidio area; rather, the state will provide off-street parking to cover normal daily use of the state-owned buildings where little or none had been provided before. The deficit of commuter parking spaces is a problem throughout downtown Santa Barbara for which the state cannot be held responsible.

## Alternatives

Alternative 1: No action. Under this alternative, the reconstruction project would stop at its present state of development. Currently, the museum, the padre's quarters, and the chapel have been reconstructed. There is no on-site parking available for visitors, although state-owned land could be made available for that purpose.

This would require either removal of existing buildings (e.g., in the Alhecama Arts Complex) or the displacement of existing monthly parkers.

The "no action" alternative would provide a limited version of the cultural enhancement of a fully reconstructed presidio on the site. Project-related circulation and land use impacts would be minimized under this alternative. However, the impacts of the type of commercial development that might be built in the project area should Phases II and III not be carried out could be substantially greater. Without construction of on-site parking facilities, parking available would continue to be affected.

Alternative 1 would cause the fewest environment effects among the alternatives discussed. It provides no new parking spaces, and it presupposes no new construction on public and private property within the Presidio zone of interest.

Alternative 2: Reconstruction up to Phase II, with modifications. Under this alternative, reconstruction would stop with completion of the project north of Canon Perdido Street (see Map 2).

Two buildings in the Alhecama Arts Complex, the Antioch College offices at 914 and 916 Santa Barbara Street, would be torn down to build a parking lot with 24 spaces. Alternative 2 would save the Anacapa High School building and the building on the corner of Santa Barbara and De La Guerra.

This alternative would provide on-site parking for the facility during daytime hours and for special events. While providing a less comprehensive cultural perspective on the original Presidio than the department's proposed project, the land use impacts would be less.

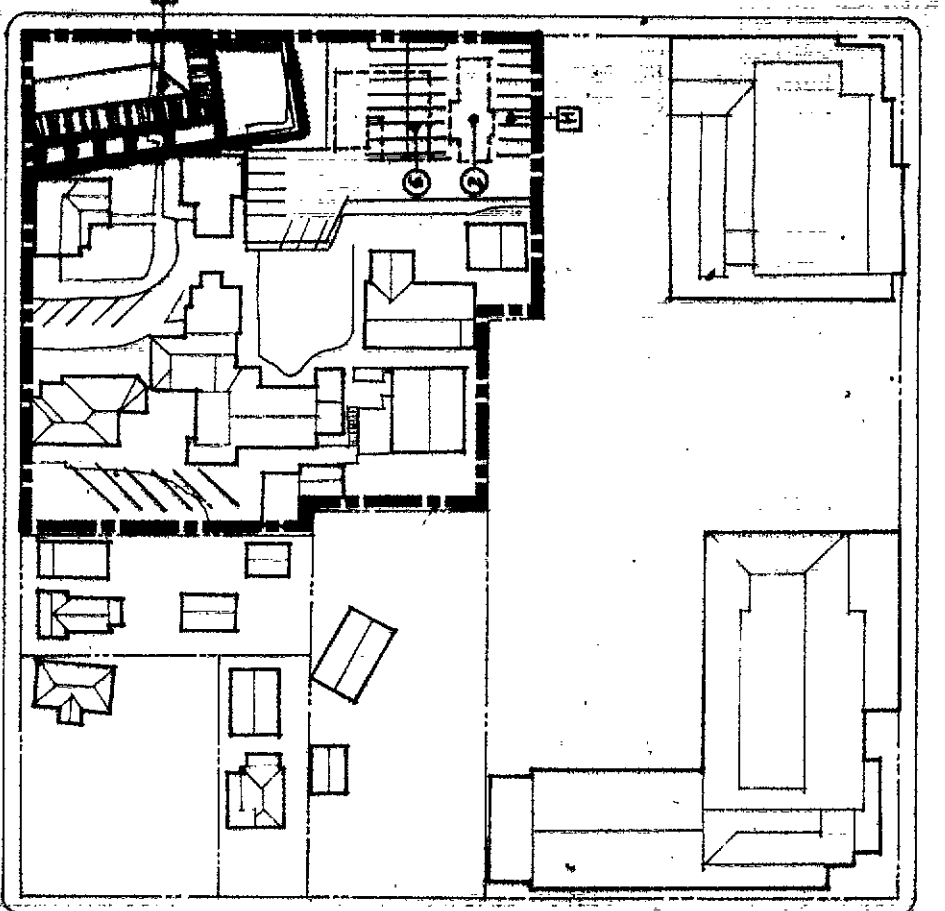
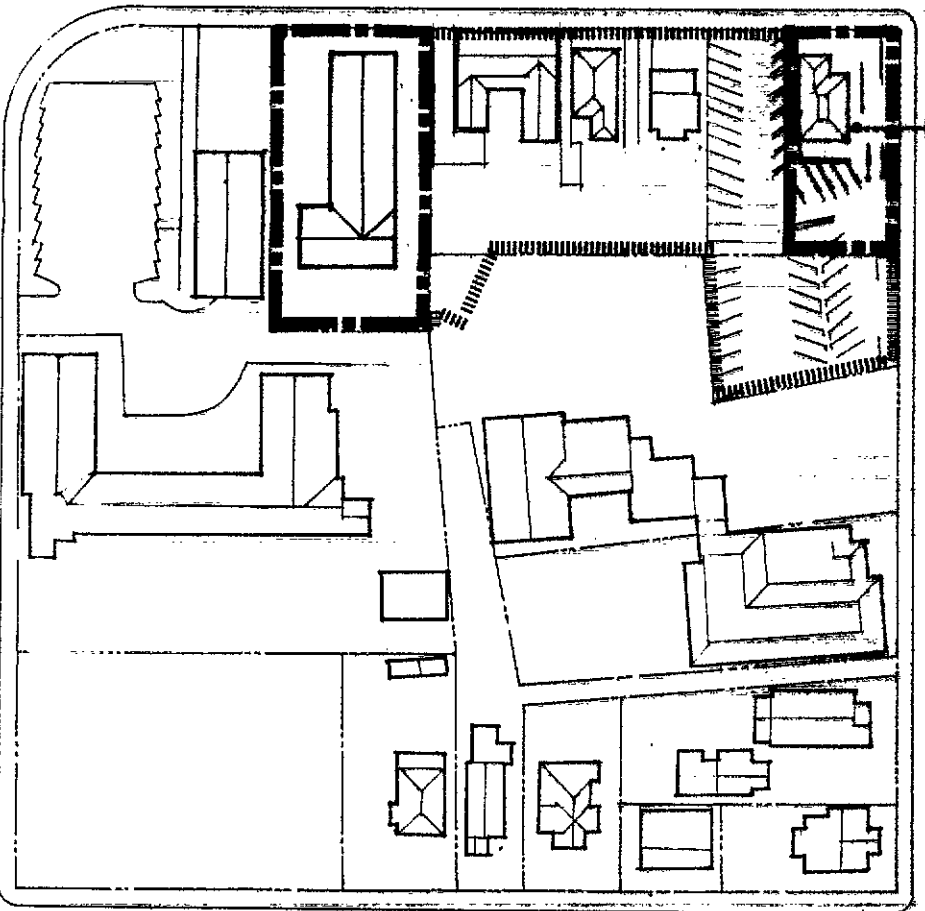
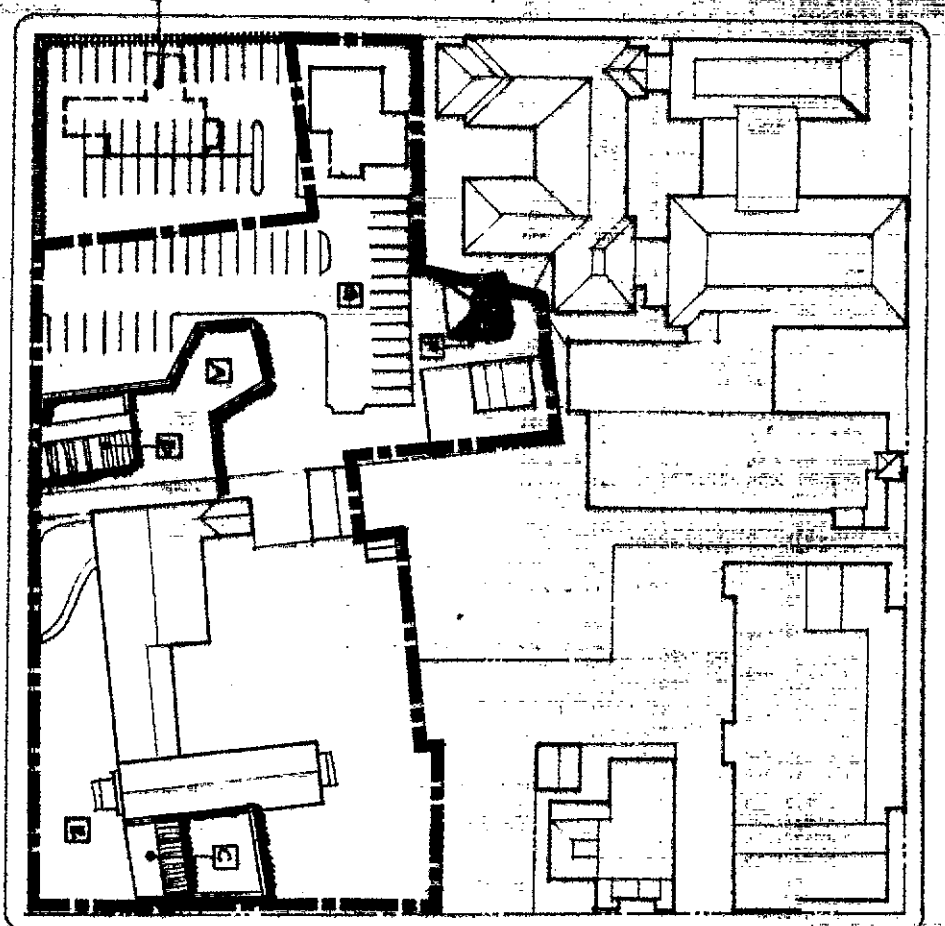
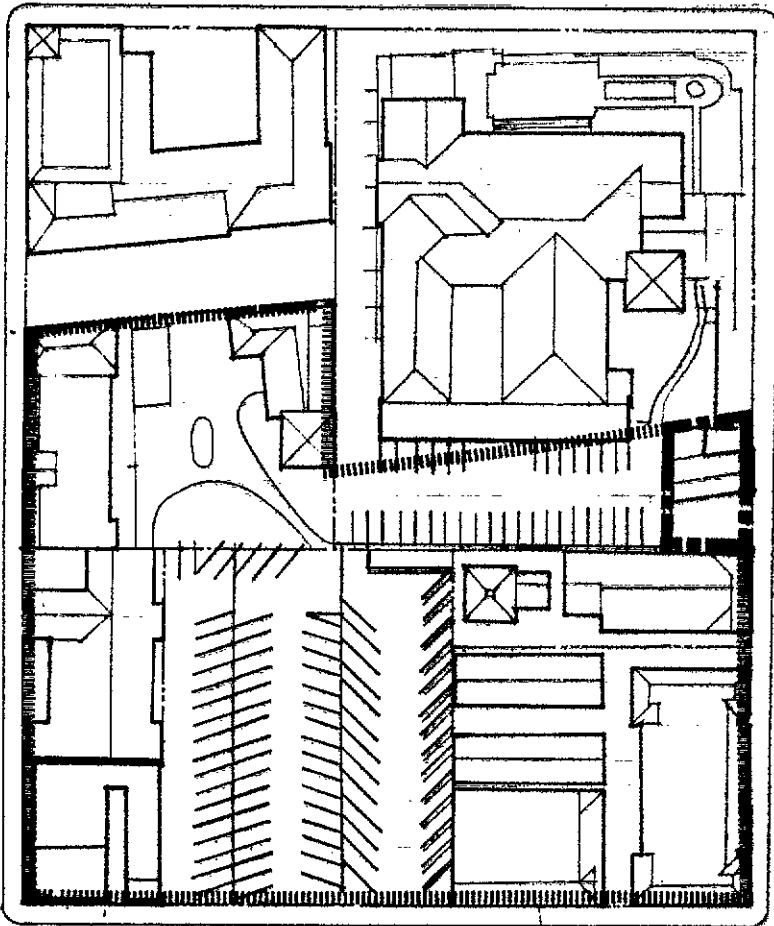
Traffic would not be significantly affected -- the number of trips generated is actually projected to decline somewhat over the existing number (see Table 1, Trip Generation). There would be a calculated excess of seven parking spaces over the demand projected for the Presidio project and other state-owned buildings at this stage. As with the department's preferred project, though, the problem of displaced commuter parks (96 in this alternative) would constitute a significant adverse impact.



Alternative 3: Reconstruction through Phase III, except the west side of the Presidio (including the southwestern corner) would not be reconstructed (see Map 3). There would be approximately 4,160 sq. ft. less of museum space (soldiers' quarters). This alternative would avoid all impacts to the post office and the property to the west of the existing parking lot. The building on the corner of Santa Barbara and De La Guerra Streets would still be torn down to provide a prospect of the south Presidio gate, and 8 parking spaces.

The effects on parking availability would be reduced by the number of post office spaces saved (32), and the number of trip ends generated by the project would be reduced to a small extent (8 peak hour trip ends each way). The problem of displaced monthly parkers, while less, would still be a significant impact.

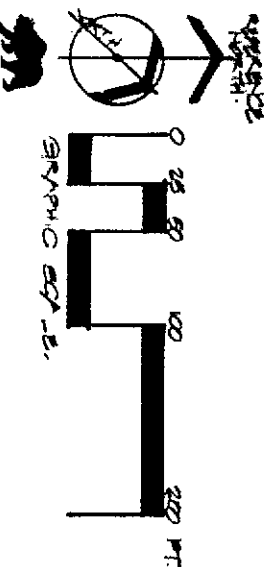
The lack of the west side of the Presidio would lessen the amount of exhibit space available, but under the department's preferred project, the visual impact of a west side would be considerably depreciated by the buildings and parking lots that would remain within.



**LEGEND**

- EXISTING BLDGS
- BLDG FOOTPRINT
- EXISTING STATE OWNERSHIP
- ZONE OF INTEREST BOUNDARY
- BUILDING TO REMOVED
- NEW PARKING AREA
- RECONSTRUCTED PREVIOUS BUILDING AND OFFICE KILL
- HIGHWAY SECTION
- SOLDIER QUARTER (FAMILY)
- COMPACTANT OFFICE
- COMPACTANT RESIDENCE
- MINI-PLAZA
- PAVILION BASE (RELOCATED)
- NEW PARKING LOT 24 SPACES
- NEW PARKING LOT 24 SPACES
- EXISTING PARKING LOT 10 SPACES
- ONE STAIR
- ONE/ONE/ONE
- OFFICE/CLASSROOMS

**E.I.R.  
ALTERNATIVE 2**

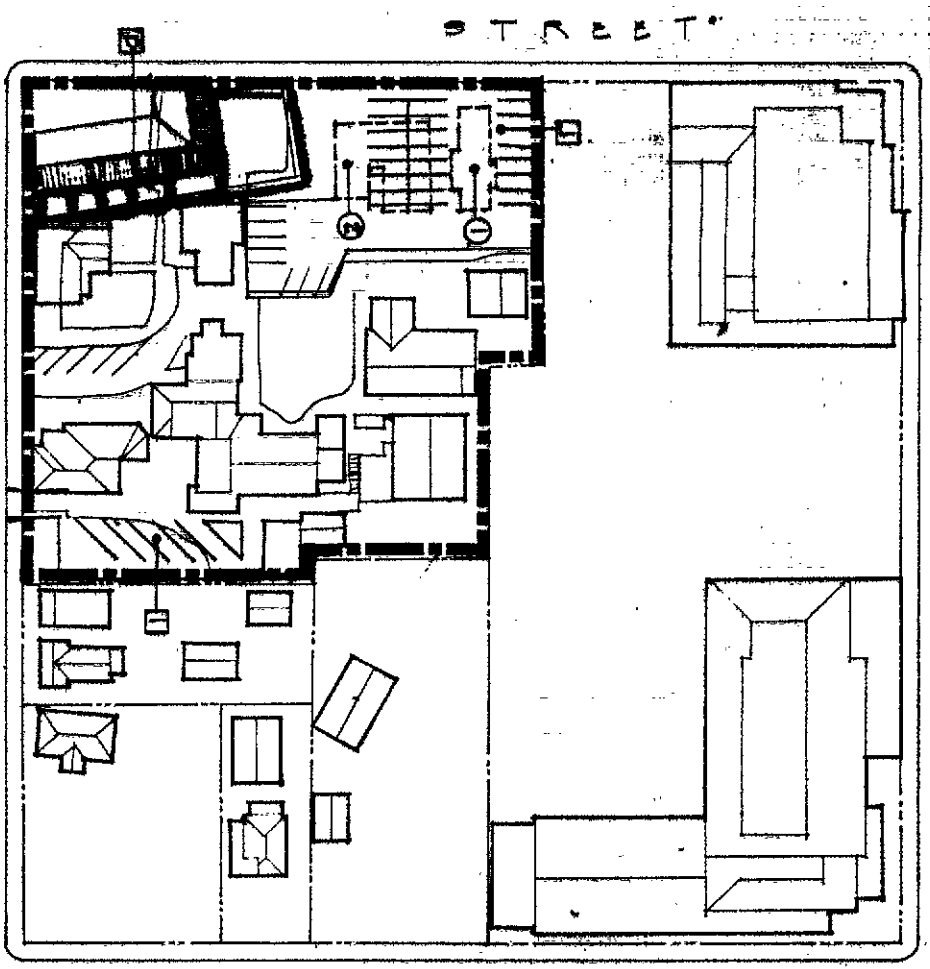
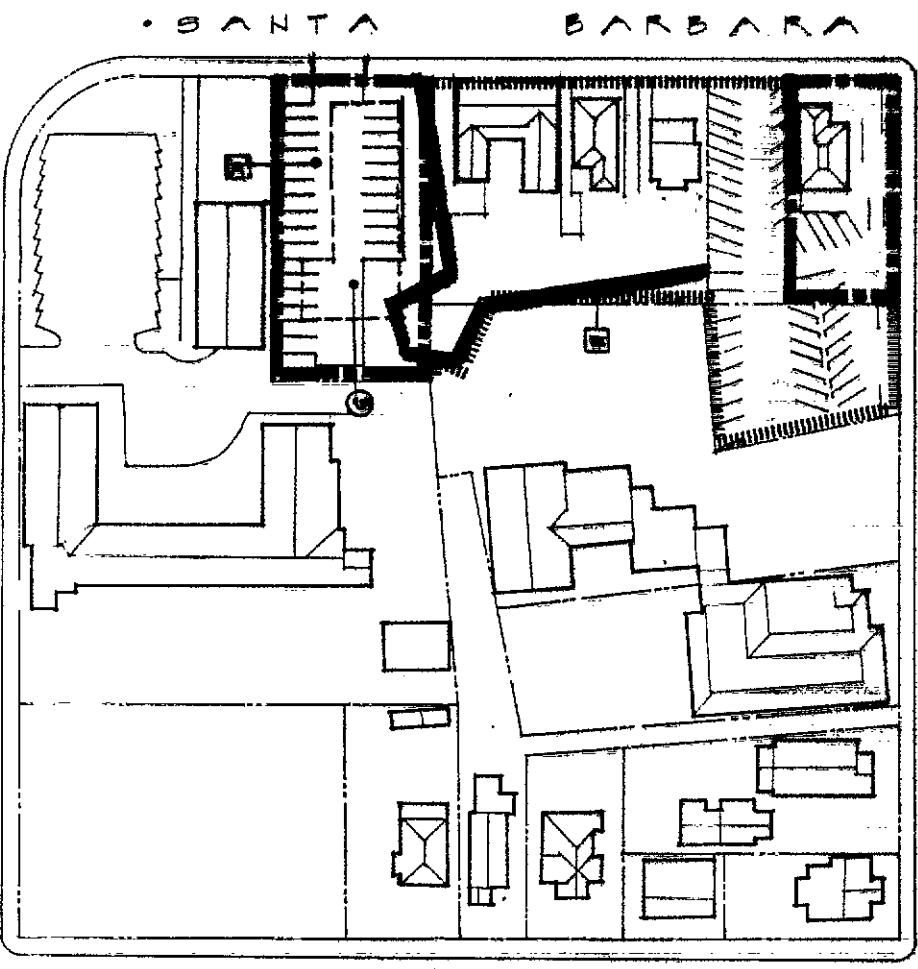
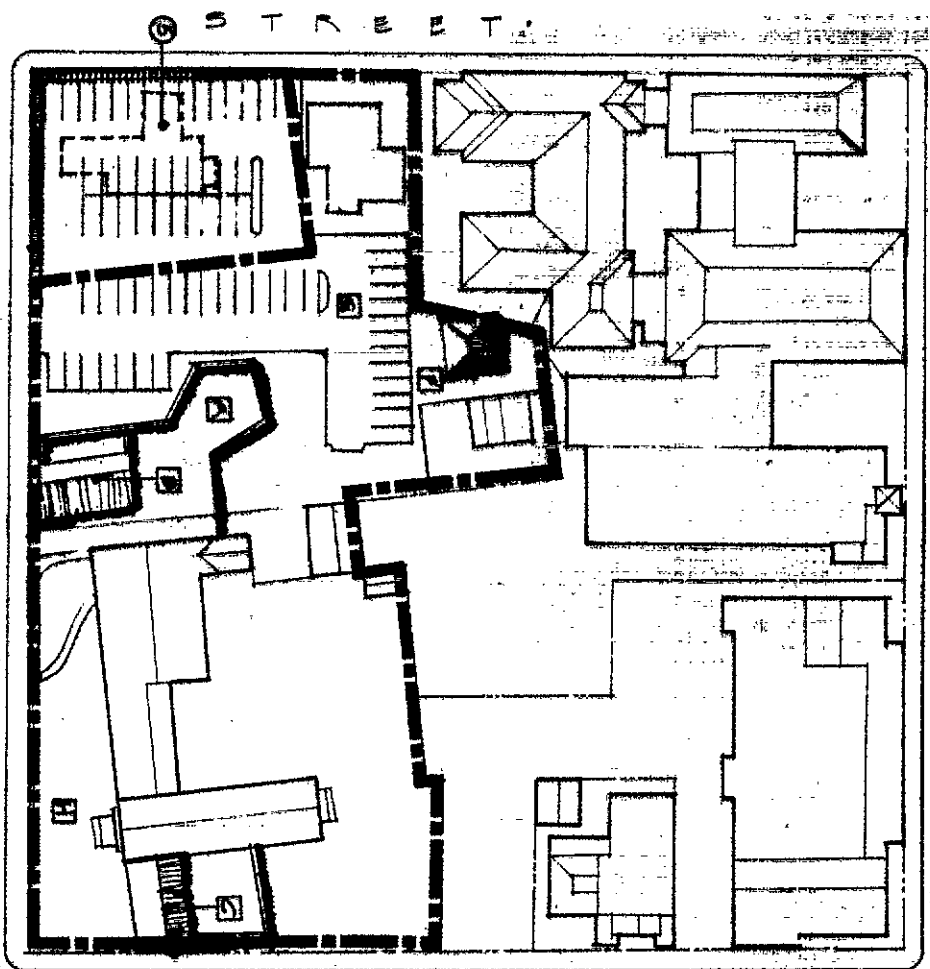
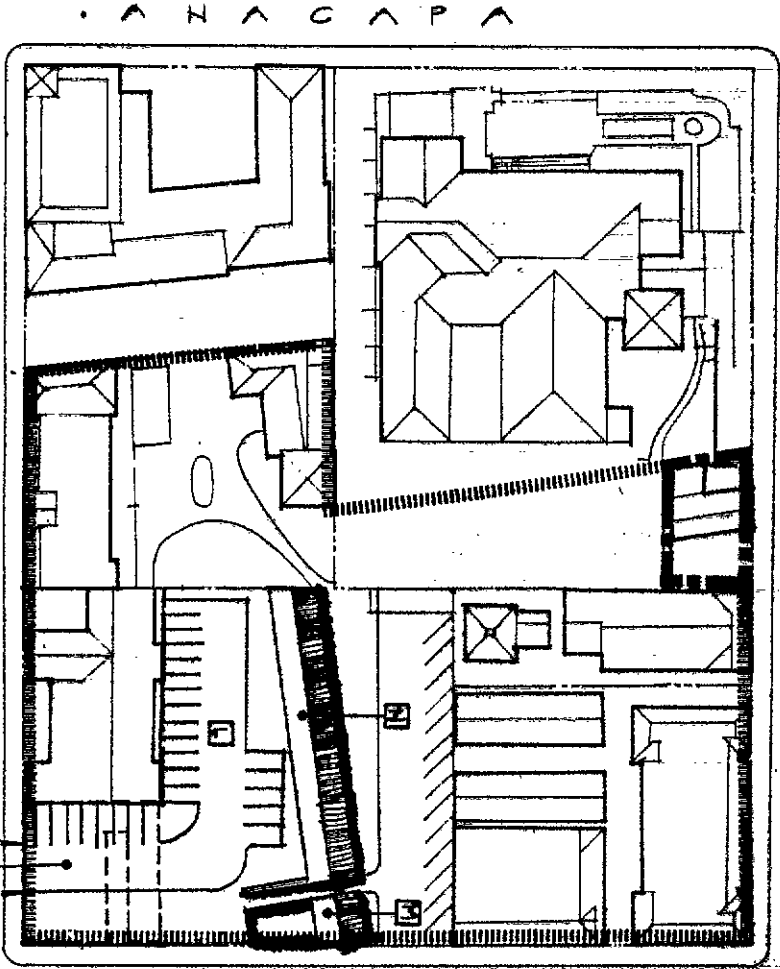


E.I.R. ALTERNATIVE #2  
EL FRESCO DE SANTA BARBARA S.H.P.

RESOURCES AGENCY OF CALIFORNIA  
DEPARTMENT OF PARKS AND RECREATION

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

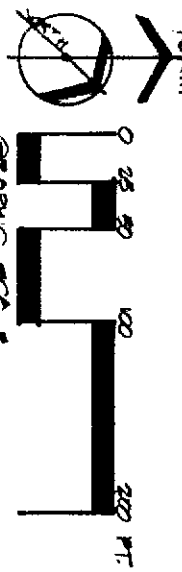
DESIGNED  
DRAWN  
CHECKED



**LEGEND**

- BETA BUILDG
- BARRADO BUILDG FOOTPRINT
- EXISTING STATE OFFICE SHIP
- ZONE OF INTEREST BOUNDARY
- BUILDINGS TO BE REMOVED
- NEW PARKING AREA
- RECONSTRUCTED FREDDO BUILDING AND PARADE WALLS
- IMPROVED EXISTING
- SADDLER QUARTER (FAMILY)
- CANDIDATE OFFICE
- CANDIDATE RESIDENCE
- SOUTHWEST CORNER AND EXISTING
- RELOCATED BALLA HOUSE
- NEW PARKING LOT C9, SPACES
- MINI PLAZA
- NEW PARKING LOT: 5 SPACES
- NEW PARKING LOT: 24 SPACES
- NEW PARKING LOT: 26 SPACES
- NEW PARKING LOT: 29 SPACES
- GUARDS HOUSE / SOUTH ENTRANCE
- SOLDIERS QUARTERS
- OFFICE/CLASSROOMS
- OFFICE/CLASSROOMS
- OFFICE/CLASSROOMS
- STUDY/STUDIO OFFICE APARTMENTS
- ONE SPATIAL (CORRIDOR)

**E.L.P.R.  
ALTERNATIVE 3**



RESOURCES AGENCY OF CALIFORNIA  
DEPARTMENT OF PARKS AND RECREATION

• B.I.R. ALTERNATIVE #3.  
• BARRADO DE SANTA BARBARA S.H.P.

DESIGNED  
DRAWN  
CHECKED

RESPONSES TO COMMENTS

EL PRESIDIO DE SANTA BARBARA PRELIMINARY GENERAL PLAN

SCH # 84022913

Comments were received from the following:

City of Santa Barbara  
U. S. Post Office  
Janice Keller  
Network  
Robert Sollen, Sierra Club





## OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET  
SACRAMENTO, CA 95814

(916/445-0613)

October 31, 1986

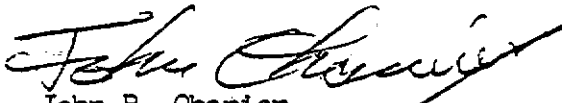
J.M. Doyle  
California Department of  
Parks and Recreation  
P.O. Box 942896  
Sacramento, CA 94296-0001Subject: El Presidio de Santa Barbara State Historic Park General Plan  
SCH# 84022913

Dear Mr. Doyle:

The State Clearinghouse submitted the above named environmental document to selected state agencies for review. The review period is closed and none of the state agencies have comments. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call Glenn Stober at 916/445-0613 if you have any questions regarding the environmental review process. When contacting the Clearinghouse in this matter, please use the eight digit State Clearinghouse number so that we may respond promptly.

Sincerely,



John B. Ohanian  
Chief Deputy Director  
Office of Planning and Research

RECEIVED

NOV 3 1986

RPD

# CITY OF SANTA BARBARA



CITY HALL  
DE LA CUERVA PLAZA  
P.O. DRAWER P-P  
SANTA BARBARA, CALIFORNIA 93102  
TELEPHONE (805) 565-0611 EXT. 201

SHEILA LODGE  
Mayor

October 29, 1986

Mr. James Doyle  
Supervisor, Environmental Review Section  
California Department of Parks and Recreation  
P.O. Box 942896  
Sacramento, CA 94296-0001

RE: El Presidio de Santa Barbara State Historic Park,  
Preliminary General Plan

Dear Mr. Doyle,

On Friday, October 24, 1986, the Environmental Review Committee (ERC) and Staff reviewed the Environmental Impact Element of the above referenced document. This report is intended to stand as the Environmental Impact Report (EIR) for this project. The ERC found, however, that it is grossly inadequate in addressing major environmental issues and does not begin to meet the requirements of CEQA.

The inadequacy of this document was reflected in the public testimony, the serious concerns of committee members, and by the staff report. Particular inadequacies occur in the areas of parking, traffic, water, air quality, archaeology, housing and neighborhood character. In addition, much concern was expressed by the ERC and members of the public about the lack of public notice about the hearing and the unavailability of the document for review. Because of the considerable changes to the existing fabric of downtown, opportunity to review and comment on the project is very important. The City of Santa Barbara feels that lengthy suggested revisions would be futile at this time as the document totally lacks any firm basis on which to comment. Due to the major gaps in the EIR, it will be necessary to prepare a new Draft and recirculate for public review.

Therefore, the City of Santa Barbara requests that a meeting be set with representatives from your department, the City, the Santa Barbara Trust for Historical Preservation, Senator Gary Hart and Assemblyman Jack O'Connell in order to determine a process for re-writing of the environmental document. This

OCT 31 1986

110

6-6238

1. The general plan and EIR have been extensively revised in both format and content in response to comments by the City and the public.

2. In addition to written comments received on the draft EIR, the Department received public responses at a hearing conducted by the City's Environmental Review Committee to discuss the preliminary general plan and draft EIR. This hearing was held October 24 during the official public review period for the draft EIR. Since then, the Department has met several times with City staff to work on problems with these documents. Copies of the revised pre-final general plan and EIR were distributed to the City and other interested parties. The City, other agencies, and the public had another opportunity to comment on the general plan at the State Park and Recreation Commission hearing held in Santa Barbara on April 10.

3. The Department and City have agreed that a new draft EIR will not be necessary.



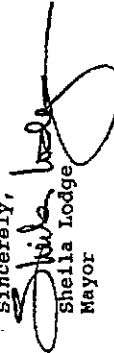
El Presidio de Santa Barbara  
October 29, 1986 Page 2

meeting should be set within one month and before any further action is taken on the Preliminary General Plan. It may be appropriate to postpone the joint meeting with the City Planning Commission, Architectural Board of Review and Landmarks Committee scheduled for November 19, 1986. The primary objective of this meeting would be to help the State Department of Parks and Recreation prepare an EIR which meets the provisions of CEQA and addresses all of the potential impacts completely and accurately. The redrafting of the EIR should be a collaborative effort. We would propose to discuss alternatives to complete an adequate document at this meeting.

The reconstruction of the Presidio is a major project in Santa Barbara's environmentally sensitive downtown, and must be reviewed in the same objective, independent and professional manner as all other projects proposed in the City. The potential environmental impacts of this project are considerable, and should have adequate review and opportunity for public comment once all of the environmental issues and possible mitigations have been thoroughly discussed in a professionally written document.

Thank you for your consideration. We look forward to working with you in the future. Patricia Saley, Principal Planner or Janice Hubbell, Environmental Analyst will contact you and other probable participants in the requested meeting next week in order to set the date for the meeting. If you have any questions, please feel free to call them at (805) 963-1663.

Sincerely,

  
Sheila Lodge  
Mayor

Attachment

cc: State Senator Gary Kart  
Assemblyman Jack O'Connell  
Santa Barbara Trust for Historic Preservation  
City Planning Commission  
City Environmental Review Committee  
City Architectural Board of Review  
City Landmarks Committee  
Richard D. Thomas, City Administrator  
Steven A. Amerikaner, City Attorney  
Robert M. Tague, Community Development Director

S/NOP  
presdoyl.ltr  
JH/SW

4. The meeting with the City, the Trust, and representatives of the Legislature was held on December 17, 1986. Meetings with the other boards and committees were also held.

5. Existing turning movement counts and levels of service on the intersections closest to the project have been included in the EIR. Projected impacts on intersections have not been included because the project is expected to generate less traffic after completion of the general plan than it does now, particularly at the City's peak hours.

6. This has been done in two ways (see EIR and Appendix).

7. This has been done (Table 3).

8. This has been done (Map 12, Appendix 4).

\*\*\*\*\*  
\* City of Santa Barbara \*  
\* Interdepartmental Memorandum \*  
\*\*\*\*\*

DATE: October 29, 1986 DEPARTMENT OF: PUBLIC WORKS

TO: Patricia W. Saley, Principal Planner

VIA: George Garth, Transportation Engineer *Garth*

FROM: Transportation Planner *SL*

SUBJECT: EL PRESIDIO DE SANTA BARBARA ENVIRONMENTAL IMPACT ELEMENT  
\*\*\*\*\*  
Transportation staff has reviewed the Environmental Impact Element (El Presidio de Santa Barbara State Historic Park Preliminary General Plan) for the proposal to implement phases I through III of El Presidio de Santa Barbara. Our main comments regarding traffic, circulation and parking aspects of this document are noted on page 1, followed by additional detailed comments.

PRIMARY COMMENTS

References and calculations of trip generation figures should be included in the report.

Existing and proposed turning movement counts and level of service calculations for area intersections should be included in the report. Do the level of service calculations take into account cumulative development downtown, background growth factors, and circulation changes resulting from the Crosstown Freeway project and the Downtown Retail Revitalization project? (ex: closure of 99 W. De la Guerra Street).

Quantification of the number of visitors expected with each phase of the project would be useful.

References and calculations of parking generation figures should be included in the report.

Clarification of on-street and off-street parking proposed for the three phases of the project is needed. Ownership and operational characteristics of the various parking resources in downtown Santa Barbara should be described.

DETAILED COMMENTS

PAGE

SUMMARY

- 1 The sixth paragraph does not describe clearly short-term and long-term parking solutions. Do "short-term" and "long-term" refer to the length of time that vehicles may park, or to the phasing of project construction?
- 1 Indented paragraph #2 appears to contradict the last paragraph of the SUMMARY section. Paragraph #2 states that visitor parking will be provided on-site. The last paragraph refers to various parking alternatives discussed on page 49, two of which involve off-site parking.

Guidelines for the General Plan

Concessions

- 11 3 paragraph 7 A table showing anticipated numbers of visitors and parking demand for day-to-day operations and for special events associated with the various phases should be provided. Please refer to comments regarding page 66.

INTRODUCTION

Architectural Resources

- 12 11 last paragraph Additional detail regarding the (Post Office) parking in the yard which would have to be readjusted to maintain the same system of operations." would be useful. The transportation division has 20-scale aerial photos of the whole area affected by El Presidio, which could be used to provide details.

LAND USE AND FACILITIES ELEMENT

Existing Land and Building Uses

- 13 37 paragraph 6 The ownership status and total number of parking spaces in the "Presidio Study Area" is not clear from this paragraph. Are the 114 state-owned parking spaces included in the total of 854 spaces? A consolidated table or chart with the information in Appendix 2 plus parking lot ownership and use information would be helpful.
- 14 37 paragraph 6 The boundaries of the "Presidio Study Area" need to be described.

9. This has been clarified.

10. The summary and the parking section have been revised.

11. Table 3 of the EIR shows parking demand related to the area of different types of buildings within the project. Visitor projections are made in Appendix 6, and visitation levels are discussed in the Traffic section of the EIR.

12. The plan has been scaled down so as not to impact the post office.

13. Ownership is shown in Map 1 of the Land Use and Facilities Element.

14. In this reference, the "Presidio Study Area" refers to the whole 4 blocks on which the Presidio "footprint" lies. The map on p. 99 has been replaced by Map 9 of the Land Use and Facilities Element.

Phasing

45 indented paragraph 2 Is the surface parking proposed for the Alhacama Theater sufficient to comply with the City's zoning ordinance and/or actual parking demand? Will there be an increase in the intensity of use of the theater, resulting in greater trip generation?

15

45 indented paragraph 3 Last sentence is unclear. The map on page 48 does not show a parking area at the corner of garden and De la Guerra Streets, and a building is scheduled to be constructed soon on the vacant lot at this intersection.

16

Parking

49 paragraphs 5 9 As noted regarding page 1, clarification of "short-term" and "long-term parking solutions" is needed.

17

49 paragraph 1 The reference for the "150 parking spaces" should be cited. Perhaps this paragraph should refer to Table 4 on page 84, which shows a need for 138 parking spaces?

18

49 indented paragraph 1 What locations might be available to lease for surplus visitor parking on property outside the state park boundaries? Please note that Municipal Code Section 28.90.001 has recently been amended with respect to the provision of parking for a given building on a separate parcel of land.

19

49 indented paragraph 2 There is no system at present which would allow the "payment of in-lieu fees to the Downtown Parking Assessment District towards additional public parking facilities." If such a system is established, the 90-minute parking provided in the lots might be suitable for visitors but it would not be adequate for employees of El Presidio.

20

ENVIRONMENTAL IMPACT ELEMENT

Summary

65 The Commuter Parking Lots will at best be able to accommodate 1/3 or so of the vehicles displaced from the 195 leased parking spaces on state-owned lots.

21

66 Please provide a parking demand table for all phases of the project to show the parking needs for the Presidio and surrounding businesses.

22

16. The 27 on-site parking spaces are not enough to serve audiences attending performances. We understand, however, that those attending have not had a problem finding parking close by, because the performances have taken place during evenings (see Table 6 - Parking Survey).

We expect the use of the Alhacama Theater to continue as before. Because the size and use of the theater will not change, the City's parking ordinance does not require the owner to provide additional on-site parking.

16. Correct. The text has been changed in the final general plan.

17. "Short-term" and "long-term" refer to proposals, not to type of parking space.

18. This text has been superseded by the Parking section of the EIR and has been changed in the final general plan.

19. Except for the once-or-twice per year special event, the Department no longer expects to provide visitor parking off-site. The text has been changed in the final general plan.

20. See response #19.

21. In the final general plan, a maximum of 108 commuters will be displaced. Otherwise, you are correct. The EIR states this as a partial mitigation only.

22. See Tables 3 and 5 of the EIR.

- 23. Correct. The summary has been changed.
- 24. Correct. The text has been changed.
- 25. This has been added.
- 26. These changes have been made.

The requested table should itemize each facility to be removed or constructed, showing the square footage, acreage, or dwelling units, the parking generation rates used, source of these generation rates, and the associated phase of Presidio reconstruction.

"On-street parking is deficient along Anacapa, Canon Perdido, and Carrillo" should not be listed as a project impact. On-street parking occupancy on these blocks has been at capacity for a number of years, as indicated by a 1981 study which showed occupancies to be 78% to 129%, averaging over 100%. It does not seem as though the project could worsen on-street parking conditions since occupancy is already at capacity.

Environmental Impacts and Mitigations

Traffic Circulation

67 paragraph 2 The second sentence incorrectly states that area intersections "are well delineated and signaled for pedestrian use." The traffic signals in the vicinity of the project do not have pedestrian indications, with the exception of the intersections on Santa Barbara Street north of Carrillo Street.

67 paragraph 3 The explanation of intersection level of service ratings should note that the City of Santa Barbara considers traffic impacts at an intersection to be significant when the peak hour Volume-to-Capacity ratio (V/C ratio) increases above 0.77, or when a project results in an increase of 0.01 or more to the V/C ratio of an intersection which is already operating above the 0.77 level.

67 paragraph 4 It appears that the first sentence should read: "Figure 2 illustrates the service levels of twelve signalized intersections street segments in the vicinity of El Presidio." Figure 2 should be labeled and arranged so that it clearly indicates street segment levels of service.

The remaining three sentences in the paragraph should be rewritten to make it clear that they are referring to intersection levels of service. A chart or map showing existing and proposed intersection V/C ratios and levels of service is needed. The report should describe the time frame and circulation system conditions assumed for the analysis.

Phase II

Impacts:

68 paragraph 1 Please include a table showing how trip generation figures in Table 3 were obtained. The table should itemize each facility to be removed or constructed, showing the square footage, acreage, or dwelling units, the trip generation rates used, source of the trip generation rates, and the associated phase of Presidio reconstruction.

68 paragraph 2 Is the meaning of the second sentence "Because the project should draw bus-loads of students and tour groups, the number of vehicle trip ends may be reduced, lower than the calculated trip generation.?"

Phase III

Mitigation:

68 paragraph 7 The report recommends the installation of Class II bike lanes on Santa Barbara, Anacapa, De la Guerra, Carrillo, and possibly Garden Street. What blocks of these streets are proposed for bike lanes? Will El Presidio result in a demonstrated need for these new bicycle lanes, since the elimination of on-street parking would be necessary in order to establish them? These bicycle lanes are not included in the General Plan for the City of Santa Barbara.

Parking

Existing Conditions:

69 paragraph 3 What are the hours of peak parking demand, and what are the peak demand rates? The report only mentions the average demand rates, which may be artificially low since the 11 hour long study extended several hours beyond retail and office activity periods.

What is the purpose of analyzing the occupancy of private parking lots which apparently will not be owned and operated by El Presidio State Park?

69 paragraph 4 Why is the "migration" (or "90-minute shuffle") of parked vehicles on-street of concern? Is the intent to have on-street parking serve the needs of El Presidio, rather than off-street parking?

- 27. See Table 1 of the EIR.
- 28. Text has been changed.
- 29. See the new text on bicycles, p. 68 of the EIR. The general plan does not propose new bike lanes.
- 30. See pp. 70-71 of the EIR.
- 31. This has been dropped from the EIR.
- 32. This has been dropped from the EIR.

69 paragraph 4 Is there any quantification of the percent of vehicles which "migrated" from one parking space to another? We would be interested to learn whether all 6 - 7 digits of license plates were recorded in the course of the parking survey to ensure accuracy of results. Many license plates in a community share the same first three digits.

Phase II

Impacts:

69 last paragraph The report states that parking demand "...estimates are based on square foot ratios for museums and libraries (e.g., one to three spaces per thousand square feet)." Please give the source of this information. Zoning requirements for museums and libraries range from 1.0 to 33.3 spaces per 1,000 square feet of floor area, according to Zoning, Parking and Traffic, Eno Foundation for Transportation, 1972. The average requirement is 3.33 spaces per thousand square feet.

70 paragraph 2 The first sentence should refer to Appendix 2 as well as Appendix 3.

Mitigation:

70 paragraph 3 & 70 last paragraph These paragraphs are unclear. Will monthly parkers be ejected from their leased spaces on state property? If so, they will seek replacement monthly parking, not the customer-oriented short term parking available in municipal parking district lots.

Appendix 4 shows the number of spaces in municipal parking district lots, but it does not include the number of spaces in the commuter parking lots which serve downtown employees.

Alternatives

Alternative 4:

76 paragraph 1 Where is the "...space adjacent to the presidio to satisfy project-related parking demand..." and which 100 leased parking spaces would be lost?

76 paragraph 2 Can the potential increase in the number of visitors with alternative 4 be quantified at all?

33. See response #32.

34. The parking demand rates used in the draft EIR are acceptable to the City's planning staff, so they have not been changed.

35. The text and appendices have been changed.

36. Correct. The text has been revised.

37. Correct. Appendix 4 labels the commuter lots "TMP LOT" and does not include the number of spaces for them. This has been added in the final EIR.

38. This has been dropped from the EIR.

39. Alternative 4 has been dropped.

77 Figure 1

The figure should be labeled 1983 Level of Service. The Downtown Retail Revitalization Draft EIR and the Circulation Element Update Final EIR should be checked for more recent information. We suggest that the more recent 1985 turning movement counts be used to perform the level of service calculations.

40

83 Table 2

The last column, labeled "Total II-III" is incorrect. This column should be a sum of the previous two columns, not a sum of the previous three columns.

41

84 Table 4

Please provide an itemized table for parking demand calculations as requested above with respect to page 66.

42

GENERAL COMMENTS

"Vehicle trips" should be defined. Are "vehicle trips" the same as Average Weekday Vehicle Trip Ends?

Portions of the document are unclearly written and should be clarified as requested on the previous pages.

43

It would be easier to locate the various tables and figures if they were incorporated into the body of the report rather than inserted at the back.

133

Thank you for the opportunity to comment on this Environmental Impact Element. If you have any questions regarding these comments, please call Sarah Craig at (805) 564-5399.

Sarah Craig

SC

cc: James M. Doyle, Supervisor, Environmental Review Section, Department of Parks and Recreation, P.O. Box 942896, Sacramento, California 94296 - 0001

Jarrell Jackman, Trust for Historic Preservation

Robert Tague, Community Development Director

40. Figure 1 has been changed.

41. Table 2 has been dropped. Instead, trip distribution is described in p. 69 of the text.

42. See response #22.

43. "Daily trip ends" are the same as "average weekday vehicle trip ends". This has been made clear in the final EIR.



**UNITED STATES POST OFFICE**

Santa Barbara, CA 93102

109. Comment acknowledged. The encroachment has been dropped in the final general plan.

DATE: October 20, 1986

OUR REF: GG:VJJI

SUBJECT: El Presidio de Santa Barbara

TO: James M. Doyle, Supervisor  
Environmental Review Section  
California Department of Parks  
& Recreation  
P. O. Box 942896  
Sacramento, CA 94296-0001

Dear Mr. Doyle:

This letter is in response to your request for comments on the Preliminary General Plan and Draft Environmental Impact Report - SCH #84022913 regarding the El Presidio de Santa Barbara State Historic Park.

Please be advised that our comments contained in my letter of April 5, 1984 (copy attached) are still applicable. The Postal Service sees no way at the present time that we could allow any encroachment into our rear parking area. The scope of our operations at the Main Post Office makes the rear parking area an operational necessity.

Sincerely,

  
Gordon Gilman  
Director, Finance

Attachment

RECEIVED  
OCT 22 1986

RPD

109

6-6096

April 5, 1984

GG:vjl

El Presidio de Santa Barbara

California Department of Parks  
and Recreation

Attn: Roger Wilmar

Art Camacho

1050 20th St.

P. O. Box 2390

Sacramento, CA 95811

As discussed during our telephone conversation of March 21, 1984, the following information is provided regarding the Santa Barbara Main Post Office to assist you in your planning of the El Presidio de Santa Barbara Restoration Project.

The Santa Barbara Post Office was designed by Reginald Johnson who was an internationally noted architect. Johnson was recognized as the most outstanding interpreter of the Spanish and Mediterranean types of California architecture, and was selected to design Santa Barbara's Post Office for this reason. Because of the importance of the building in contributing to Santa Barbara's predominating Spanish architecture, Mr. Johnson donated his services for the design of the building at no charge to the government.

Work was started on the building in April 1936 and completed in April 1937. The interior of the building is heavily accented in pewter and bronze, and the lobby walls contain large areas of travertine marble from the north rim of Yellowstone Park. All materials throughout the building originated in this country.

The building presently houses offices for the administration of all post offices in San Luis Obispo, Santa Barbara and Ventura Counties. In addition, carrier service is provided for the downtown and mesa areas of Santa Barbara through 37 carrier routes. Parking of vehicles and the receipt and delivery of mail is accomplished through use of the rear parking lot. The box lobby also provides 3,500 post office boxes for customers in the downtown area.

Needless to say, any encroachment into our rear parking area by the proposed Presidio walls would in effect shut off mail receipt and dispatch to the downtown area of Santa Barbara.

El Presidio de Santa Barbara  
April 5, 1984  
Page 2

If I can be of any further assistance, or if you require additional information, please feel free to call me during normal business hours at (805) 966-1580.

Gordon Gilman  
Director, Finance

October 27, 1986

Mr. James M. Doyle  
Supervisor, Environmental Review  
Department of Parks and Recreation  
P.O. Box 942896  
Sacramento, CA 94296-0001

RE: El Presidio de Santa Barbara  
Environmental Impact Element

Dear Mr. Doyle:

As a member of the Santa Barbara City Environmental Review Committee, I have reviewed the Environmental Impact Element of the El Presidio de Santa Barbara Preliminary General Plan dated October, 1986. In its present form, the Element does not meet the requirements of the California Environmental Quality Act (CEQA) and should not be certified or used as a planning document without major revisions. I strongly recommend that you extend your deadline for finalizing the document so that necessary changes can be made and the public has the opportunity to comment on the revised Element.

My specific comments are as follows:

1. Organization: The overall organization of the Environmental Impact Element leaves much to be desired. Figures and tables referred to in the text should appear immediately following the section in which reference to it is first made. Mitigations which appear in the text should be listed in the summary and vice versa. The Element, if it is to serve as an Environmental Impact Report, should be self-contained. Textual material found elsewhere in the General Plan should be repeated in this Element rather than having reference made to it. Impacts and related mitigations should be divided within each project phase into Construction Phase impacts and mitigations, Operations Phase impacts and mitigations and Cumulative impacts and mitigations.

2. P. 65 - the introductory paragraphs need to be rewritten and expanded. Applicable code sections should be paraphrased or repeated in full - a simple reference to them is not sufficient. A discussion of what CEQA requires the document to be should also be included.

3. P.65 - Summary - The summary table should divide the impacts into Class I, Class II, and Class III with the definition of each class being spelled out. All items included in the Summary should be expanded upon in the text. Mitigations discussed in the text should be mentioned in the summary table.

The statement "City codes followed" is too vague. To which codes is reference being made?

KELLER

GENERAL COMMENTS

44. See responses #1 and #2.

45. These changes have been made.

46. Organizational changes have been made to make the environmental impact element clearer, easier to use, and internally consistent. However, the CEQA Guidelines allow a general plan to serve as an EIR if the contents required for an EIR are contained within the document (Sec. 15166 of the State CEQA Guidelines). In addition, Section 5002.2 of the Public Resources Code states: "The general plan shall constitute a report on the project for the purposes of Section 21100 (CEQA: EIR requirements for state agencies)." Finally, the CEQA Guidelines also encourage EIRs that are short and to the point (Sec. 15141).

We see no compelling reason to depart from the Department's customary practice of making the general plan an EIR with the addition of an environmental impact element.

47. We do not think that the construction and cumulative impacts will be extensive enough to warrant this organizational approach.

INTRODUCTION

48. The references to State codes have been dropped to avoid unnecessary detail.

SUMMARY

49. We have done this.

50. Correct. We have dropped this.

981 28 103  
OCT 28 1986

6-6204

51. This is now "displacement of up to 221 reserved or monthly rental parkers".

52. Monthly parking could be made available in the City's commuter lots which are currently under-utilized and could accommodate some of the displaced parkers.

PROJECT DESCRIPTION

53. See response #46. A new Executive Summary has been added to the general plan which makes the plan easier to follow.

ENVIRONMENTAL IMPACTS AND MITIGATIONS

54. See response #53.

TRAFFIC/CIRCULATION

55. This has been done.

56. The Traffic and Parking Study was prepared by BSI Consultants, Inc., on contract with DPR. The City of Santa Barbara participated in the study and reviewed drafts as well as the final study. The consultant used the most up-to-date traffic data available to him at the time (late 1985). The City staff has verified his conclusions regarding the current operation of intersections. As the project description has changed somewhat, and Phases IV and V were dropped, the projections developed by the consultant are not used in the EIR.

57. Text has been added.

58. "LOS" is defined in the new Figure 2. "peak hour" is now called "PM peak hour" and refers to the Friday afternoon peak hour. The City's definition of a significant impact on intersection operation has been added to the text.

59. Refer to Appendix E of the Downtown Cumulative Traffic EIR, City of Santa Barbara, 1982, for an explanation of critical movement analysis.

60. "Average daily trip ends" refers to weekdays. Demolition of the gas station is no longer included as a source of reduced trip ends. The buildings to be demolished are shown on Map 8 of the Land Use and Facilities Element and Table 5 of the EIR. Tables 1 and 2 of the EIR show the relationship between building removal and trip ends.

The loss of 195 leased parking spaces is not consistent with the text. The two should be made consistent with detailed explanation in the text.

The statement that "Long-term parking is available in public lots" in untrue and should be deleted.

4. p.66 - The Project Description is inadequate. A full and detailed project description must appear in the Environmental Impact Element. This should include a discussion of the phases and their projected timing. The fact that Phases IV and V have been dropped from the project must also be included.

The first paragraph after the heading "Environmental Impacts and Mitigations" needs to be rewritten. Again, reference to another section of the text is insufficient.

5. p.66-67 - Traffic Circulation - Is this section title correct? Since the section should deal with both traffic and circulation, the title should more appropriately be "Traffic/Circulation".

In describing the existing conditions, reference is made to two outdated documents plus one prepared by your agency, the State Department of Parks and Recreation. Pointing out the potential bias of the latter document is far from necessary. As to the other two documents, revisions are being undertaken to these documents and new documents concerning traffic and circulation in the Downtown area are being prepared. Traffic and circulation have become a serious problem in Santa Barbara's Downtown in recent years and the use of outdated studies is a disservice to everyone involved.

Although bicycles as a mode of transportation are mentioned as a mitigation measure, they are not mentioned in the "existing conditions" section. This oversight should be corrected.

The definitions of "LOS" and "peak hour" need to be brought into conformity with those used by the City. If this is not possible, then the definitions need to be expanded and how they differ from the City's definitions explained.

Reference to the "widely accepted Critical Movement Analysis" is insufficient. On what is the CMA based? Who has "accepted" it? Furthermore, the assumption of 1,500 vehicles per hour needs to have the basis for the assumption spelled out. When were the CMA calculations done? Chapala is misspelled.

6. p.68 - Phase II: Impacts - A net reduction of 302 average daily trip ends is claimed. A definition of "average daily trip ends" is required. How this measurement compares to measuring units used by the City in its calculations must be included. How can the demolition of an already closed gas station be used to show a reduction in average daily trips? When was the survey conducted? Which "two small buildings directly

opposite on Santa Barbara Street" are scheduled for demolition? Is the word "small" being used to diminish the potential impact? Or, if they are truly small, how can they be responsible for a reduction of a large number of average daily trip ends?

The second paragraph is full of unsubstantiated assumptions. At present, very little of the traffic in the area of the Presidio is related to activity going on there. Therefore, the fact that bus-loads of students and tour groups may be coming into the area will probably not reduce the number of vehicle trips. Such bus traffic will probably exacerbate circulation and air quality problems, however. This latter point should be included in the discussion of impacts.

Mitigation: This section is conclusory and insufficient. Since when isn't tourist traffic intensive? Elsewhere in the General Plan the claim is made that the Presidio will be one of two reconstructed Presidios in the country. To me, this means it will be unique and tourists will want to come to see it. If tourists won't be coming, then why go through the efforts to reconstruct the Presidio?

7. p.68 - Phase III: Mitigation - On what basis is the statement made that "Mitigation measures specifically dealing with circulation and the phased development of El Presidio are unnecessary"?

The type of special events should be discussed in this Element without reference to other elements. Holding events on weekends, evenings, or holidays is not a sufficient mitigation measure unless careful scheduling is done. The Lobero Theater is only a block away and has events booked every weekend and often on week nights. The Presidio is located only two blocks from the proposed Downtown Mall. Shopping centers are their busiest on weekends. The combined traffic impacts could put the entire area at a standstill. Therefore, other feasible and realistic mitigation measures must be discussed.

8. p.69 - parking - Existing Conditions - There is a typographical error in the first sentence of the second paragraph - the word "date" should be "data". Further explanation is necessary for the assumption that existing offices in the vicinity of the Presidio compensate for any understatement in parking need during peak summer tourist months.

From where did the statistics in paragraph 3 come? The use of percentages and exact numbers in the same paragraph is confusing. How many parking spaces are there presently in the vicinity? How many are usually occupied? Specify the dates when the survey was conducted. A figure to show this information would also be useful.

9. p.69-70 - Phase II: Impacts - Is an estimate for the number of spaces based on museums and libraries adequate for a unique facility like the Presidio? Does this meet with the

61. A description of the impact of buses on traffic generation has been added (pp. 69-70).

Air quality impacts of buses are not addressed because they will make up such a minor part of the vehicular population using the area. Also, new state air quality rules will result in much lower emissions from urban buses beginning in 1991.

62. While visitation to the Presidio should significantly increase as the general plan is implemented, we do not believe that a partially-reconstructed Presidio surrounding and surrounded by unremarkable commercial buildings will generate the kind of visitor interest that would accrue to a fully-reconstructed Presidio. We do not believe, however, that tourist-draw should be the only important criterion for evaluating a project to preserve and interpret California's history.

63. Trip ends for the Presidio area are not expected to increase (see Table 1).

64. The general plan should reduce traffic congestion in the area. Evenings and weekends, when special events would be scheduled, are generally not crowded times for the neighborhood. The types of special events foreseen are described on pp. 39-40 of the general plan.

#### PARKING

65. The text has been changed.

66. The statistics came from a survey by BSI Consultants, Inc. (see new text). The parking was surveyed over an 11-hour period on Wednesday, October 30, 1985. The evening/weekend parking survey was done by Trust volunteers in April 1987. Off-street parking is shown on Map 9 of the Land Use and Facilities Element. Street parking is not shown in the general plan because it is not used in calculations for meeting the parking demand generated by the project.

67. City staff approved the rates used in the EIR. The "Project Zone of Interest" is shown on Map 9 of the Land Use and Facilities Element.

City's parking requirement? It is unclear what is meant by the phrase "the project zone of influence". Explain.

What is the exact location of the additional spaces to be provided off Canon Perdido Street between Santa Barbara and Garden? Is the property State owned? What is its present use? Will any cars be displaced? From where does the 140 spaces figure come? Does this include the "additional spaces" mentioned above? Do the 140 spaces to be provided include bus and bicycle parking? If so, how many actual spaces for cars will be provided? If not, where will buses and bicycles park?

10. p.70 - Phase II - Mitigation - It should be stated that the reference to Lots 2 and 10 is to Santa Barbara City lots. The map showing the location of these lots in relation to the Presidio project should be adjacent to the text. Under what type of arrangement are the leased spaces in lots 2 and 10 going to be made available for El Presidio use? There are over 40 other projects in the pipeline for the Downtown area. Many of them are relying on Lot 10 to mitigate their parking impacts. Among these is the Downtown Mall. Therefore, use of this lot is not a feasible and realistic mitigation under the circumstances and should not be relied upon as such.

On what basis is the statement made that "In the short term, space is available for these displaced cars, and complete mitigation is possible"? Apparently, a lot of assumptions are being made without any explanation.

11. p.70 - Phase III: Impacts - Does "zone of interest" mean the same thing as "zone of influence" as discussed in number 9. above? The questions asked in number 10. above in regard to bicycle and bus parking apply to this section as well. Is the "90 spaces" figure for existing commercial demand accurate? The word "about" is used which leads me to question the accuracy of the figure. If, in actuality, "about 90" means "about 96", then on-site parking for "about 150 vehicles" (or about 145!) will not be adequate. Unless exact numbers can be given as to need and availability, some mitigation measures must be discussed.

Phase III: Mitigation - A map must be included showing the location of Lots 15 and 16. Time is not a satisfactory mitigation measure. The project developer must take responsibility for the impacts it will cause. The cars which need parking places will simply not just disappear, especially with increasing development in the downtown area. Also, saying that "other measures might include lease arrangements...." is not a mitigation. Actually doing something is.

AS discussed above under Traffic/Circulation, scheduling special events on weekends and evenings is not a satisfactory mitigation measure. Other measures must be discussed.

12. p.71-72 - Air Quality - The County Air Quality Attainment Plan is in the process of revision. The strategies to reach

68. Map 10 of the Land Use and Facilities Element shows the lot, which will contain 5 spaces. The property belongs to the State. There is a small building used as a studio on the parcel currently. No cars will be displaced. Table 3 of the EIR shows the supply to be 96 spaces, not 140. Parking for 1 or 2 buses is being considered for the lot next to the Moullet House. Bicycle parking is proposed for the Presidio, but no location has been selected.

69. This section has been revised.

70. This section has been changed.

71. The phrase "zone of influence" has been dropped. This section has been changed.

72. This section has been changed. Mitigation measures are proposed until the Department makes findings in which the mitigation measures are either adopted or dropped. This will occur after the State Park Commission hears the plan.

AIR QUALITY

74 ozone standards by 1987 are no longer realistic. This updated information should be mentioned in the Element. The remainder of the "Existing conditions" section should be expanded and incorporate some of the City's air quality data.

75 Phase II: Impacts - As discussed above, the assumption that there will be fewer vehicles trips to this area is unsubstantiated. Furthermore, the influx of school and tour buses, which often sit and idle, will have an effect on air quality. This needs to be discussed as do realistic mitigation measures.

76 Phase III: Mitigation - How is the conclusion reached that total particulate emissions from construction activities will be insignificant? Will any emissions be generated from unpaved surfaces within the complex?

13. p.72 - Phase III - This section is conclusory and unfounded. Expand and elaborate.

77 14. p.72 - Noise - The impacts section fails to consider noise from school and tour buses. This should be added to the list of noise sources. The mitigation measures are inadequate. The "developer" should take steps to mitigate the noise impacts before it gets to the point where the City must use its police powers to enforce its noise ordinances.

78 15. p.72 - Land Use - Existing Conditions - The term "C-2" should be defined in the Element without having to refer to Chapter 28.6 of the Municipal Code.

79 p.73 - Phase II: Impacts - As discussed at the Environmental Review Committee meeting on Friday, October 24, there is some discrepancy as to the exact number of dwelling units that will be affected by the project. To truly assess the impacts, this number must be known.

80 Phase II: Mitigation - Again, time is not a true mitigation. Relocation assistance must be provided for those occupiers, both residential and commercial, who are being displaced. It is fine to say the "An enhanced El Presidio State Historic Park will provide amenities to the residents of Santa Barbara". However, further depopulation of the Downtown area could very well counter these "amenities". This needs to be discussed.

81 Phase III: Impacts - Is the statement correct that the post office facility "houses the administrative offices for San Luis Obispo, Santa Barbara, and Ventura counties"?

82 16. p.74-76 - The Alternatives section needs to be given more attention. This should include discussion of Alternatives which include Phases IV and V. Also, the environmentally superior alternative must be designated.

73-74. The information about the revision of the Attainment Plan has been added. Since the project should not generate additional traffic, an in-depth analysis of air quality is unnecessary.

75. See response #73-74.

76. The amount of demolition and construction called for in the general plan is small and will occur sporadically over a long period of time. "Unpaved" surfaces will be covered with some surface material such as decomposed granite which will control dust.

NOISE

77. Noise from school and tour buses will be infrequent and minor compared with normal traffic on the streets. The mitigation section has been changed.

LAND USE

78. This has been done.

79. The Land Use section has been revised. Table 5 and Figure 3 should make it clearer.

80. The mitigation section has been changed. The loss of housing for 3 people can hardly be termed "depopulation".

81. Yes. See the comments from the U.S. Postal Service.

ALTERNATIVES

82. The alternatives section has been revised. The Department will not consider going beyond Phase III; consideration of Phases IV and V as alternatives would only confuse people familiar with the previously-considered and rejected Comprehensive Plan.

The "no-action" alternative has been designated the environmentally-superior alternative. The "no-action" alternative, however, contains no provision that would prevent development of office buildings, etc., on the private property in the Presidio zone of interest.

17. p.77 - Figure 1 - Should "1883" be "1983"? If so, the Figure is seriously outdated. Recent City surveys show at least two intersections at LOS D. Therefore, the Figure and related analysis must be updated.

18. p.78 - Figure 2 - The Figure should be remounted so that all the identifying writing is readable. The same applies to the following figures as well. Also, all written material on the Figure should be in a type style and size which is easily readable. Street names should be included with the statistics even though they are located near the street on the Figure.

19. p. 79 - Should there be a Figure 3?

20. p. 80-82 - The outline of the Presidio should be darkened.

21. p.99-102 - Items appearing as numbers should be identified by name as well.

22. p.103 - It is inaccurate to show -0- parking for current spaces for the Paseo Nuevo site. Also, the location of the site is not accurately identified. The key for Appendix 4 should identify which site is the Presidio and what the other different designations mean.

23. p.106 - I assume this figure goes with the list of property owners. It should appear before the list and should be identified as such. Also, the legend should be enlarged.

24. p.109 - I assume this figure goes with the list of Land Use in the Presidio Reconstruction Area. See comments to number 23. above.

25. p.112 - Should this section have an Appendix number?

Please give serious consideration to these comments as this project will have many impacts on the future of Downtown Santa Barbara. If you have any questions, do not hesitate to contact me at (805) 564-3546.

Respectfully submitted,



Janice Keller  
Member, Environmental Review  
Committee

cc: Patricia W. Saley, Principal Planner  
Member, ERC

#### FIGURES

83. Figure 1 has been changed.

84. Figure 2 has been replaced by Map 13 in the traffic section of the EIR.

85. The figures have been changed in the final.

86. These figures have been replaced by Maps 6 and 7 in the alternatives section of the EIR.

#### APPENDICES

87. Appendix 3 has been replaced by Map 9 of the Land Use and Facilities Element.

88. Appendix 4 has been corrected in the final EIR.

89. This figure is now part of Appendix 3, Existing Land Uses.

90. Existing ownership is now shown in Map 1, Project Description and Location, p. 10 of the general plan.

91. This section is now Appendix 2.

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# NETWORK

205 E. Anapamu, Santa Barbara CA 93101 (805) 962-7213

October 24, 1986

TO: Santa Barbara Environmental Review Committee

RE: EIR for the Presidio Project

Network is a local community organization with over 400 members on the South Coast. We have been monitoring the Presidio Project for years and have testified at many previous hearings. We'd like to begin today by commenting on the public process. Network believes it is critical that the City staff reports are available at least a few days before the hearings. Our City staff is extremely busy and if it is not possible for staff to get reports out in time, then hearings should be continued.

Network reviewed the Environmental Impact Report (EIR) for the Presidio Project and we have major problems with the document. It is painfully clear that the environmental review is done by project proponents. In many cases, the EIR reads more like a glossy brochure advertising the Presidio than an impartial assessment of the project's environmental impacts. The report highlights the positive aspects of the project and discounts the potential impacts. We also found it vague, disorganized, and difficult to follow.

Here are some of our specific concerns with the report:

Summary Impact Matrix p. 65  
The chart is not organized by level of impact which makes it difficult to determine the severity of each impact. Adequate descriptions of the impacts are not provided. Also, the scope of each impact and the residual impact after mitigation would be helpful to the report reader.

Project Description p. 66  
The EIR does not have a true project description. A project description is particularly important in this case since the various phases of the Presidio and the demolition of existing land uses make the project very confusing. This section should describe, in detail, each phase of the project and which existing buildings will be demolished with each phase. Maps labelling the existing uses by name would be useful. Although much of this information is contained in the document, it is so disorganized

NETWORK

92. This has been done.

93-94. See the new Executive Summary and maps.

94 that I finally had to go back to my Presidio file to look up exactly what the proposed project includes. The inclusion of a clear, consolidated, well-defined project description would make the rest of the EIR much easier to follow.

We found much of the General Plan referred to in the Project Description (pages 37-40, 49-64, and 55-58) extremely biased.

95 For instance on p. 39, General Economic Conditions in the Presidio Area, the EIR makes the four block area sound like it is in serious decline which is not the case. Parts of the neighborhood are highly successful and are considered to be one of the best working areas in Santa Barbara. To the extent that the area has suffered some deterioration, it is because the Trust owns the property, it is slated for demolition, and they have not been willing to put the money into it to keep up the property.

96 Environmental Impacts and Mitigations p.66  
On pages 19-22 in the General Plan (referred to in this section), the list of buildings should include whether or not the building would be demolished and, if so, under which phase.

97 Traffic Circulation p.66  
There is not enough information in the Traffic Section to evaluate the traffic calculations. The report discusses ADT reductions and increases for each phase but it is unclear what they are basing their figures on. Obviously, these are not easy calculations since the authors have to determine ADT decreases due to demolished buildings as well as ADT increases resulting from each phase of the Presidio. This section should include a full analysis of the traffic impacts associated with the project.

98 Parking p. 69  
Mitigation - Network does not consider displacement of cars in order to provide space for Presidio parkers a legitimate form of mitigation.

99 Phase II Mitigation - The report states that space is available for many of the displaced cars in other parking facilities. That's easy to say but is this solution really workable? Are the other available lots conveniently located to the driver's work place or will many of them begin parking on the street, thus exacerbating the parking problems?

100 Phase III mitigation - This phase is again displacing cars and although there will be advance notice, we have a parking deficit downtown which needs to be addressed through development of new spaces not a shuffling of cars in existing spaces.

95. The general plan did not intend to portray the Presidio neighborhood as an area in decline. Clarifying language has been added to the section titled "General Economic Conditions".

96. This has been done in the body of the EIR. See also Map 8, Land Use and Facilities Element.

97. This section has been revised.

98. This has been changed.

99. This has been changed.

100. This is now discussed. Displacement of parkers is now deemed a significant impact.

101. Air Quality p. 71  
Phase II Impacts -- The EIR states that the less intensive nature of the land will mean that the project will not adversely affect air quality. This statement is not necessarily true. Air quality impacts are closely linked to traffic generation; the air quality impacts should be analyzed again after the traffic section has been revised.

102. Cumulative Impacts  
The document should include a discussion of cumulative traffic, parking, and air quality impacts.

103. Housing Impacts  
The document should discuss the loss of existing housing units due to Presidio construction. Due to the severe housing shortage in Santa Barbara, the EIR should require all lost units to be replaced on a one for one basis.

104. Alternatives p. 74  
Alternative 1 -- We don't believe it is appropriate for the EIR to speculate about what could happen to the area if the Presidio is denied. In every case there is a possibility that another project with more severe impacts will be proposed if denial occurs, but this section is not the place to discuss it.

105. There is another issue which does not easily fit into a CEQA category but needs to be discussed -- the loss of a working neighborhood. In addition to the loss of historical buildings and the displacement of businesses and the environmental impacts associated with the project, the Presidio will result in the destruction of a community with its own past and present history -- a four block area which is alive and vital and meaningful to many people in Santa Barbara. This neighborhood is a real part of our environment and its disappearance would be a significant impact.

106. In the Memorandum of Understanding, letter D, it states ... "that a complete General Plan will be prepared prior to implementation of any phase of the plan." We understand that eventually the Trust plans to propose Phases IV and V; we believe they must be part of this General Plan regardless of how far in the future this development is planned for. Piecemeal development is not sound planning and is against City policy.

107. We also have a number of smaller format and detail concerns with the document:  
1. It is very confusing for the report reader to have to continually refer back to the General Plan. We believe the EIR should be a self-contained document.

101. The traffic section has been revised.

102. Traffic and air quality impacts are not expected. Cumulative parking impacts are now discussed.

103. There is no requirement for a one-for-one replacement of lost housing. The project would remove only 3 housing units. The State will provide relocation assistance where it is required by law.

104. Discussion of other land uses in the absence of further Presidio development has been downplayed in the final EIR. However, the trend in the neighborhood is clearly toward more intensive development -- primarily office buildings. To ignore this trend would be to ignore the most likely land-use consequence of the "no project" alternative, i.e.: new, higher-intensity, higher-rent office and commercial development on the property slated for State acquisition under the general plan.


105. The general plan would not have a major impact on the neighborhood character. Eight buildings would be removed, but new Presidio structures would be added. Most of the shops and small businesses in the Presidio zone of interest would not be touched. See Table 5 of the EIR.

106. Phases IV and V were dropped before the preliminary general plan was released, and this is still the case in the final general plan. The Trust has backed up the Department by resolving to support Presidio development through Phase III only.

October 24, 1986  
EIR for the Presidio Project  
Page Four

2. The tables and figures should be placed in the sections which refer to them rather than in the back of the report.
3. The appendices following Appendix 4 are not labelled. This should be corrected.
4. It should be made clear in Appendices 5 and 6 which lists RO to which maps. Again, nothing is labelled.

In summary, the EIR does not live up to CEQA guidelines. Network recommends that the State contract to have a consulting firm write a subsequent EIR to assure adequate environmental assessment. It is in the best interest of everyone involved for the report to be as complete and impartial as possible.

  
Vicky Blum  
Network Director

107.

1. See response #46.
2. This has been done.
3. This has been done.
4. This has been done.

Robert Sollen  
Santa Barbara Group  
SIERRA CLUB  
825 N. Soledad Ave.  
Santa Barbara, Calif.  
93103

(805) 966-4836

Oct. 25, 1986

James Doyle, supervisor  
Environmental Review Section  
Department of Parks and Recreation  
P. O. Box 942896  
Sacramento, Calif. 94296-0001

SOLLEN

108. See response # 106.

Dear Mr. Doyle:

The following are comments I delivered Oct. 25 before the Santa Barbara city Environmental Review Committee on the Environmental Element of the draft plan for reconstruction of El Presidio in Santa Barbara.

From reading the agenda, I am unable to determine the purpose of this hearing. It calls for comments on the Environmental Element of the Presidio General Plan. For what purpose?

It is no substitute for an environmental impact report which will be required and which must be subjected to a hearing later.

Twelve pages of superficial and poorly-organized comments prepared by the applicant cannot be regarded as an impact report. Many major upheavals that require public examination are not even cited in the environmental element, much less discussed in any detail.

We need an impact report prepared by the city staff, or preferably, an independent consultant selected by the city.

The Santa Barbara Trust for Historic Preservation has been repeatedly undermined and victimized by inept reports and studies by the state Department of Parks and Recreation and consultants which that department has selected.

108 The impact report should include the entire project, not just some parts with the rest to come later. Public comment on an impact report should not be confined to partial reconstruction of the Presidio with limited impacts, and then be told later, after momentum has been generated and irrevocable decisions have been made, that there is more to come, with far greater impacts.

The program's general plan and its promotional brochures state specifically and repeatedly that total reconstruction is proposed.

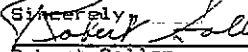
I will not comment on the merits of the program today as I don't think that's what this hearing is about. I reserve those comments for an appropriate hearing later.

In the meantime, an impact report is required that does better than to say the project will reduce traffic by running out present residents and businesses which this report describes in unduly contemptuous terms.

RECEIVED

OCT 29 1986

RPD

Sincerely,  
  
Robert Sollen  
Santa Barbara Group  
SIERRA CLUB

6-6208

APPENDIX #1  
INITIAL STUDY CHECKLIST



# APPENDIX # 1

## INITIAL STUDY CHECKLIST

State Clearinghouse # 84022913

### I. BACKGROUND INFORMATION

A. Name of Project: El Presidio de Santa Barbara State Historic Park  
General Plan

B. Checklist Date: 1 / 17 / 84

C. Contact Person: James M. Doyle

Telephone: ( 916 ) 324-6421

D. Purpose: The general plan guides development, acquisition, operation, interpretation, and concessions at El Presidio S.H.P.

E. Location: City of Santa Barbara, California

F. Description: The general plan sets forth the phasing for reconstruction of the presidio as it existed at approximately 1800 A.D. It sets forth the proposed activities listed under "purpose" above that will be carried out over the next ten to twenty years.

G. Persons and Organizations Contacted: Santa Barbara Trust for Historic Preservation, City of Santa Barbara, Cal. Dept. Parks and Recreation

### II. ENVIRONMENTAL IMPACTS. (Explain all "yes" and "maybe" answers)

A. *Earth*. Will the proposal result in:

Yes Maybe No

1. Unstable earth conditions or changes in geologic substructures? . . . . .

2. Disruptions, displacements, compaction, or overcovering of the soil? . . . . .

3. Change in topography or ground surface relief features? . . . . .

4. The destruction, covering, or modification of any unique geologic or physical features? . . . . .

5. Any increase in wind or water erosion of soils, either on or off the site? . . . . .

6. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake? . . . . .

7. Exposure of all people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? . . . . .



	Yes	Maybe	N
<b>B. Air.</b> Will the proposal result in:			
1. Substantial air emissions or deterioration of ambient air quality? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. The creation of objectionable odors? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>C. Water.</b> Will the proposal result in:			
1. Changes in the currents, or the course or direction of water movements, in either marine or fresh waters? ..	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Alterations to the course or flow of flood waters? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Change in the amount of surface water in any water body? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Alteration of the direction or rate of flow of ground waters? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Substantial reduction in the amount of water otherwise available for public water supplies? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Exposure of people or property to water-related hazards such as flooding or tidal waves? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Significant changes in the temperature, flow or chemical content of surface thermal springs? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>D. Plant Life.</b> Will the proposal result in:			
1. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Reduction of the numbers of any unique, rare or endangered species of plants? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Reduction in acreage of any agricultural crop? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>E. Animal Life.</b> Will the proposal result in:			
1. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, or insects)? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Reduction of the numbers of any unique, rare or endangered species of animals? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Deterioration to existing fish or wildlife habitat? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>F. Noise.</b> Will the proposal result in:			
1. Increase in existing noise levels? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Exposure of people to severe noise levels? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>G. Light and Glare.</b> Will the proposal result in:			
1. The production of new light or glare? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>H. Land Use.</b> Will the proposal result in:			
1. A substantial alteration of the present or planned land use of an area? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>I. Natural Resources.</b> Will the proposal result in:			
1. Increase in the rate of use of any natural resources? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Substantial depletion of any nonrenewable resources? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Yes	Maybe	No
J.	<b>Risk of Upset.</b> Does the proposal result in:			
	1. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset conditions? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	2. Possible interference with emergency response plan or an emergency evacuation plan? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
K.	<b>Population.</b> Will the proposal result in:			
	1. The alteration, distribution, density, or growth rate of the human population of the area? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
L.	<b>Housing.</b> Will the proposal result in:			
	1. Affecting existing housing, or create a demand for additional housing? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
M.	<b>Transportation/Circulation.</b> Will the proposal result in:			
	1. Generation of substantial additional vehicular movement? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2. Affecting existing parking facilities, or create a demand for new parking? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Substantial impact upon existing transportation systems? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4. Alterations to present patterns of circulation or movement of people and/or goods? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5. Alterations to waterborne, rail, or air traffic? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
N.	<b>Public Services.</b> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
	1. Fire protection? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	2. Police protection? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	3. Schools? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4. Parks and other recreational facilities? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5. Maintenance of public facilities, including roads? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6. Other governmental services? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
O.	<b>Energy.</b> Will the proposal result in:			
	1. Use of substantial amounts of fuel or energy? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	2. Substantial increase in demand upon existing sources of energy, or require the development of new sources? ..	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P.	<b>Utilities.</b> Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
	1. Power or natural gas? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	2. Communication systems? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	3. Water? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4. Sewer or septic tanks? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5. Storm water drainage? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6. Solid waste and disposal? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Q.	<b>Human Health.</b> Will the proposal result in:			
	1. Creation of any health hazard or potential health hazard (excluding mental health)? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	2. Exposure of people to potential health hazards? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
R.	<b>Aesthetics.</b> Will the proposal result in:			
	1. The obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
S.	<b>Recreation.</b> Will the proposal result in:			
	1. An impact upon the quality or quantity of existing recreational opportunities? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

T. Cultural Resources.

Yes Maybe No

- 1. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archeological site?
- 2. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?
- 3. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?
- 4. Will the proposal restrict existing religious or sacred uses within the potential impact area?

U. Mandatory Findings of Significance.

- 1. Does the project have the potential to degrade the quality of the environment, reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?
- 3. Does the project have impacts which are individually limited, but cumulatively considerable?
- 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

III. DISCUSSION OF ENVIRONMENTAL EVALUATION (See Comments Attached)

- H(1). The plan proposes changing presidio area from commercial and residential uses to museum and related commercial uses.
- L(1). The plan proposes eliminating some housing, but it may propose some new housing in the project area.
- M(1). The presidio may generate additional auto traffic.
- (2). The plan would eliminate street parking and long-term off-street parking.
- T(1). The plan will call for archeological investigations to precede reconstruction.
- (2). The plan contemplates moving some historic buildings.
- U(3). The effects of this project combined with others in downtown Santa Barbara may cause adverse parking and traffic conditions.

IV. DETERMINATION

On the basis of this initial evaluation:

- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date: 1 / 17 / 84

Roger Wellman

**APPENDIX #2**

**SPECIAL EVENTS IN THE PRESIDIO**



Special Events in the Presidio

The proposed plan includes consideration of the historic functions and uses of the presidio and how the activities of the past may be interpreted within the socio-economic environment of the late twentieth century and beyond.

In basic terms the presidio was a fort, a church, a warehouse, living quarters, a "trade center," and an outpost of governmental influence over the region. It was also a way station for public travelers, a supply station for military operations, and a place for social and public gatherings.

There is evidence of trade from foreign countries with commodities shipped by sea, with merchants and military representatives attempting to involve themselves in the new world.

The presidio was a place which most appropriately reflected everyday life for the newcomers to this land, while the native population retained a level of coexistence in their native environments.

There are important issues and policy guidelines to consider and follow when applying uses to the presidio as a completely restored facility. The options are many and varied. It is important that the uses of the presidio bring activity and vitality to the area through social, historical, commercial, and educational activities. Those who presently work and reside within the project site, the community at site, the community at large, and the general public may thus have opportunity to benefit. To express this concept further, we have outlined some of the specific uses and their implied effects which are presently being evaluated to arrive at firm projections of benefit.

Special Events

This use activity is considered an effective means to accomplish several objectives:

1. Interpret history and historical events.
2. Provide opportunity for community organizations to produce programs of art, drama, culture, education, and recreation in a unique setting.
3. Provide an incentive for artisans and craft persons to increase their skills and productivity utilizing special events as an outlet for products.
4. Stimulate economic activity in the presidio area through attracting participation and attendance.
5. Generate economic activity throughout the community through tourism.

We do not attempt to identify the special events here, as that will be the appropriate functions of the groups and organizations who would sponsor and produce the events. However, the types of special events within the presidio may include the following:

- Pageants representing important events
- Drama productions and music performances
- Art shows and entertainment
- Craft shows
- Historical special exhibits
- Commemoration and political rally events

There are many other types of events that could be envisioned. The important thought here is that those events have relevancy not only to history, but be of high interest to today's diverse social environment.

Through activities which could be scheduled in coordination with other area and regional events, the opportunity and vehicle for improving economic performance of the area will take effect.

#### Educational Uses

Educational functions would be facilitated through seminars, tours, class site instruction visits, or conferences. The plaza within the presidio is a comparatively large open space with many smaller spaces built inside of the presidio buildings.

What we have attempted to describe here and at this concept stage of the planning process are functions or uses which would present the opportunity for a dynamic and active presidio. We feel that through the successes of special events, commercial activity, education programs, and the overall attendance of the general public to see and experience this part of history, local businesses and the community of Santa Barbara will have significantly enhanced their central urban environment and provided additional prominence to their community reputation.

#### Commercial Use

This use activity could serve to mitigate the effects of reconstruction on several categories of businesses in the four block area.

If there are provisions for some of the restored spaces within the walls of the presidio to accommodate certain types of business activity, it would seem appropriate to consider sublease agreements with arts and crafts businesses, historical bookstore companies, artifact shops, and other varied types of businesses that could manufacture and/or sell products and which would have themes relating to the period of the presidio.

Obviously, this activity or use would be limited by space, nature of business, patronage to the presidio, etc.

#### Special Events Criteria

The following are suggested as appropriate criteria for soliciting and selecting organizations and events to use presidio facilities:

1. The sponsoring organization's events or activities should be consistent with the primary purpose of the presidio: the presentation of the architecture, history, and lifestyle of Santa Barbara's Spanish/Mexican origins. Activities need not be Spanish or historical in nature; however, they should not be highly technological, commercial, or excessively noisy. Those events related to the arts and cultural activities are most appropriate.
2. The activities or events should be suited to the presidio in terms of space and facilities available, safety and health facilities, utilities, and other support features.
3. The activities or events should not require any permanent changes to the structures or ground of the presidio or cause any significant damage or wear that is not repaired by the event or activity sponsors.

Based on the preceding criteria, some of the existing organizations, activities, and events now occurring in the Santa Barbara area may be appropriate to take place in the presidio.

#### Events

Cinco de Mayo Festival  
Summer Solstice Celebration  
Arts and Crafts Fair  
Old Spanish Days  
Santa Barbara Fall Music Festival  
Annual Birthday Celebration of Presidio and Santa Barbara  
Semi-Annual Historic Arms and Blades Show and Sale  
Various art exhibits and events - UCSB Museum of Art  
Various art exhibits and events - Santa Barbara Museum of Art  
Various musical events - Santa Barbara Chamber Orchestra  
Various musical events - Santa Barbara Choral Society  
Various musical events - Music Academy of the West

Note: There are numerous events which could be sponsored and produced at the presidio. What is indicated above is an example of the types of events, based on existing programs.





**APPENDIX #3**  
**EXISTING LAND USES**



## EXISTING LAND USES

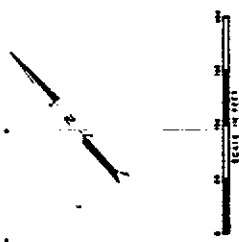
### Land Use in Presidio Reconstruction Area

<u>No. on Map</u>	<u>Land Use by Parcel</u>
1.	City recreation center
2.	Utility company office
3.	Offices - real estate development company, title company
4.	Mexican Baptist Church
5.	Vacant office - to be rented
6.	Older house - storage area
7.	a. Presidio Chapel b. Museum, reconstructed Padre's Quarters c. Offices, Trust (Canedo Adobe) d. Research center
8.	Parking (leased to private firm)
9.	Empty building
10.	Cota Knox Building - historic brick structure, contains: a. Offices, American Cancer Society b. Offices, Citizens' Planning Association
11.	Office and residence, Pico Adobe
12.	Offices, Lobero Building, five story, 40,000 s.f.
13.	Offices, Freitas Building, four story, 41,900 s.f.
14.	Offices, Towbes Building, four story, 57,500 s.f.
15.	Two residences, rentals
16.	Three residences, rentals, one owner occupied, two rental

17. Office/residence, owner occupied
18. Residence, rental
19. Three residences, rentals
20. Two artists' studios
21.
  - a. Four artists' studios (one structure)
  - b. Parking - artists' studio
22. Palm West Deli
23.
  - a. Residence, rental
  - b. Residence, rental
24. Mexican restaurant (La Playa Azul)
25. American Print Works (print shop)
26.
  - a. Office - Santa Barbara Arts Council
  - b. Alhecama Theater (non-profit theater ensemble)
  - c. Artist's studio
  - d. Eight artists' studios (in several older structures)
  - e. Office, Antioch University West (private)
  - f. Classrooms, Antioch University West (private)
27. American Print Works (print shop)
28. Parking (private for rent)
29. Offices, three story, 13,450 s.f.
30. Two commercial businesses, five offices, two stories, 7,815 s.f.
31. Two residences, one owner occupied, one rental
32. Residence, owner occupied
33. Hair styling salon
34. Two residences, rentals
35. Residence, owner occupied
36. Office, Auction Co.
37. Vacant, temporary parking
38. Offices, architects and others
39. Classrooms, Anacapa High School (private)
40. Two residences, one owner occupied, one rental

41. Two residences, rentals
42. Parking (private for rent)
43. U.S. Post Office
44. Museum, El Cuartel historic adobe
45.
  - a. Restaurant
  - b. One residence, one apartment (rental)
46.
  - a. Two story building, contains:
    1. Shoe repair shop
    2. Stained glass shop
    3. Cafe
    4. Cleaners
    5. Market
    6. Seven apartments (upstairs)
  - b. Two story building, contains:
    1. Antique shop
    2. Darkroom workshop
    3. Bicycle shop
    4. Bakery
    5. Four apartments (upstairs)
  - c. Two story building, contains:
    1. Four apartments (upstairs)
    2. Garages (below)
  - d. Eight parking garages
47. Parking (private, serves offices, no. 55 below)
48. Parking (private, serves offices, no. 55 below)
49. Parking (private, serves offices, no. 55 below)
50. Office, art conservator
51.
  - a. Upholstery and furnishings shop
  - b. Apartment (upstairs)
52. Travel agency
53.
  - a. Book and record shop
  - b. Framing studio
54. New office building
55. Offices, various businesses
56. Offices and restaurant

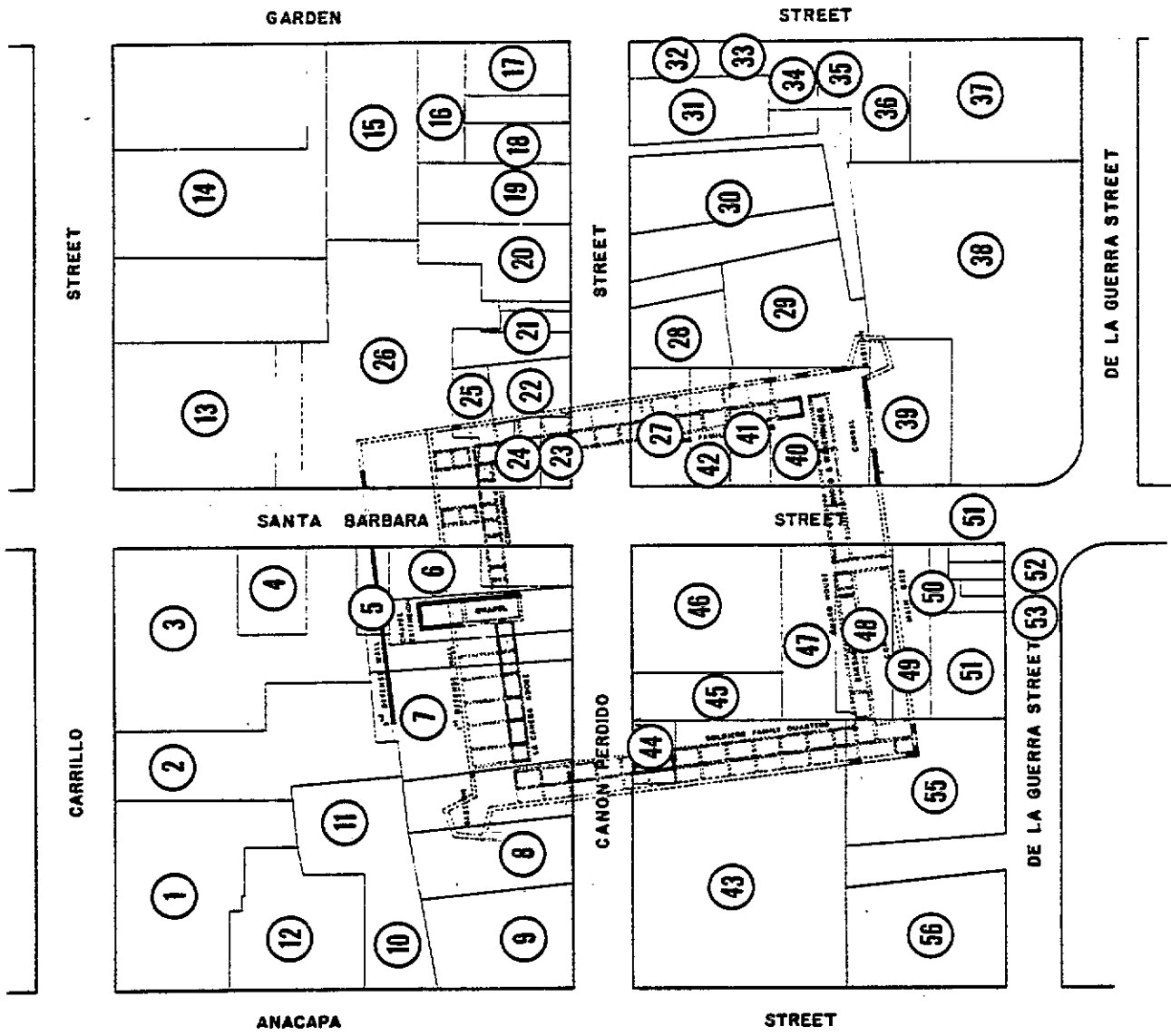
(This information is from "Economic Impacts of Presidio Reconstruction" by the CARD Corp., 1983.)



**EL PRESIDIO  
106  
SANTA BARBARA**

LOCATION MAPS 106, 107, 110 AND 111  
CITY OF SANTA BARBARA, CALIFORNIA

STATE HISTORICAL MONUMENT NO. 918  
LISTED IN THE REGISTER OF NATIONAL  
HISTORIC SITES - OCTOBER 24, 1979



**LEGEND**

STREET CORRIDORS, BUILDINGS, AND WALLS SHOWN ON  
RECENT AERIAL PHOTOGRAPHS (1974)

— BOUNDARIES OF THE MONUMENT AND  
— BOUNDARIES OF THE CITY OF SANTA BARBARA

— BOUNDARIES OF ADMINISTRATIVE TERRITORIES

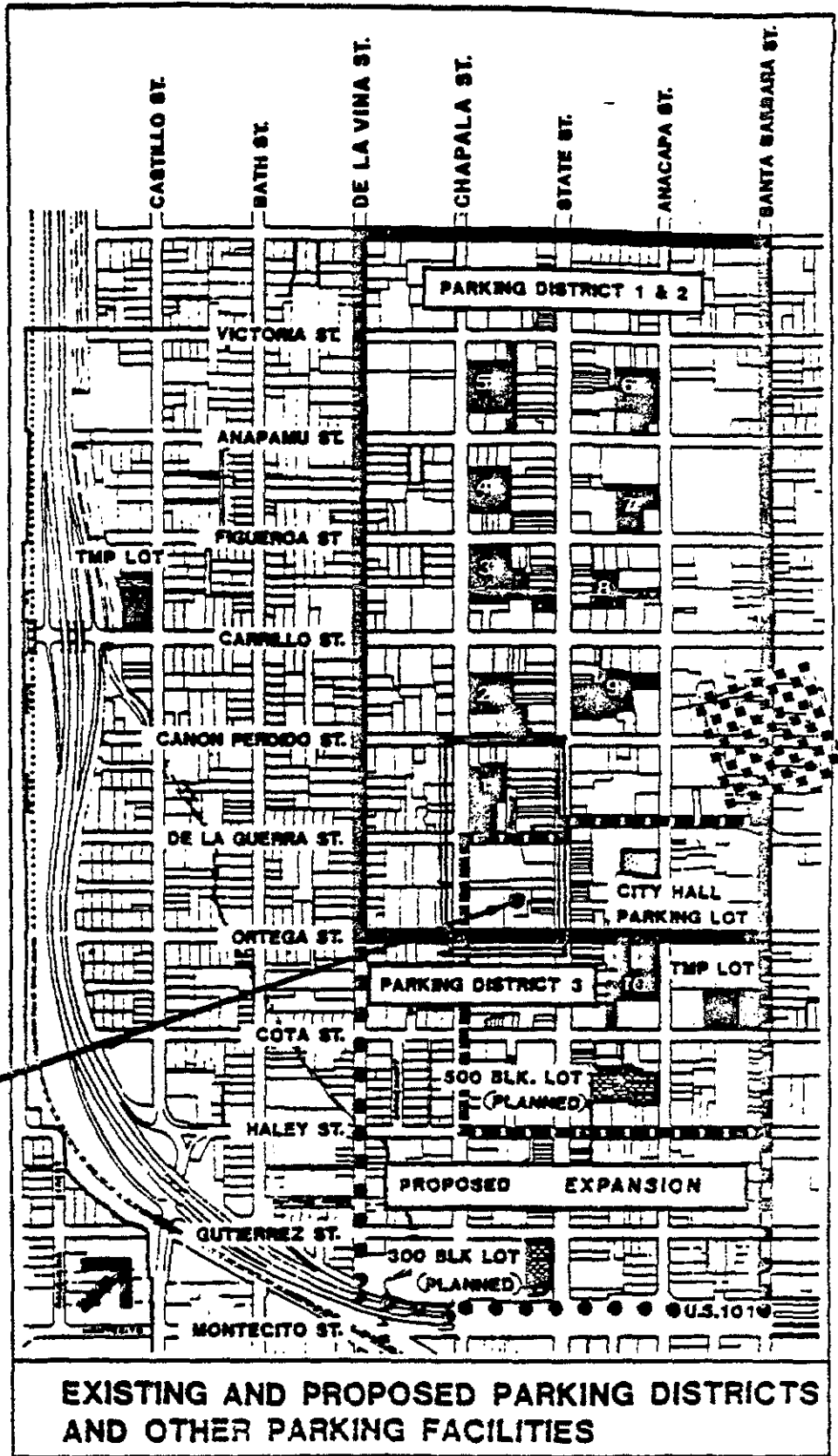
**APPENDIX #4**

**EXISTING AND PROPOSED PARKING  
DISTRICTS AND OTHER FACILITIES**

**Source: City of Santa Barbara**







PASEO NUEVO  
RETAIL CENTER

NUMBER	CURRENT SPACES	PROPOSED SPACES
1	130	
2	170	584
3	160	160
4	120	400
5	190	190
6	200	200
7	270	270
8	90	90
9	270	270
10	150	535
XO Block	-0-	155
XO Block	-0-	105
Paseo Nuevo	-0-	572

EXISTING AND PROPOSED PARKING DISTRICTS  
AND OTHER PARKING FACILITIES

SOURCE: CITY OF SANTA BARBARA



APPENDIX #5

PRESIDIO TRAFFIC ANALYSIS  
INTERSECTION LEVELS OF SERVICE

Source: City of Santa Barbara

February 1987



# ANALYSIS: INTERSECTION LEVELS OF SERVICE

TRAVEL MOVEMENT VOLUMES (1985) FACTORED BY 2% TO ACCOUNT FOR BACKGROUND GROWTH TO 1987.)

INTERSECTION	SUM OF CRIT. VOLS.	V/C RATIO	LEVEL OF SERVICE	
A GUERRA/ SANTA BARBARA	605	0.40	A	
LA GUERRA/ ANACAPA	720	0.48	A	
NON PERDIDO/ ANACAPA	811	0.54	A	
NON PERDIDO/ SANTA BARBARA	685	0.46	A	
ARRILLO/ SANTA BARBARA	863	0.58	A	
ARRILLO/ ANACAPA	825	0.55	A	
ARRILLO/ STATE	734	0.49	A	
ARRILLO/ CHIPPALA	1,046	0.73	C	
ARRILLO/ DE LA VINA	977	0.69	B	
ARRILLO/ BATH	1,034	0.73	C	
ARRILLO/ CASTILLO	896	0.63	B	
ARRILLO/ U.S. 101 NE	1,002	0.70	B	
U.S. 101 SE	968	171	0.68	B

L.O.S. INFO FROM: DOWNTOWN RETAIL EIR TRANS. AND PARKING ANALYSIS (FEB. 1987)

Critical Movement Analysis: PLANNING  
Calculation Form 1

Design Hour: 4:30-5:30

Intersection: **CARRILLO/SANTA BARBARA**  
Problem Statement: **SANTA BARBARA**

Step 1. IDENTIFY LANE GEOMETRY		Step 4. LEFT TURN CHECK		Step 6b. VOLUME ADJUSTMENT FOR MULTIPHASE SIGNAL OVERLAP									
Approach	Lane	a. No. of change intervals/hour	b. LT capacity on change (vph)	c. 6/C ratio	d. Opposing volume in vph	e. LT capacity on green (vph)	f. LT capacity in vph (b+e)	g. Left turn volume in vph	h. Is volume > cap. (g>f)?	Approach	Prob-able Phase	Possible Critical Volume in vph	Adjusted Critical Volume in vph
CARRILLO													
Approach 1	< < < >	< < < >	< < < >	0	0	0	0	0	NO	1A4	80	563(A4)	563
1	LTH->	< < < >	< < < >	397	309	908	0	292	NO	01A1A2	80	300(A1) OR 199(A2)	300
1	TH->	< < < >	< < < >	0	0	292	12001	0	NO		80		
SANTA BARBARA													
Approach 2	> > >	> > >	> > >	80	80	372	1280	0	NO		80		
1	TH->	> > >	> > >	145	0	0	217	0	NO		80		
1	TH->	> > >	> > >	YES	NO	NO	NO	NO	NO		80		
Step 2. IDENTIFY VOLUMES, in vph													
Approach 1	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach 2	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach 3	RT= 61	TH= 336	LT= 0										
Approach 4	RT= 217	TH= 865	LT= 43										
Step 5. ASSIGN LANE VOLUMES, in vph													
Approach 1	145	10	300										
Approach 2	61	138	199										
Step 7. SUM OF CRITICAL VOLUMES													
Approach 1	563(A4)+300(A1)+0()+0()												
Approach 2	61												
Approach 3	138												
Approach 4	199												
Step 8. INTERSECTION LEVEL OF SERVICE (compare step 7 with table 6)													
Step 9. RECALCULATE													
Geometric Change:													
Signal Change:													
Volume Change:													
Step 6a. CRITICAL VOLUMES, in vph (two phase signal)													
Approach 1	300												
Approach 2	563												
Approach 3	61												
Approach 4	138												
Step 3. IDENTIFY PHASING													
A1	A3	A4	B1	B3									
VOLUMES FACTORED TO 1987 EXISTING CONDITIONS													

Critical Movement Analysis: PLANNING  
Calculation Form 1

Design Hour: 4:30-5:30

Intersection: [REDACTED]  
Problem Statement: [REDACTED]

Step 1. IDENTIFY LANE GEOMETRY		Step 4. LEFT TURN CHECK				Step 6b. VOLUME ADJUSTMENT FOR MULTIPHASE SIGNAL OVERLAP			
Approach 3: SANTA BARBARA		-1-	-2-	-3-	-4-	Possible Critical Volume		Adjusted Critical Volume	
R	L	35	20	20	20	Prob-able Phase	Volume in vph	Carryover to next phase	in vph
DE LA GUERRA	R T T L	70	40	40	40	1 A1A2	168(A2) OR 94(A1)	0(A3)	168
Approach 1	< < < >	0	0	1	1	0 A3A4	437(A4) OR 0(A3)	0	437
1	LT-->								
	TH-->								
	RT-->								
	Approach 2								
	L T R R	70	40	423	1240				
	T T H T	143	0	0	56				
	H H	YES	NO	NO	NO				
	Approach 4: SANTA BARBARA								
	1								
	Approach 3								
	2: RT= 88								
	TH= 80								
	LT= 0								
	Approach 2								
	1: LT= 143								
	TH= 94								
	4: RT= 26								
	TH= 791								
	Approach 4								
	Step 2. IDENTIFY VOLUMES, in vph	Step 5. ASSIGN LANE VOLUMES, in vph				Step 7. SUM OF CRITICAL VOLUMES			
	3: LT= 0	168(A2)+437(A4)+0(A3)+0(A1)							
	TH= 0								
	RT= 0								
	Approach 1								
	1: LT= 143								
	TH= 94								
	4: RT= 26								
	TH= 791								
	Step 3. IDENTIFY PHASING	Step 6a. CRITICAL VOLUMES, in vph				COMMENTS			
	<-- A1A2	(two phase signal)				VOLUMES FACTORED TO 1987 EXISTING CONDITIONS			
	↑ A3A4	Approach 1							
	v ↓	Approach 2							
		Approach 3							
		Approach 4							
		168							
		437							
		Approach 1							
		Approach 2							
		Approach 3							
		Approach 4							



Critical Movement Analysis: PLANNING  
Calculation Form 1

Design Hour: 4:30-5:30

Intersection: ~~CANON FERDIDO/SANTA BARBARA~~  
Problem Statement: ~~1987 EXISTING~~

Step 1. IDENTIFY LANE GEOMETRY		Step 4. LEFT TURN CHECK		Step 6b. VOLUME ADJUSTMENT FOR MULTI-PHASE SIGNAL OVERLAP	
Approach	Geometry	a. No. of change intervals/hour	b. LT capacity in change (vph)	Possible Critical Volume	Adjusted Critical Volume
Approach 1	R T T L	40	80	40	488(A4)
Approach 2	T H H T	40	80	40	197(A1) OR 191(A2)
Approach 3	V V V	0	0	0	0
Approach 4	V V V	0	0	0	0
Step 2. IDENTIFY VOLUMES, in vph		Step 5. ASSIGN LANE VOLUMES, in vph		Step 7. SUM OF CRITICAL VOLUMES	
Approach 1	1: LT= 102 TH= 197 RT= 0	102	197	488(A4)+197(A1)+0( )+0( )	
Approach 2	2: RT= 58 TH= 191 LT= 0	58	191		
Approach 3	3: RT= 0 TH= 816 LT= 120	0	816		
Approach 4	4: RT= 39 TH= 816 LT= 120	39	816		
Step 3. IDENTIFY PHASING		Step 6a. CRITICAL VOLUMES, in vph (two phase signal)		Step 8. INTERSECTION LEVEL OF SERVICE	
Approach 1	A4	134	264	(compare step 7 with table 6)	
Approach 2	A1A2	43	99		
Step 9. RECALCULATE		Geometric Change:			
		Signal Change:			
		Volume Change:			
VOLUMES FACTORED TO 1987 EXISTING CONDITIONS		Approach 1		Approach 2	
		197		488	
		Approach 3		Approach 4	
		B3		30%	

Intersection: ANACAPA/CARRILLO  
 Problem Statement: 1987 EXISTING

Step 1. IDENTIFY LANE GEOMETRY  
 Approach 3: ANACAPA  
 1 1 1 N  
 CARRILLO R T T L  
 T H H T  
 Approach 1 < < < >  
 V V V  
 Approach 2 < < < >  
 V V V  
 Approach 1 < < < >  
 V V V  
 Approach 4: ANACAPA

Step 4. LEFT TURN CHECK  
 -1- -2- -3- -4-  
 a.No. of change intervals/hour : 0 0 0 0  
 b.LT capacity on change (vph) : 0 0 0 0  
 c.G/C ratio : 0 0 1 1  
 d.Opposing volume in vph : 440 543 0 1155  
 e.LT capacity on green (vph) : 0 0 1200 45  
 f.LT capacity in vph (b+e) : 0 0 1200 45  
 g.Left turn volume in vph : 0 108 85 0  
 h.Is volume > cap. (g>f) ? : NO YES NO NO

Step 6b. VOLUME ADJUSTMENT FOR MULTIPHASE SIGNAL OVERLAP  
 Possible Volume Adjusted  
 Critical Carryover Critical  
 Volume to next Volume  
 in vph phase in vph  
 497(A3) 497  
 328(A2) OR 164(A1) 328

Step 2. IDENTIFY VOLUMES, in vph  
 Approach 3  
 1: LT= 85 2: RT= 0  
 TH= 908 TH= 440  
 RT= 247 LT= 108  
 Approach 4  
 Approach 2

Step 5. ASSIGN LANE VOLUMES, in vph  
 2 4 4  
 4 9 1 8  
 7 7 2 5  
 1 1 + +  
 < v v >

Step 7. SUM OF CRITICAL VOLUMES  
 497(A3)+328(A2)+0()+0()  
 Step 8. INTERSECTION LEVEL OF SERVICE  
 (compare step 7 with table 6)

Step 9. RECALCULATE  
 Geometric Change:  
 Signal Change:  
 Volume Change:

Step 3. IDENTIFY PHASING  
 A3  
 V  
 ---> <--- A1A2

Step 6a. CRITICAL VOLUMES, in vph (two phase signal)  
 Approach 3:  
 497  
 Approach 1 v <--- 328  
 Approach 2  
 Approach 4:  
 A1 --> A3 v ^ B1 v--- B3 < |  
 A2 <--- A4 v ^ B2 --- B4 | >

COMMENTS  
 VOLUMES FACTORED TO 1987 EXISTING CONDITIONS  
 Exclusive right turns reduced 30 %

Critical Movement Analysis: PLANNING  
Calculation Form 1

Design Hour: 4:30-5:30

Intersection: ANACAPA/CANON FERDIDO  
Problem Statement: ~~...~~

Step 1. IDENTIFY LANE GEOMETRY		Step 4. LEFT TURN CHECK		Step 6b. VOLUME ADJUSTMENT FOR MULTIPHASE SIGNAL OVERLAP												
Approach	Geometry	a. No. of change intervals/hour	b. LT capacity on change (vph)	c. G/C ratio	d. Opposing volume in vph	e. LT capacity on green (vph)	f. LT capacity in vph (b/c)	g. Left turn volume in vph	h. Is volume > cap. (g>f)?	NO	YES	NO	NO	Possible Critical Volume in vph	Critical Volume to next phase in vph	Adjusted Critical Volume in vph
Approach 1	R T T L	40	80	0	0	80	80	0	NO	YES	NO	NO	11A3	588(A3)	588	
Approach 2	T H H T	80	80	223	256	80	80	116	NO	YES	NO	NO	1A1A2	223(A2) OR 140(A1)	223	
Approach 3	L T R R	80	80	0	0	80	80	1200	NO	YES	NO	NO				
Approach 4	T H H T	80	80	0	0	80	80	142	NO	YES	NO	NO				
Step 2. IDENTIFY VOLUMES, in vph		Step 5. ASSIGN LANE VOLUMES, in vph		Step 7. SUM OF CRITICAL VOLUMES												
Approach 1	1 5 4 1	Approach 3	7 8 4 4	588(A3)+223(A2)+0+0()												
Approach 2	3 8 6 2	Approach 4	1 1 1 1													
Approach 3	1 1 1 1			Step 8. INTERSECTION LEVEL OF SERVICE (compare step 7 with table 6)												
Approach 4	1 1 1 1															
Step 3. IDENTIFY PHASING		Step 6a. CRITICAL VOLUMES, in vph (two phase signal)		Step 9. RECALCULATE												
A3	1	Approach 1	223	Geometric Change:												
A1A2	1	Approach 2	223	Signal Change:												
	1	Approach 3	223	Volume Change:												
	1	Approach 4	223	COMMENTS												
	1			VOLUMES FACTORED TO 1987 EXISTING CONDITIONS												
	1			Exclusively Right Turns reduced 30 %												

Problem Statement: [REDACTED]

Step 1. IDENTIFY LANE GEOMETRY		Step 4. LEFT TURN CHECK				Step 6b. VOLUME ADJUSTMENT FOR MULTIPHASE SIGNAL OVERLAP			
Approach 3: STATE		-1-	-2-	-3-	-4-	Possible Critical Volume in vph	Possible Critical Volume Carryover to next phase	Adjusted Critical Volume in vph	
CARRILLO	R T T L	0	0	0	0	364(A4) OR 370(A2)	355(A3)	364	
Approach 1	< < < >	0	0	0	0	370(A2) OR 264(A1)		370	
Approach 2	< < < >	0	0	0	0				
Approach 3	< < < >	0	0	0	0				
Approach 4	< < < >	0	0	0	0				

Step 2. IDENTIFY VOLUMES, in vph		Step 5. ASSIGN LANE VOLUMES, in vph				Step 7. SUM OF CRITICAL VOLUMES			
Approach	1	2	3	4	1	2	3	4	1+2+3+4
Approach 1	0	0	0	0	3	5	5	0	364(A4)+370(A2)+0()+0()
Approach 2	0	0	0	0	5	5	5	0	
Approach 3	0	0	0	0	4	5	5	0	
Approach 4	0	0	0	0	1	1	1	0	

Step 3. IDENTIFY PHASING		Step 6a. CRITICAL VOLUMES, in vph (two phase signal)				Step 8. INTERSECTION LEVEL OF SERVICE			
Approach	1	2	3	4	1	2	3	4	Level of Service
Approach 1	0	0	0	0	3	5	5	0	(compare step 7 with table 6)
Approach 2	0	0	0	0	5	5	5	0	
Approach 3	0	0	0	0	4	5	5	0	
Approach 4	0	0	0	0	1	1	1	0	

Step 9. RECALCULATE

Geometric Change: [REDACTED]

Signal Change: [REDACTED]

Volume Change: [REDACTED]

COMMENTS

VOLUMES FACTORED TO 1987 EXISTING CONDITIONS

Approach 1: [REDACTED]

Approach 2: [REDACTED]

Approach 3: [REDACTED]

Approach 4: [REDACTED]

Exclusive right turns reduced 30%

Critical Movement Analysis: PLANNING  
Calculation Form 1

Design Hour: 4:30-5:30

Intersection: ~~XXXXXXXXXXXXXXXXXXXX~~  
Problem Statement: ~~XXXXXXXXXXXXXXXXXXXX~~

Step 1. IDENTIFY LANE GEOMETRY		Step 4. LEFT TURN CHECK		Step 6b. VOLUME ADJUSTMENT FOR MULTIPHASE SIGNAL OVERLAP	
Approach	Phase	1-1	2-2	3-3	4-4
DE LA GUERRA	R T T L	40	40	40	40
Approach 1	< < >	80	80	80	80
Approach 2	< < >	0	0	0	0
Approach 3: ANACAPA	< < >	104	66	0	1083
Approach 4: ANACAPA	< < >	0	0	1200	117

Step 2. IDENTIFY VOLUMES, in vph		Step 5. ASSIGN LANE VOLUMES, in vph		Step 7. SUM OF CRITICAL VOLUMES	
Approach 1	1: LT= 160 TH= 955 RT= 128	1	4	4	1
Approach 2	2: RT= 0 TH= 104 LT= 36	2	9	6	6
Approach 3		8	4	2	0
Approach 4		+	+	+	+
		<	v	v	>

Step 3. IDENTIFY PHASING		Step 8. INTERSECTION LEVEL OF SERVICE		Step 9. RECALCULATE	
Approach 1	1: LT= 0 TH= 27 RT= 39	27	39	27	39
Approach 2	2: RT= 0 TH= 104 LT= 36	0	0	0	0
Approach 3		104	622	104	622
Approach 4		0	0	0	0

Step 6a. CRITICAL VOLUMES, in vph		Step 7. SUM OF CRITICAL VOLUMES		Step 8. INTERSECTION LEVEL OF SERVICE	
Approach 1	104	104	622	104	622
Approach 2	0	0	0	0	0
Approach 3	104	104	622	104	622
Approach 4	0	0	0	0	0

APPENDIX #6

VISITATION

Source: Department of Parks and Recreation



3/3/87

Facts:

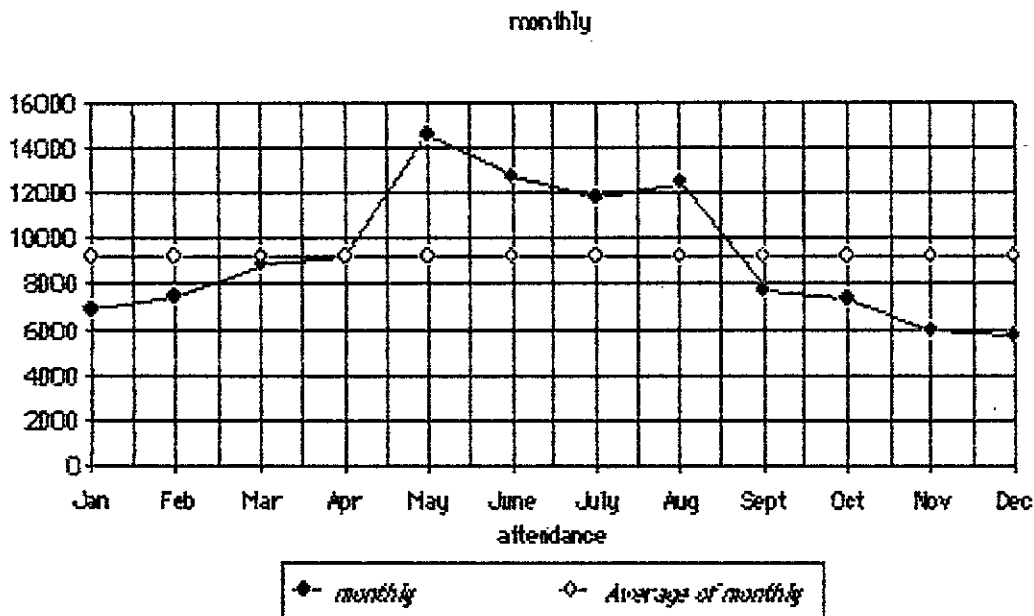
**La Purisima Mission SHP.**

Existing visitation:

**La Purisima Mission SHP Attendance.  
1986**

Jan	6,877.
Feb	7,475.
Mar	8,827.
Apr	9,187.
May	14,643.
June	12,790.
July	11,778.
Aug	12,475.
Sept	7,758.
Oct	7,378.
Nov	5,965.
Dec	<u>5,723.</u>
total	110,876.

**Chart of La Purisima Mission SHP Attendance.**





3/3/87

**Visitation statistics for unit.**

Monthly maximum attendance for La Purisima Mission SHP is 14,643 visitor in month of May. The Minimum is 5,723 visitor in the month of December. The Average attendance over the length of the year is 9,239.

**On-season vs off-season.**

In the Months of May thru September this park receives fifty four percent (54%) of its attendance. We can call these five months the on-season vis as the rest of the year which be called the off-season.

**Weekday and weekend use of parking.**

A large number of visitors arrive by bus, school groups during the school year, tour buses during the summer, and shuttle buses from Lompoc during special events.

Special Events	Day, date	*vehicles	*Visitors
Fiesta Sunday	May 18	1,240	3,307
Flower Festival	June 29	58	1,330

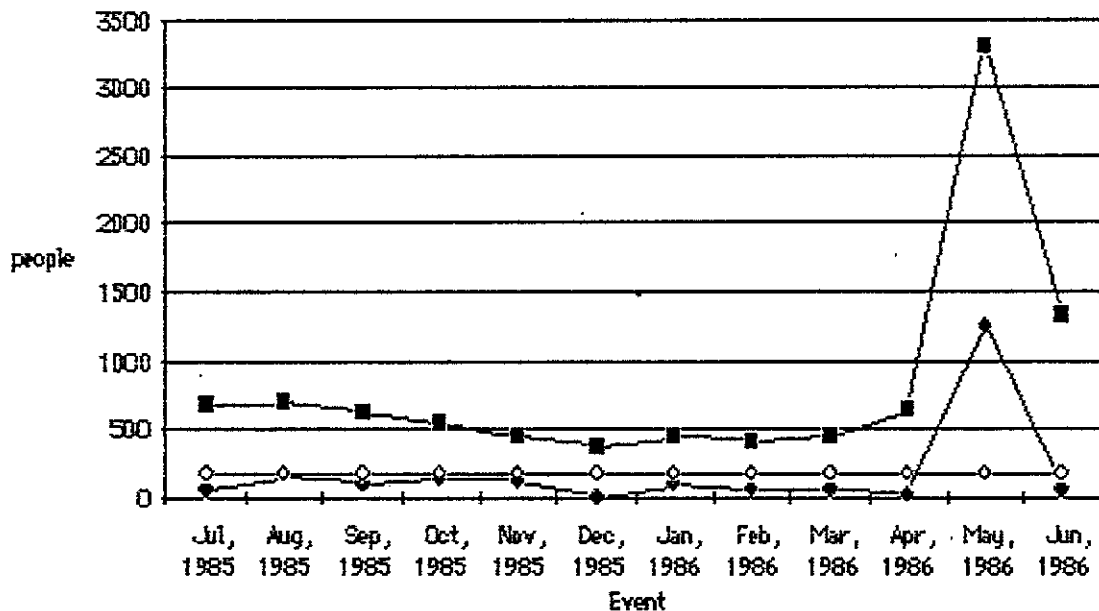
(Mission Life Days, Purisima People, Candlelight Tours, Founding Celebration)

**Attendance for Weekend at La Purisima Mission FY 85/86**

Day	*vehicles	People
Sat, Jul, 20, 1985	52	674
Sat, Aug, 31, 1985	144	692
Sun, Sept 1, 1985	91	626
Sun, Oct 13, 1985	133	536
Sat, Nov 16, 1985	119	438
Sat, Dec 28, 1985	6	357
Sat, Jan 25, 1986	100	450
Sun, Feb 23, 1986	60	412
Sun, Mar 30, 1986	49	454
Sat, Apr 19, 1986	13	640
Sun, May 18, 1986	1,240	3,307
Sun, Jun 29, 1986	58	1,330

**Attendance for Weekend at La Purisima Mission FY 85/86**

Vehicle / People



**Existing concession facilities.**

We do not have any information of on the gift shop facilities.

**Time of operation**

The park is open everyday except christmas and new years. The hour of operation are from 9:00 am to 5:00 pm seven day a week.

**Turnover factor for parking.**

It takes approximately 2 to 2.5 hours to tour the facilities. Therefore the turnover factor is for 3.2 to 4. It should be noted that this figures are in relationship to cars. Bus tour groups are a factor, we estimate 3 buses per week and 1 to 3 buses for the weekend. However, they are significant in the amount of visitor they bring to this park unit. We estimated approximately 3.5 person per car who visit state park unit vs a tour bus carrying 62 people. The parking lot contains 50 parking spaces.

3/3/87

**El Presidio de Santa Barbara SHP  
El Cuartel Concession, La Tiendita visitor gift shop.**

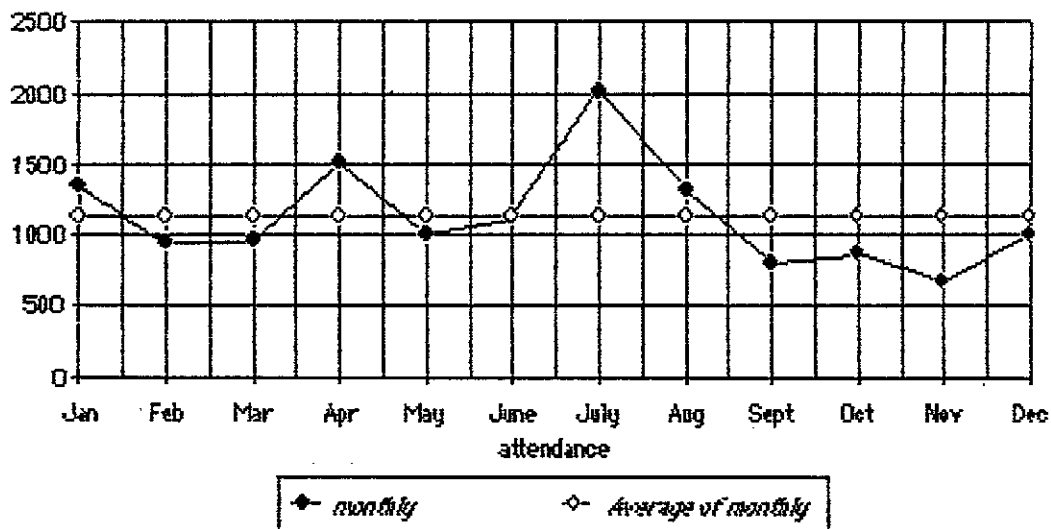
**Existing visitation.**

**El Cuartel Concession, La Tiendita visitor gift shop Attendance.  
1986**

Jan	1,358
Feb	946
Mar	962
Apr	1,512
May	1,004
June	1,124
July	2,004
Aug	1,314
Sept	807
Oct	878
Nov	671
Dec	1,006
Total	13,587

**El Cuartel Concession, La Tiendita visitor gift shop Attendance**

monthly



3/3/87

**Visitation statistics for unit.**

The monthly attendance of July 1986 has maximum monthly attendance of 2,004 visitor. The minimum is visitor is in the month of November. The average attendance over the length of the year is 1,132.

**On-season vs off-season.**

In the months of June thru September this park receives thirty nine percent (39%) of its attendance. These 4 months are the "on-season". However, there are special events during the January and April.

**Weekday and weekend use of parking.**

In order to understand the demand for parking on the weekday and the weekend the Trust has kept records of visitor sign-in sheets of walk-in traffic visiting the gift shop, chapel, and Padre quarters. We have profiled this information for the purpose to understand the parking demand for the weekdays vs weekend.

**On-Season**

8/2/86	8/3/86	8/4/86	8/5/86	8/6/86	8/7/86	8/8/86		
Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Total	%
19	27	25	10	6	3	17	107	
					Weekday total		61	57%
					weekend total		46	43%
8/9/86	8/10/86	8/11/86	8/12/86	8/13/86	8/14/86	8/15/86		
Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Total	%
2	6	18	9	12	20	7	74	
					Weekday total		66	89%
					weekend total		8	11%

3/3/87

**Off-Season**

2/1/86	2/2/86	2/3/86	2/4/86	2/5/86	2/6/86	2/7/86		
Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Total	%
4	25	18	0	0	8	5	60	
					Weekday total		31	52%
					weekend total		29	48%
2/15/86	2/16/86	2/17/86	2/18/86	2/19/86	2/20/86	2/21/86		
Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Total	%
5	27	17	11	3	1	1	65	
					Weekday total		33	51%
					weekend total		32	49%
3/1/86	3/2/86	3/3/86	3/4/86	3/5/86	3/6/86	3/7/86		
Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Total	%
12	12	4	11	3	1	0	43	
					Weekday total		19	44%
					weekend total		24	56%
3/15/86	3/16/86	3/17/86	3/18/86	3/19/86	3/20/86	3/21/86		
Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Total	%
5	27	0	8	2	12	4	58	
					Weekday total		26	45%
					weekend total		32	55%

The percentages reflects a higher demand on the weekdays in the "On-season" time frame. However, the weeks selected are not a large enough sample to get a good profile of attendance for this season. However, the "Off-Season" shows a trend to increased weekend use.

**Existing concession facilities.**

The gift shop (La Tiendita) or El Cuartel.

**Projection of future growth of unit.**

Not enough data to measure growth.

**Time of operation**

The park is open everyday except christmas and new years. The hour of La tiendita are from 10:30 am to 4:30 pm Monday thru Friday. Saturday and Sundays from 12:00pm. to 4:30pm.

**Turnover factor for parking.**

It take approximately .5 to .75 hours to tour the facilities. Therefore the turnover factor is for 6.2 to 8. It should be noted that this figures are in relationship to cars, bus tour groups are a factor but are unknown at this time. We estimated approximately 3.5 person per car who visit state park unit. Currently, no parking is provided for park visitor on site. Visitor either must parking in public, private parking lots, or on-street parking spaces.

3/3/87

## El Presidio de Santa Barbara SHP

### Projected Attendance

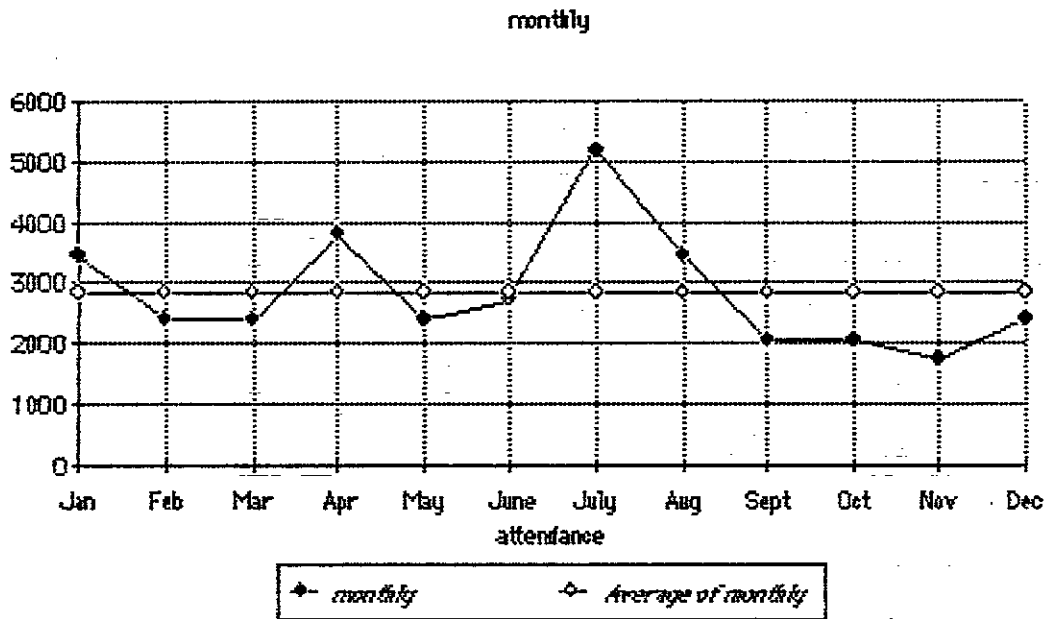
In developing overall attendance for the presidio, information kept by the trust for the La tiendita provided the visitation pattern profile for the Presidio. In order to distribute the special events, etc, and walk through figures throughout the year we used La tiendita attendance profile as normal pattern of monthly attendance. Trust staff estimated 5,000 for normal events, 1,000 for special events and another 15,000 walk through the chapel, padre's grounds, etc. This was done in order to distribute the 21,000 visitor without changing the visitation profile. These numbers along with the La tiendita, presidio give the total projected attendance of 34,236.

### El Presidio de Santa Barbara SHP

Jan	3,458
Feb	2,421
Mar	2,421
Apr	3,804
May	2,421
June	2,766
July	5,187
Aug	3,458
Sept	2,075
Oct	2,075
Nov	1,729
Dec	<u>2,421</u>
Total	34,236

3/3/87

### Projected attendance Chart



#### Visitation statistics for unit.

We can estimate a monthly attendance for El Presidio the Maximum 5,187 visitor in month of July. The average monthly attendance over the length of the year is 2,853.

#### On-season vs off-season.

Monthly attendance the Months of April thru August this park receives fifty one percent (51%) of its attendance. We can call these 4 months the "on-season". However, we have special events during the January and April.

3/3/87

**Projection of future growth of unit.**

The estimated annual attendance for El Presidio de Santa Barbara projected to end of Phase II and III is as follows.

<u>PHASE</u>	<u>ATTENDANCE*</u>	<u>DEVELOPMENT**</u>	<u>ATTENDANCE***</u>
II (1985-1990)	35,000	50%	56,700
		100%	75,600
		150%	94,500
III (1985-2000)	35,000	100%	81,000
		150%	102,100
		200%	122,500

\* 1986

\*\* Enhancement factor

\*\*\* Projected ranges.

Therefore, based on the attendance, development enhancement, we have projected a range of future attendance and its relationship to parking demand.

**Time of operation**

The park is open everyday except Christmas and New Years. The hours of La Tiendita are from 10:30 am to 4:30 pm Monday thru Friday. Saturday and Sundays from 12:00pm to 4:30pm.

**Turnover factor for parking.**

It takes approximately .25 to .5 hours to tour the facilities. Therefore the turnover factor is for 6.2 to 8. It should be noted that these figures are in relationship to cars, bus tour groups are a factor, we have estimated between 1 to 3 buses per week. We estimated approximately 3.5 person per car who visit state park unit. However, with the reconstruction of El Presidio the turnover rate will be longer. We estimate it to be from 1.5 hour for Phase II and 2 hours at the completion of Phase III.



3/3/87

**Weekday and weekend use of parking.**

**35,000 ATTENDENCE**

**OFF/ON SEASON AVERAGE**

Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Total	%	Cars	Turn over	Parking
150	274	145	45	25	41	50	730				
				Weekday average			306	42%	87	6	15
				weekend average			424	58%	121	6	20

**56,700 ATTENDENCE**

**OFF/ON SEASON AVERAGE**

Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Total	%	Cars	Turn over	Parking
250	400	50	100	101	150	130	1181				
				Weekday average			531	45%	152	6	25
				weekend average			650	55%	186	6	31

**75,600 ATTENDENCE**

**OFF/ON SEASON AVERAGE**

Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Total	%	Cars	Turn over	Parking
375	500	100	130	150	120	200	1575				
				Weekday average			700	44%	200	6	33
				weekend average			875	56%	250	6	42

**94,508 ATTENDENCE**

**OFF/ON SEASON AVERAGE**

Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Total	%	Cars	Turn over	Parking
600	700	145	125	125	138	135	1968				
				Weekday average			668	34%	191	6	32
				Weekend average			1300	66%	371	6	62

**81,700 ATTENDENCE**

**OFF/ON SEASON AVERAGE**

Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Total	%	Cars	Turn over	Parking
500	600	135	125	100	138	104	1702				
				Weekday average			602	35%	172	6	29
				weekend average			1100	65%	314	6	52

**102,100 ATTENDENCE**

**OFF/ON SEASON AVERAGE**

Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Total	%	Cars	Turn over	Parking
600	675	145	135	145	127	300	2127				
				Weekday average			852	40%	243	6	41
				weekend average			1275	60%	364	6	61

**122,500 ATTENDENCE**

**OFF/ON SEASON AVERAGE**

Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Total	%	Cars	Turn over	Parking
700	925	145	135	145	152	350	2552				
				Weekday average			927	36%	265	6	44
				weekend average			1625	64%	464	6	77

APPENDIX #7  
FACTORS, ETC.



FACTORS WHICH COULD RESULT IN CHANGES IN THE PREDICTED IMPACTS OF THE EL PRESIDIO GENERAL PLAN ON TRAFFIC VOLUMES AND PARKING.

<u>Factor</u>	<u>Discussion</u>	<u>Implication for Impacts Analysis</u>
The trip generation rates used in the Traffic and Parking Study (and the General Plan) are higher than those normally seen in traffic studies.	For example, the rate used for the Presidio in the General Plan is higher than the average for small office buildings reported by the Institute of Traffic Engineers (ITE) -- 4 peak-hour trip ends per 1,000 sq.ft., versus 2.84. While peak-hour trip generation rates for museums have not been published, they should be considerably less than those of office buildings on weekdays.	This factor has probably caused the Presidio's traffic impacts to be overstated.
The parking generation rate used in the Traffic and Parking Study for commercial space is higher than that normally seen in parking studies.	The commercial rate used in the El Presidio General Plan was 4 spaces/1000 sq. ft. By comparison, the Paseo Nuevo shopping center EIR used rates of 2.3 spaces/1000 sq. ft. weekdays and 3.1 spaces/1000 sq. ft. weekends; the ITE manual gives a rate for small shopping centers of 1.8 spaces/1000 sq. ft. weekdays and 3.0 spaces/1000 sq. ft. weekends; and the Presidio Offices EIR used the weekday rate of 2 spaces/1000 sq. ft.	This factor probably leads to an exaggeration in the EIR of the parking requirements both present and future for the commercial properties within the state historic park boundaries.
Neither a linked trip factor nor a walk-in/bus-in factor were used in the analysis of traffic and parking impacts.	In the Paseo Nuevo EIR, projected trips were reduced by 13% to account for these factors; in the Outer State Street EIR, trips were reduced by 35%. Given its downtown location and free access, it is possible that over half of the Presidio's visitors will walk in or come while on a multi-destination trip.	By not accounting for walk-in or linked trip factors, the General Plan undoubtedly overestimates the Presidio's impacts on traffic and parking.

<u>Factor</u>	<u>Discussion</u>	<u>Implication for Impacts Analysis</u>
A more complete Presidio will have a greater draw.	There will be more and better exhibits, a living history program, and a more impressive building complex. Thus, the number of visitors per square foot of Presidio should increase as the project develops.	This factor points out a weakness in the method of estimating traffic and parking generation based on area of development. For that reason we have also used visitor projections to estimate traffic and parking generation (Appendix 6).
More people, especially tour and school groups, will come to the Presidio by bus, tour and school, as the project develops.	At La Purisima Mission and Sutter's Fort state historic parks, a significant percentage of the visitors come by bus. (At Sutter's Fort, it ranges between 20% and 25% of the visitors.)	By not accounting for this factor, the analysis in the General Plan overstates the traffic and parking impacts of the Presidio.
On the average, numbers of visitors to the Presidio should be greater during Saturdays and Sundays than on weekdays.	The Traffic and Parking Study analysis did not include weekends. By contrast, the analysis in Appendix 6, which was based on projected annual visitation, did not include weekends. Assuming a maximum annual visitation rate of 122,500 people after project completion, daily 2-way trip ends generated by the Presidio are calculated to average 106 on weekdays and 464 on weekends. Both of these figures are considerably lower than the average daily figures based on the Traffic and Parking Study's trip generation rates (Table 1). Weekends draw on people's leisure time, and special events are scheduled on weekends.	This is another indication that the General Plan overestimated the impact of the Presidio on on weekday traffic volumes by using trip generation rates from the Traffic and Parking Study.

D-2311R

**APPENDIX #8**

**PUBLIC INPUT; CONDTIONS FOR  
GENERAL PLAN APPROVAL**



**BRIEFING PAPER**

**FOR  
EL PRESIDIO DE SANTA BARBARA  
STATE  
HISTORIC  
PARK  
GENERAL PLAN**

**for the  
State Park and Recreation Commission  
August 1987 Meeting**



## **BACKGROUND**

### **PAST STATE PARK AND RECREATION COMMISSION HEARING**

On April 10, 1987, the commission held a public meeting in Santa Barbara in the County Administrative Building on the El Presidio de Santa Barbara State Historic Park General Plan. The purpose was to give the public an opportunity to speak to the commission concerning its comments on the plan. Public testimony was taken, (See attachment #2, "COMMISSION MEETING NOTES", pg 6 thru 9,) (See attachment #4 "LETTERS RECEIVED AT COMMISSION HEARING") No action was taken by the commission because the City Council of Santa Barbara had to endorse the general plan first, as agreed to in the Memorandum of Understanding as adopted on February 14, 1984. The city council meeting was scheduled for April 21, 1987.

### **SANTA BARBARA CITY COUNCIL ACTION**

On April 21, 1987, the city council held a meeting to consider the Draft El Presidio Santa Barbara General Plan.

The City planning staff recommendation represents input from the Architectural Review Board, Landmarks Committee, Environmental Review Committee, and Planning Commission, and public testimony.

They recommended to the Santa Barbara City Council to endorse Phase I and II and portions of Phase III (see attachments # 1, "MAPS" #9,10,11,12) of the General Plan with changes as outlined in planning commission resolution 39-87. (see attachment #3, "CITY ENDORSEMENT CONDITIONS") This recommendation was endorsed by the Santa Barbara City Council on April 21, 1987

## **STATE PARK STAFF RECOMMENDATION**

Department staff recommends that the State Park and Recreation Commission endorse and approve Phase I and II and portions of Phase III of the General Plan (see attachment #1 "MAPS" # 9,10,11,12) with changes as outlined in the Santa Barbara City Council Resolution. This action would keep it consistent with city council endorsement. It should be noted that in the preparing of the EIR element, staff did discuss the possibility of not building this segment of the presidio, and it is known as Alternative #3 (see attachment #1 "MAPS" #7).



**Attachment #1**  
**"MAPS"**



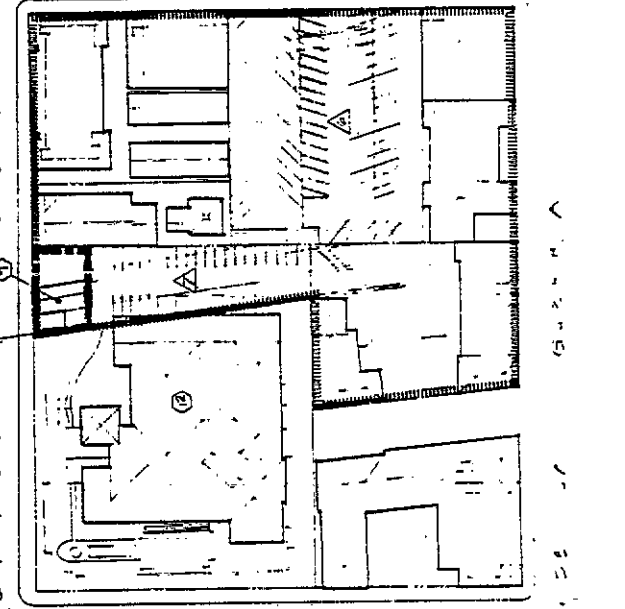
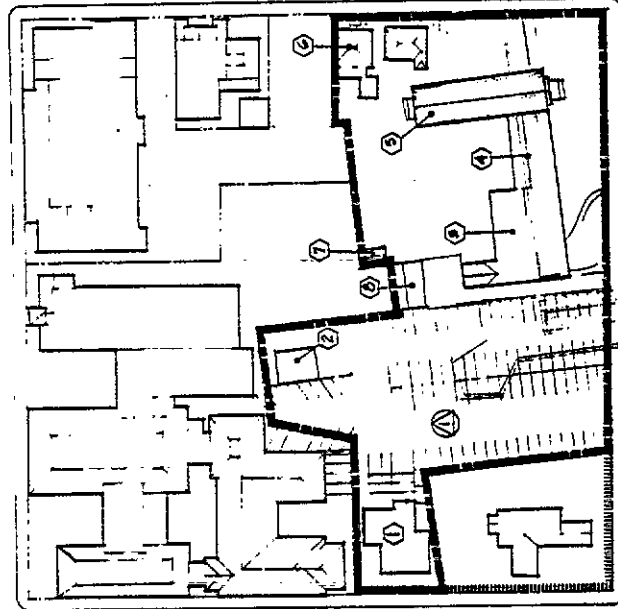
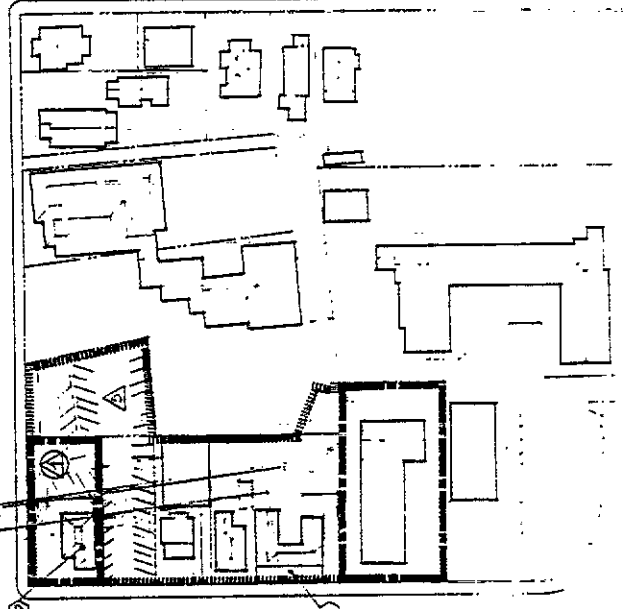
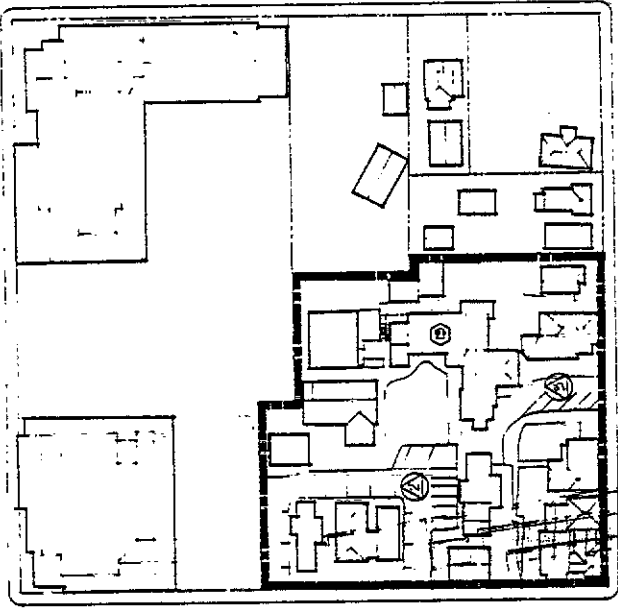
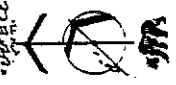
**LEGEND**

- DATA BUILDS
- INTR. LOCAL & ALDER DISTRICT
- EXISTING STATE OWNERSHIP
- ZONE OF INTEREST BOUNDARY

- ① COPY ROOM/HOUSE
- ② PCD ABOVE
- ③ CANECA ADDB.
- ④ BUREAU QUARTERS
- ⑤ CHAPEL
- ⑥ BAILIA HOUSE
- ⑦ STORAGE BUILDING
- ⑧ GARAGE/OFFICE/STORAGE
- ⑨ B.I. CHANCEL
- ⑩ MAILLET HOUSE
- ⑪ ROCHAMBEAU ADDB.
- ⑫ U.S. POST OFFICE

- ⑬ ALHACAM THEATER
- ⑭ EXISTING PARKING 108 SPACES/PG LEASER
- ⑮ EXISTING PARKING 14 SPACES
- ⑯ EXISTING PARKING 5 SPACES
- ⑰ EXISTING PARKING 10 SPACES
- ⑱ EXISTING PARKING 45 SPACES
- ⑲ EXISTING PARKING 20 SPACES
- ⑳ EXISTING PARKING 34 SPACES
- ㉑ SYMBAKER STATE OWNED PROPERTY
- ㉒ SYMBAKER PARKING WITH ZONE OF INTEREST IN PRIVATE OWNERSHIP

**PHASE II**

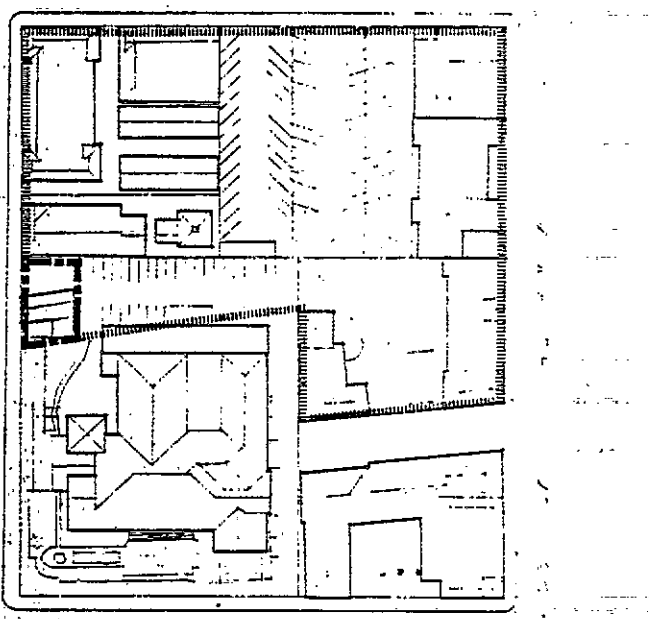
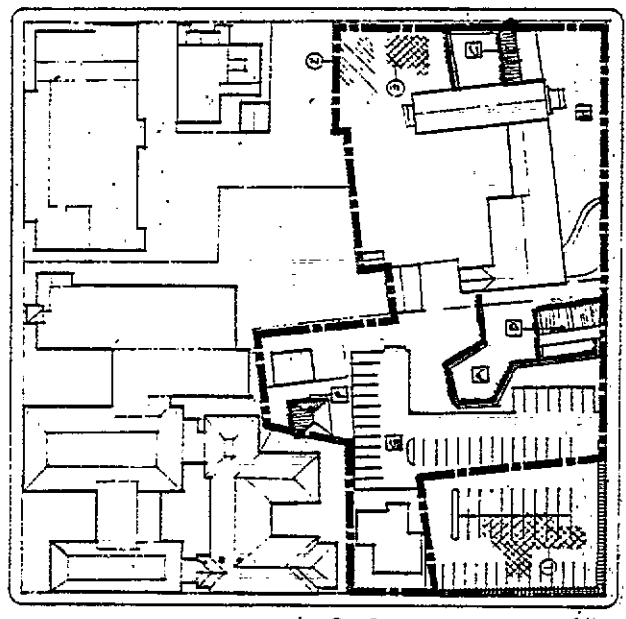
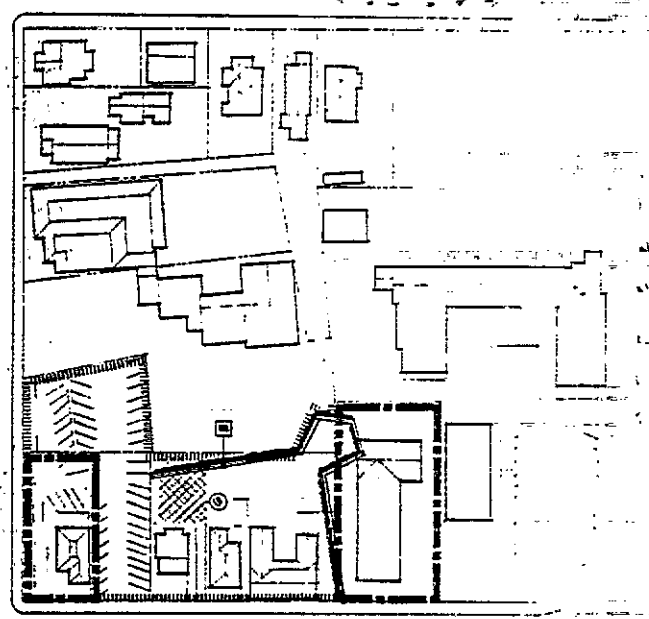
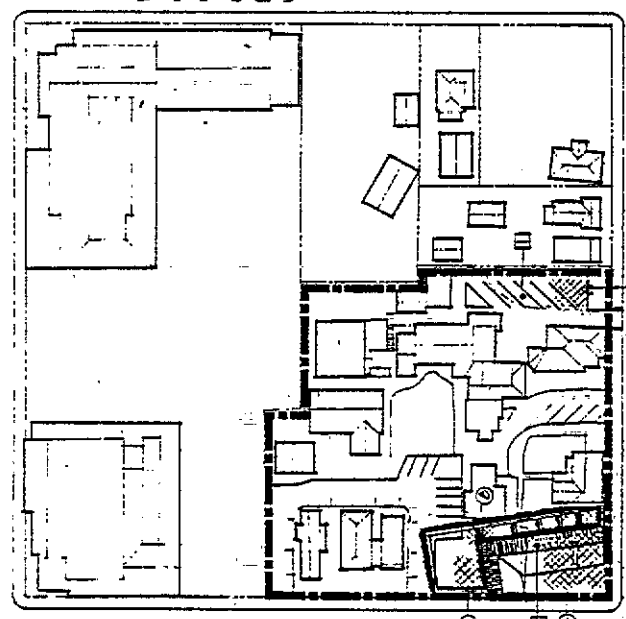
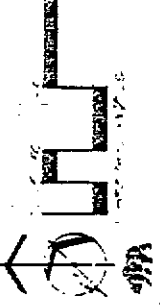


**LEGEND**

- EXISTING BUILDING
- EXISTING STATE OWNERSHIP
- ZONE OF INTEREST
- PROPOSED TO BE RELOCATED (BUILDING UNDER USE)
- SUBSTRUCTED FREESTANDING BUILDING AND REFERENCE WALLS
- NORTHWEST QUARTER
- SOLDIER QUARTER (FAMILY)
- COMMANDEANTE OFFICE
- COMMANDEANTE RESIDENCE
- SANTEEAST QUARTER AND BASTION
- RELOCATED BANILLA HOUSE
- NEW PARKING LOT 69 SPACES
- MINI PLAZA
- NEW PARKING LOT 5 SPACES

- SPRINTING CHASSIS
- BANILLA HOUSE (RELOCATED)
- SINGLE FAMILY RESIDENCE
- THE RENTAL APARTMENT, RESTAURANT
- RENTAL RESIDENCE
- STORAGE
- OFFICE CASERSON
- OFFICE CASERSON

PLEASE





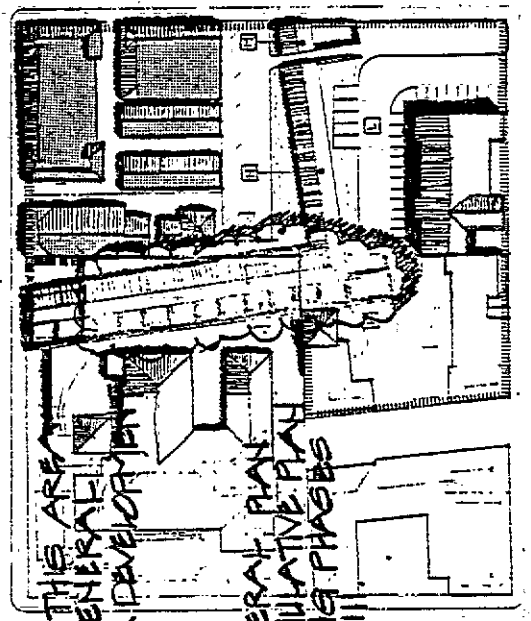
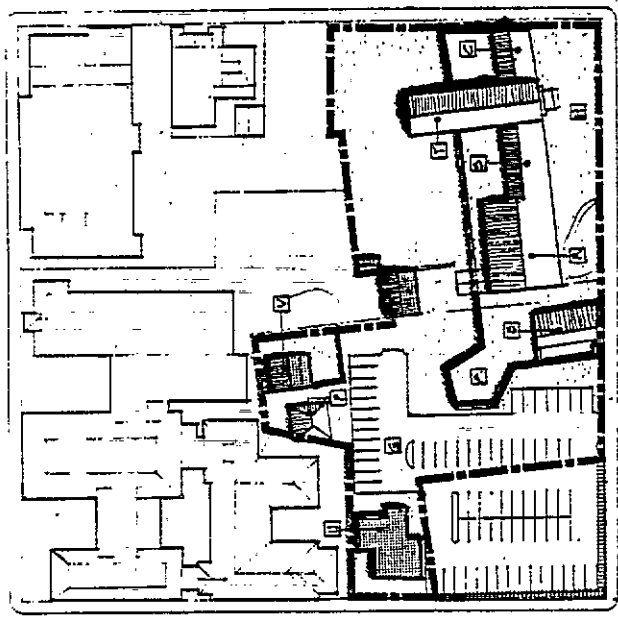
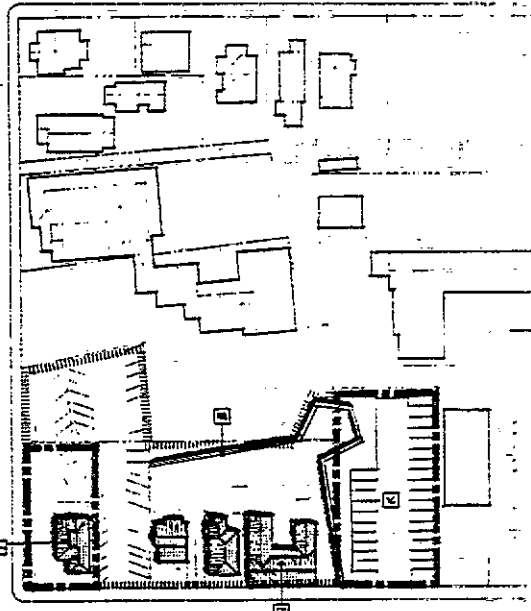
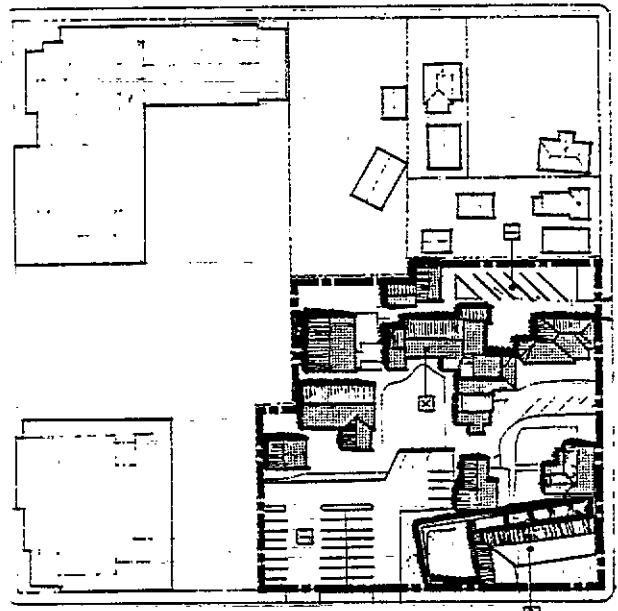


**LEGEND**

- EXISTING BUILDING
- EXISTING BUILDING FOOTPRINT
- EXISTING STATE OWNERSHIP
- ZONE OF INTEREST BOUNDARY

- BUILDINGS TO REMAIN WITHIN ZONE OF INTEREST
- RECONSTRUCTED PRISIDO BUILDING AND DEFENSE MALL
- WESTMOST DISTRICT
- SOLDIER QUARTERS (FAMILY)
- COMMISSARY OFFICE
- COMMISSARY RESIDENCE
- SOUTHWEST DEFENSE AND DISTRICT
- RELOCATED BANILLA HOUSE
- NEW PARKING LOT 21 SPACES

- MINI-PLAZA
- NEW PARKING LOT 5 SPACES
- NEW PARKING LOT 24 SPACES
- NEW PARKING LOT 26 SPACES
- NEW PARKING LOT 29 SPACES
- GUARD HOUSE/SOUTH ENTRANCE
- SOLDIER QUARTERS
- SOLDIER QUARTERS (FAMILY)
- DEFENSE MALL
- GARDEN
- CANEDO ADORCE
- PARADE QUARTERS
- CHAPEL
- COMM-KITCH HOUSE
- REC ADORCE
- KOCHIN HOUSE
- ALHAMBRA THEATER
- MULLLET HOUSE



CANON PRISIDO S - R - E - T

REMOVE THIS AREA FROM GENERAL PLAN FOR DEVELOPMENT PLAN FOR DEVELOPMENT

NOTE: THE GENERAL PLAN IS A CUMULATIVE PLAN REFLECTING PHASES I, II, AND III

**GENERAL PLAN**





**ATTACHMENT #2**  
**COMMISSION MEETING MINUTES**



Meeting of the  
CALIFORNIA STATE PARK AND RECREATION COMMISSION  
County Administrative Building, Room 17  
123 East Anapamu Street  
Santa Barbara, CA  
April 10, 1987

COMMISSIONERS PRESENT

Dee Hedborg, Chairman  
John L. Whitehead, Vice Chairman  
John B. Allard  
Marie L. Escola  
Marcia L. Hobbs  
Charles M. Hostler  
Manuel A. Molinedo  
Raymond J. Nesbit  
Byron L. Nishkian

COMMISSIONERS ABSENT

None

STAFF PRESENT

Les McCargo, Acting Director/Secretary  
Lorraine Henretty, Assistant Secretary  
Zetta Adkins, Recording Secretary  
Robert M. Acree, Senior Landscape Architect, Development Division  
John Arnold, Public Information Office  
Arthur Canacho, Associate Landscape Architect, Development Division  
Robert Cates, Chief, Development Division  
James "Mike" Doyle, Staff Park and Recreation Specialist,  
Resource Protection Division  
Richard E. Falty, Regional Director, Central Coast Region  
Russell Guiney, La Purisima Mission District Superintendent  
Lawrence Martz, Supervisor, Technical Reports, Development Division  
Dan Preece, Gaviota District Superintendent

STATE OF CALIFORNIA

Walter Wunderlich, Deputy Attorney General

VISITORS REGISTERED

Mike Acosta, representing Presidio descendants  
Ronnie Baroka, Santa Barbara  
Mike Bishop, representing Off-Highway Motor Vehicle Recreation Commission  
Farfalla Borah, representing NETWORK  
Elliot Brownlee, President, Santa Barbara Trust for Historic Preservation  
Sharon Hall-Kramer, representing Antioch  
John Hass, Board Member, Santa Barbara Trust for Historic Preservation  
Jarrell Jackman, representing Santa Barbara Trust for Historic Preservation  
Michelle Jackman, representing former Antioch Core Faculty  
Sheila Lodge, Mayor, City of Santa Barbara

VISITORS REGISTERED (Continued)

Vivian Obern, representing Santa Barbara Trust for Historic Preservation  
Catherine Rudolph, representing Santa Barbara Trust for Historic Preservation  
Pat Saley, Principal Planner, representing City of Santa Barbara  
Gordon Sichi, representing Anacapa High School  
Robert Sollen, representing Sierra Club, Santa Barbara Group

**EXCERPTS REFERENCE: EL PRESIDIO**

Chairman Hedborg opened the public hearing on the El Presidio de Santa Barbara State Historic Park General Plan and informed the audience that five minutes is allowed for persons speaking for groups or organizations and three minutes is allowed for persons speaking as individuals. She called on Mr. McCargo for the Department's presentation.

Mr. McCargo gave a brief overview of the General Plan and the Memorandum of Understanding between the Department, the Santa Barbara City Council, and the Santa Barbara Trust for Historic Preservation with an agreement acceptable to all as each phase is developed. He asked that the Commission take public input but to withhold action until after the City's review and City Council meeting.

Bob Acree, Senior Landscape Architect, Development Division, introduced Mayor Sheila Lodge, who expressed her appreciation of the Department staff's work on the General Plan. He also introduced Pat Saley, Principal Planner and coordinator from the City, and Dr. Jackman as coordinator of the Santa Barbara Trust. He then showed a slide presentation of the El Presidio de Santa Barbara State Historic Park General Plan which at present includes about four acres in the heart of the city. Buildings and land acquired by the Department and Trust for more than 23 years. The General Plan establishes the Department's long-term management objectives with respect to cultural and natural resources, visitor use, facility development, interpretation, and general operation. It proposes only a partial reconstruction of El Presidio as total restoration was determined not feasible. The two city streets that bisect the historic site will be retained, 227 parking spaces will be provided on park property, and an alternative parking solution will be studied. The interpretive period will be from 1784 through 1810. Three phases are identified in the plan; Phase I is the existing development, Phase II begins with expansion of facilities next to the chapel and the mini-plaza and development of the northeast corner of El Presidio and then the northwest corner, and Phase III will begin development of Canon Perdido Street, dependent upon acquisitions. The southwest side of the Presidio which includes U.S. Post Office parking spaces is a long-range priority and will not be built without cooperation of the U.S. Postal Service.

EL PRESIDIO DE  
BARBARA SIP GEN  
PLAN PUBLIC HEA

DEPARTMENT'S PR  
TATION ON EL PR

Mr. Acera called on Pat Staley who spoke of her appreciation of working with Jerry Jackman and the Department staff and mentioned the parking issue as the biggest concern. She said the City has recommended that their Planning Commission endorse the three phases of the plan, but delete the defense wall, soldier quarters, gardens which are adjacent to the U.S. Post Office and Elephant Garden to prevent encroachment into these spaces.

Chairman Hedborg opened the public hearing to speakers from the floor and called on the following persons:

MICHELE JACKMAN, representing former Antioch Core Faculty, mentioned the Trust's cooperation in relocating the Antioch University.

SHARON HALL-KRAMER, representing Antioch, was concerned as to the immediate demolition of Antioch into a State parking lot and supported the Planning Commission's recommendations at their meeting April 9. She suggested that a clear timetable be developed and that better publicity be given for meetings.

MIKE ACOSTA, representing Presidio descendants, presented approximately 6,675 signatures, including descendants of Presidio soldiers and families who supported the following paragraph:

I support the restoration of the Santa Barbara Presidio, and the efforts of the Santa Barbara Trust for Historic Preservation and I join with City Council in urging the State of California to purchase the needed property for the State Historic Park.

FARFALLA BORAH, representing NETWORK, recommended that the Santa Barbara Planning Commission appoint a Neighborhood Task Force to work with the State and the Trust in the planning and implementation of the General Plan. She felt there was inadequate neighborhood notification on the General Plan, public hearing, and Commission tour, and she accused the State Park and Recreation Commission of possibly violating the Brown Act.

Commissioner Hostler commented about the seriousness of her accusations and asked Mr. McCargo to review the public hearing notification process. Mr. McCargo called on Lorraine Henretty, Assistant Secretary, to elaborate on this. Mrs. Henretty stated the notice of public hearing was published in the Santa Barbara newspaper 45 days and 30 days before the public hearing. The public hearing notice and agenda are sent to the entire statewide Commission mailing list, to legislators at the State Capitol, and to the city and county affected by the General Plan. The tour on April 9 was included in the public hearing notice, and the Development Division also notified addressees on its mailing list.

Arthur Camacho, Associate Landscape Architect, Development Division, said the Department staff kept a separate mailing list of all interested parties and that a letter and report were mailed specifically to Network on the 6th. Commissioner Whitehead commented that the public hearing notice also stated that no action would be taken by the Commission. Mr. McCargo added that the Department obviously followed all legal obligations on the public hearing process and the community has been informed.

Ms. Borah continued with her letter, as distributed, stating traffic and parking studies were incomplete in the General Plan's Environmental Impact Element with comments on housing impacts and the need for a clear timeline for each phase of the project.

GORDON SICHI, representing Anacapa High School, requested that the General Plan state as written fact that the demolition of Anacapa High School will occur during Phase III, not Phase II.

KATHLEEN RUDOLPH, representing Santa Barbara Trust for Historic Preservation, requested that parking impact be addressed. She said most visitors using the parking spaces are not there exclusively to see the El Presidio.

JOHN HASS, Board Member, Santa Barbara Trust for Historic Preservation, said the staff's work for the Trust has been extraordinary and asked for help to acquire additional property. He remarked about the favorable community attitude. Commissioner Hostler commented on the excellent job done by the Trust and expressed the Commission's appreciation of their efforts. He explained that the principal source of money for acquisition comes from the various Bond Acts and asked for its support of the one on the next ballot to inform the public to vote for it.

DR. ELLIOTT BROWNLEE, President, Santa Barbara Trust for Historic Preservation, said the General Plan is a limited version of El Presidio compared to the 1983 plan, and he feels the present General Plan is representative of the citizens of Santa Barbara, and the three phases recognize the future needs of Santa Barbara. He said the Trust has no objection to rewording in Phase III to protect the integrity of the Post Office and Elephant Fountain Park. He supports the request to include Anacapa High School in Phase III, which was intended, and that they look forward to expansion of community public involvement.

VIVIAN OBERN, representing Santa Barbara Trust for Historic Preservation, spoke of Dr. Pearl Chase adopting the El Presidio as her program and the many things she accomplished through her generous donations. She said it is estimated that one-third of Santa Barbara's population are descendants from the El Presidio citizens.

RONNIE BAROKA, Santa Barbara, said he was a property owner and had not been notified. Chairman Hedborg said his name would be added to the Commission mailing list.

Respectfully submitted,

*Les McCargo*  
Les McCargo  
Acting Secretary

D-6390X

EL PRESIDIO DE SANTA BARBARA SHIP GENERAL PLAN PUBLIC HEARING CLOSED COMMENTS BY STAFF

ROBERT SOLLEN, representing the Sierra Club in Santa Barbara, provided a letter with his comments (see attachment).

Chairman Hedborg closed the public hearing at 10:45 a.m. Mr. McCargo mentioned the routine public meetings that would be held by the Trust for better community input and community awareness of what is being accomplished. He added that Mr. Baroka had acquired his property only recently, and there had been discussions with the former owner. Commissioner Escala suggested that notices be made public on a bulletin board at the Trust, and Mr. Brownlee expressed sincere interest in doing this and even walking notices through the neighborhood. Mr. Camacho remarked that this had been discussed, and they were trying to get as many people as possible to the meetings on the 21st with the City Council and at any future meetings.

Chairman Hedborg asked if the Commission had other items to discuss, and Commissioner Nesbit mentioned the intensive resource damage by off-highway or green sticker registered vehicles, especially in the last few years, and that the rangers spend much of their time on off-highway vehicle related activities in Anza-Borrego Desert State Park. He said the Southern California desert area has ample public land that may be utilized by off-highway vehicles without further destruction of the park. He said the Bureau of Land Management administers 12 million acres where off-highway vehicles are permitted on designated roads and trails and that BLM has 500,000 acres open to unrestricted vehicle use, and 161,000 acres are available in Imperial County for unrestricted off-highway vehicle use and 1 million acres where off-highway vehicles are permitted on designated roads and trails. He said 14,600 acres are available in Ocotillo Wells SVRA open to off-highway vehicles and 28,000 acres are proposed for green sticker use. He said the District Attorney's Office agrees that the Department can authorize only highway registered vehicles on state park roads in Anza-Borrego Desert State Park, and all applicable sections of the Administrative Code apply to state park roads. He moved that the State Park and Recreation Commission recommends that the Director of the Department of Parks and Recreation establish a departmental policy that only highway registered vehicles be permitted on primitive roads or designated routes of travel in Anza-Borrego Desert State Park and that subject policy be announced at the earliest opportunity in order that the Department of Parks and Recreation staff may notify the public and in order to sign the park.

Commissioner Hostler asked if such an action required a Notice of Public Hearing, and Mr. McCargo said it was a recommendation for the Department to establish a policy rather than actually establishing a policy per se. He said one of the things the Commission might be aware of is that the Department has been very conscious of the resource damage that does go on at Anza-Borrego and that in March both staffs of the management level and the Off-Highway Motor Vehicle Recreation Division reviewed the impact of the off-highway vehicle activities there.

ANZA-BORREGO DESERT STATE PARK DAMAGE





**Attachment #3**  
**"CITY ENDORSEMENT CONDITIONS"**



CITY OF SANTA BARBARA  
Directors Office

MAY 11 1987

DEPT. OF PARKS & RECREATION  
CITY HALL  
DE LA GUERRA PLAZA  
SANTA BARBARA, CALIFORNIA 93101  
TELEPHONE (805) 964-2611 EXT. 201



MAY 7 1987

Les McCargo  
Deputy Director  
Department of Parks and Recreation  
P.O. Box 2390  
Sacramento, CA 95811

RECEIVED

MAY 13 1987

Development Division

Re: CITY COUNCIL ENDORSEMENT OF EL PRESIDIO DE SANTA BARBARA PRELIMINARY GENERAL PLAN

Dear Mr. McCargo,

As you know, the City, the Department of Parks and Recreation and the Trust for Historic Preservation adopted a Memorandum of Understanding (MOU) in February, 1984. The MOU provides for the development and adoption of a General Plan for El Presidio de Santa Barbara State Historic Park. I am happy to inform you that, on April 21, 1987, the City Council endorsed Phases I and II of the Plan and portions of Phase III. The Council's endorsement was subject to several conditions as outlined below:

A. GENERAL CHANGES

1. Summary/Executive Summary - These two sections should be combined with subheadings added to clarify. Policies must be identified as such. Terms should be clearly identified (e.g., study area, zone of interest, special event, etc.) here or in the Project Description. A clear explanation of the six priorities should appear here and in the text (page 53). The overall time frame for the Plan should be noted here.
2. Project Description - At a minimum, the General Plan Map (Map 12), once revised to delete the wall behind the Post Office, must be included in the Project Description. The types of events need to be defined in terms of frequency, hours and a number of participants.
3. Post Office Building/Open Area Adjacent to Presidio Avenue - The Council deleted the defense wall, garden plots and soldier's quarters behind the Post Office as illustrated in EIR Alternative No. 3. The existing garden and fountain area to the east of Presidio Avenue (shown as an "item of landscape interest" on Map 3) must be saved as it is an integral part of this community. The wall can be considered as an amendment to the Plan at a later date once concerns about the Post Office Building have been met.
4. Environmental Impact Element - All changes requested by the EIR (included as Attachment 1 to this letter), particularly with regard to parking supply and demand (summarized in B3a below), shall be included.

5. Other Changes - All changes detailed in Attachment 2 of this letter.

B. SPECIFIC CHANGES

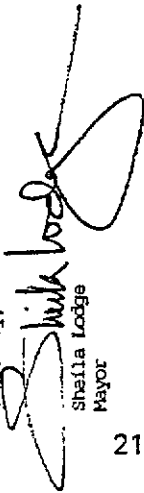
1. Interpretive Element - This Element should emphasize all periods of Presidio history, not just the 1784 - 1810 period.
2. Concessions Element - This Element should clearly emphasize that concessions shall be "quality."
3. Environmental Element - The following shall be included in addition to the changes outlined in Attachment 1:
  - a. Long term vs. short term parking solutions - A policy shall be included which emphasizes long term vs short term solutions. Parking supply and demand concerns. Parking must be evaluated with development plans for each phase and should strive to provide parking off-site if possible. This portion of the Element needs additional work, including clarifying partial mitigations to the loss of commuter parking spaces. Mitigations such as off-site parking with shuttle buses during major events should also be included.
  - b. Traffic and Circulation - A clarification of the assumptions used in the traffic analysis is necessary. Also see "Cumulative Impacts" below.
  - c. Bus parking - The plan needs to include adequate provision for bus parking.
  - d. Signing - Include a reasonable number of signs directing pedestrians to the Presidio to encourage walking rather than driving.
  - e. Cumulative Impacts - Cumulative impacts relating to parking, traffic and air quality should be discussed as a part of those respective sections or under one separate heading. While the Presidio itself is not expected to result in project-specific impacts, possible cumulative impacts need to be discussed in greater detail. The recent Downtown Retail Expansion concluded that there will be significant traffic impacts Downtown from proposed and approved projects expected over the next few years. The Cross-town Freeway's effect on the project should also be addressed.
4. Phase III - Delete the wall behind the Post Office as outlined in Item A3 above. Any development of the Antioch University and Anacapa High School sites shall be included in Phase III, not Phase II.
5. Other comments:
  - a. Public Notice - The State should follow the City's strict requirements with regard to public notice.

- b. Neighborhood Liaisons - Once the State Parks and Recreation Commission has taken final action on the Plan, the City Council will appoint two neighborhood representatives to serve on the Trust's Reconstruction Committee in the development of each phase. One neighbor will represent tenants and one will represent property owners.
- c. Neighborhood Integrity and Vitality - A policy must be included which emphasizes the importance of maintaining the integrity and vitality of the neighborhood while optimizing use of the Presidio.
- d. Eminent Domain - The State should include a policy that they have no intention of using their power of eminent domain to acquire property for the Presidio. The policy of friendly acquisition should continue with this project.

Now that the City Council has endorsed portions of the Plan with conditions, the Plan we endorsed can be scheduled for final review by the Parks and Recreation Commission. Please keep us informed on the meeting date, time and location so that we may send a City representative. We would also ask that any staff reports be sent to my office and to the Planning Division at the earliest possible date.

Once again, let me thank you and your Staff for a job well done. This has been a good example of how staffs from different agencies can work together.

Sincerely,



Sheila Lodge  
Mayor

Attachments:

- 1. Letter with Environmental Review Committee comments, March 25, 1987.
- 2. Specific Comments, April 21, 1987.

cc: Trust for Historic Preservation  
Richard D. Thomas, City Administrator  
Network

[P/PRESIDIO.LTR]  
PS:rw

CITY OF SANTA BARBARA

COMMUNITY INVOLVEMENT DEPT.  
Environmental & Environmental Review  
Planning & Zoning, Building & Housing



118 CHAPALA STREET  
P.O. DRAWER P-1  
SANTA BARBARA, CA 93102  
(805) 961-1141

March 25, 1987

James Doyle, Supervisor  
Environmental Review Section  
P.O. Box 2390  
Sacramento, CA 95811

RE: EL PRESIDIO DE SANTA BARBARA ENVIRONMENTAL IMPACT ELEMENT

Dear Mike,

Last Friday, March 20, 1987, the Environmental Review Committee (ERC) held their second public hearing on the Environmental Impact Element (EIE) of the Draft General Plan for El Presidio de Santa Barbara State Historic Park. Generally the comments made by the committee, staff and the public were very favorable with some additional changes and analysis requested. The ERC voted to recommend certification of the EIE with the changes outlined below. Planning and Transportation Staffs will be available to work with the State Staff as necessary to address the issues raised.

EXECUTIVE SUMMARY

City Staff has requested that all mitigations be repeated or summarized in this section.

TRAFFIC/CIRCULATION

The letter from Network raises questions about the underlying assumptions used in this section (reference pages 69 and 70). Possibly all assumptions used could be outlined in one place in the text. It would also be important to clarify that it is not City practice to base impact discussions on "worst worst case" such as a major event which would only occur once per year (see Arts Services letter re pages 67 and 71). The letter from the Sierra Club states that uses to be removed may relocate in same general area, thereby resulting in a net increase in traffic. I would defer to Transportation Staff on this issue but would venture to guess that the relocation sites are too speculative to include and therefore analyze with respect to traffic impacts.

ATTACHMENT 1

APR 21 1987 #34

El Presidio GP EIE  
March 25, 1987  
Page 2

PARKING

The specifics and level of each parking impact must be clearly stated in this section and in the summary. Several commenters seemed to be confused as to whether the loss of commuter parking could be mitigated at all. The partial mitigation measures, including a long term program, need to be clear. While parking impacts are not based on the one major event per year, a possible "mitigation" could be a shuttle system of some sort with parking provided somewhere on the periphery of the downtown. Given the comments of Network (page 65) and others, there seems to be some confusion about "major" vs. "special" events. Network and the Sierra Club ask about the status and capacity of the existing commuter lots and how buses will be accommodated on site. Three commenters asked for a clarification and justification for the comment that there is ample parking in the evenings and weekends.

CUMULATIVE IMPACTS

Cumulative impacts relating to parking, traffic and air quality should be discussed as a part of those respective sections or under one separate heading. Cumulative parking impacts are discussed above. Air quality impacts (see Greg Mohr's letter) can be discussed briefly in correlation with cumulative traffic impacts (i.e. if an intersection's level of service is D or worse, the CO "hot spot" would be a significant impact).

While the Presidio itself is not expected to result in project-specific impacts, possible cumulative impacts need to be addressed in greater detail. The recent Downtown Retail Expansion EIR concluded that there will be significant traffic impacts downtown from proposed and approved projects expected over the next few years. The Network letter also raises the issue of the Crossstown Freeway's effect on the project given the proposed Garden Street freeway on- and off-ramp. These are issues which must be discussed with Transportation Staff.

CONSTRUCTION IMPACTS

Greg Mohr raises an issue regarding dust impacts (page 66).

CULTURAL RESOURCE IMPACTS

The possible significance of the project's effects on the Post Office Building should be discussed.

HOUSING "IMPACTS"

Greg Mohr's letter contains a brief analysis of the physical impacts associated with demolition of housing in the project area. While we do not believe the physical impacts due to demolition are significant, the number of units to be demolished and any disruptions must be addressed.

APR 21 1987

El Presidio GP EIE  
March 25, 1987  
Page 3

#### WATER IMPACTS

While we agree that the reduction in square footage logically leads one to the conclusion that no increase in water use will occur, some justification is necessary. Possibly the Trust has water records for the properties to be demolished which can be compared to water use projections for the new uses. We can assist you in this endeavour.

#### GROWTH INDUCEMENT

As with water impacts, the conclusions drawn in the Growth Inducement Section must also be justified. We can assist you in what might be appropriate here.

#### ALTERNATIVES

The Environmentally Superior Alternative must be specified.

#### SHORT TERM VS. LONG TERM

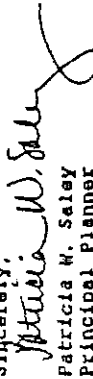
Greg Mohr points out in this letter that CEQA requires a discussion of the relationship of proposed short-term uses of the environment and the maintenance and enhancement of long-term environmental productivity. We need to talk about this one as well.

#### OTHER COMMENTS

The Network, Sierra Club and Arta Services letters raise issues outside the scope of the EIE. It would probably be best to comment on these issues before the Planning Commission meeting as the same issues will undoubtedly be raised in that forum.

To conclude, we again compliment you on a good document which answers many of the questions raised by Staff, the ERC and the public. With the changes discussed above, the EIE should provide the necessary information for the Planning Commission, City Council and Parks and Recreation Commission to make an informed decision. Let us know how we can help you address these issues.

Sincerely,

  
Patricia M. Saley  
Principal Planner

Attachments: Letters from Santa Barbara Arta Services (3-16-87), City Planning Staff (3-19-87), Network (3-19-87), Greg Mohr (3-20-87) and Sierra Club (3-23-87).

cc: George Gerth and Sarah Craig, Transportation Division  
Jerry Jackman, Trust for Historic Preservation

(pres-eir.ltr)

(NOTE: LETTERS (ATTACHMENTS) WERE SENT PREVIOUSLY.)

APR 21 1987 #3

EL PRESIDIO PRELIMINARY GENERAL PLAN  
SPECIFIC COMMENTS

April 21, 1987

ATTACHMENT #2

EXECUTIVE SUMMARY

Page IV and V - We typically underline "significant unavoidable effect" and "mitigable significant effect" but we do not underline "adverse but not significant effect."

SUMMARY

Page 1 No. 1 under the first paragraph, second to last word should be changed from "paseo" to "commercial village" or similar, to differentiate from the City's paseo system of pedestrian walkways. The Presidio project intends to enhance the existing pedestrian system, not eliminate it. The word "paseo" was used by the consultant for the 1983 master plan to indicate an income-producing village to enhance the residential neighborhood.

Second paragraph from bottom, first sentence is fine except for reference to Cota-knox building. It is not the only non-18th century building on the general plan. Others include the Pico Adobe and the Victorian residences. Also, the last section of the last sentence excludes the Californios, European, and middle eastern immigrants who owned land in the immediate area during the period mentioned. They preceded the Chinese, who were predominantly outside the Presidio site.

Page 2 Second from last paragraph, delete "Birabent" from "Rochin-Birabent Adobe." This is at the request of Mrs. Pheian, the owner. Suggestion applies to the entire document.

INTRODUCTION

Page 5 What is the Park boundary? Is it just the Canelo- Padre's-Chapel-El Cuartel complex, or is it more of the lands owned by the State? There is no clear map of the existing park boundary.

Third paragraph, should be "For more than 20 years," as the Trust has not been in existence 26 years.

Page 9 First paragraph, should the Pico Adobe be mentioned here, since it is likely not American period? Depends on definition of the Park.

Page 10 The second paragraph under "Architectural Resources" is incorrect. There are five Landmarks and two Structures of Merit. Four of the Landmarks are included in the plan.

Another building constructed for the School of the Arts, and not mentioned in the General Plan, is the 1928 frame and stucco building at 915 Garden Street. It is just to the northeast of the existing Alhecama Center, and is privately owned. It is significant and a potential subject of designation due to its history and architecture.

Map 1 Property No. 22, the house is gone and ownership has changed.

Property No. 13, a newer, different building is on the site.

Map 3 In the key, should be "City Designated Landmarks." Also, at least five symbols are omitted on buildings.

Map 4 Changes and corrections in the key: Bl. 155, No. 9 is a newer studio, not cottage-style; No. 10 is Spanish Colonial Revival stucco; Bl. 156, No. 1 is brick; No. 4 should really be "Chapel" with a 3a designation for the Padre's Quarters for the area between the Canelo and the Chapel; Bl. 172 No. 1 is brick; Nos. 2 and 3 are wood frame; No. 4 delete "Birabent;" No. 5 delete "Sloyd" and insert "buildings" after "school."

Page 17 Second and third paragraphs under "Geology"--is it accurate that none of the faults have been active? Some sources attribute the 1925 quake to the seaward end of the Mesa fault. The implication is that the 1978 quake was worse than the 1925--not so, as far as damage and death.

Page 18 Plant Life---wouldn't there be more recent and complete tree survey than a 1976 CCRP one?

Cultural Resources--Again, the Californio and European immigrant ownership period in the Presidio blocks has been skipped. Second to last sentence, delete "either the Santa Barbara Trust for Historic Preservation," as the Trust no longer owns land in the study area.

Page 19 The owner of the Cota House was Francisca Cota.

The Pico Adobe has been sold by the Trust.

Page 20 The off-site Carter building was also part of the Arts School, although privately-owned now.

APR 21 1987 #34

APR 21 1987 #3



Last paragraph, fourth sentence, the State did not always immediately purchase, the funds in the Joint Powers Fund were used for down payments, etc. and the Trust made payments.

Need to update parking information.

Page 52 First paragraph, delete "Birabent."

Second paragraph, last sentence, substitute "State" for "Trust" as this land has been sold to the State.

Page 53 Second paragraph, insert "former" before "adult".

#### INTERPRETIVE ELEMENT

Page 57 Provisions for bus parking should be mentioned under "School Groups" headings.

#### ENVIRONMENTAL IMPACT ELEMENT

Appendices The appendices should be placed at the end of the entire document.

Page 66 Cultural Resources should also include a building's history and social history investigation.

Page 68 Correct the spelling (6th paragraph) of Canedo Adobe and El Cuartel here and elsewhere (e.g., Figure 3).

Page 75 What other college office is here besides Antioch?

Page 78 Top, second line, delete "or County" as not applicable.

S/NOP  
PRESIDIO.FGP  
PS:rw

APR 21 1987 #3

Page 26 Santa Barbara Arts Services and the Arts Advisory Committee raise some points relating to the Alhecama Arts Center which should be added.

Page 33 Define "RMD". Second Policy, suggest City/City Landmarks Committee be included as one of those working on the research programs.

Page 35 Arts Services questions whether parking demand was based on continued use of the Alhecama Theatre as a theater.

#### LAND USE AND FACILITIES ELEMENT

Page 37 Clarify number of residences directly effected (i.e., to be demolished) and those to be replaced on site. Is the 854 parking spaces figure correct?

Fourth paragraph, delete "Santa Barbara Community College District....rooms," as these no longer exist in the area, the facility having moved to a former elementary school.

Fifth paragraph, the term "related" in the last line may be ill-chosen, as the Pico Adobe was probably built during the Mexican presidio period, and was definitely built for a presidio official. Both it and the Rochin Adobes are located where they are because of the Presidio.

Page 42 Third paragraph, typographical error in line three: should be "local landmark programs."

Sixth paragraph, first sentence. How does the Point of Historical Interest program affect El Presidio? Are there designated points here?

Page 43 Fifth paragraph, third sentence: Why is use of the Historical Building Code limited only to the listed buildings and not others? Pico Adobe is an example. Give reasons.

Page 44 Sixth paragraph, the sixth sentence should include the Californios. Also, the ethnic groups listed are out of chronological order. The "early Yankee traders" came before the Orientals. The Chinese did not form a small latter-day Chinatown in the Presidio area until after the 1925 quake.

Map 12 What is the new building on the north side of De La Guerra Street (next to lot "L")?

Page 49 Second paragraph, same comment about deleting "paseo" and replacing it with "commercial."

APR 21 1987 #34

NN

EL PRESIDIO DE SANTA BARBARA GENERAL PLAN

RESPONSE TO LETTER FROM CITY OF SANTA BARBARA AS A RESULT OF THE ENVIRONMENTAL REVIEW COMMITTEE HEARING OF THE GENERAL PLAN.

Executive Summary

1. City: All mitigations should be summarized in the Executive Summary.

Response: This has been done in the Final General Plan.

Traffic/Circulation

2. City: Outline all assumptions in one place.

Response: It has been done in Appendix 7 of the Final General Plan.

3. City: Clarify that it is not City practice to base impact discussions on "worst case", once-per-year events.

Response: This has been done in the Final General Plan.

4. City: Will displaced people/businesses relocate in the immediate vicinity and thereby continue to contribute their share of traffic and parking demand to the neighborhood?

Response: One or two of the displaced parties may be relocated in State-owned buildings in the Alhucama arts complex, but only if some other tenant leaves. Displaced parties will add to local traffic and parking demand only if they find new space in the neighborhood which was previously devoted to less-intensive uses.

Parking

5. City: The parking impacts should be layed out more clearly.

Response: This has been done in Tables 3 and 4 of the Final General Plan.

6. City: Partial and long-term mitigation measures must be clearer.

Response: A partial mitigation measure for displaced Presidio-area commuter parking is to direct the displaced parkers to the two underutilized City commuter lots. At the closest lot, at Carrillo and Castillo, only about 50% of the 164 spaces are filled on the average weekday. At present, then, it has a surplus of about 90 spaces. This could take care some of the 90 commuters displaced by the end of Phase II. At the other city commuter lot, at Carrillo and Castillo, an average 55-60% of its 138 spaces are occupied weekdays.

For the theoretical "worst case" special weekend event in which all available local parking spaces are taken, an arrangement could be made to use one or both of these commuter lots for visitor parking, with a shuttle between the lot and the Presidio.

7. City: How will buses be accommodated at the Presidio?

Response: Buses could unload on the north side of Canon Perdido opposite El Cuartel at a curb space to be created for that purpose. Another location where buses could unload and, possibly, park is the parking lot of the Mouliet House (now a print shop) on the corner of Canon Perdido and Santa Barbara streets. No specific bus unloading or parking locations are identified in the general plan. These are details that must be worked out as bus tours begin visiting the Presidio.

8. City: Clarify and justify the statement that there is ample parking in the evenings and weekends.

Response: A recently-completed parking survey bears out that statement (see Table 4 of the Final EIR).

CUMULATIVE IMPACTS

9. City: Discuss cumulative impacts relating to parking, traffic and air quality separately.

Response: This has been done in the Final General Plan. There is not much to say regarding traffic and air quality because (according to the EIR analysis) the General Plan will reduce the traffic generated by the affected properties.

10. City: The cumulative effects on traffic of the General Plan in light of the proposed Crossstown Freeway Garden Street interchange should be discussed.

Response: The Haley-Gutierrez one-way couplet is expected to channel most of the freeway traffic away from upper Garden Street. Stop signs also discourage use of Garden Street as a main thoroughfare. Street signs will direct visitors to El Presidio via Santa Barbara Street.

CONSTRUCTION IMPACTS

11. City: If work drops on at the Presidio as it has done in the past, dust could be more than "an occasional very local problem".

Response: Actual construction work on the Presidio may indeed drag on, but it will be carpentry, masonry, etc. - not the type of activity that raises dust. Demolition and the use of heavy equipment will occur only very briefly. Surfacing, using decomposed granite, and appropriate landscaping will be used to control dust on bare surfaces. We are not aware of any dust

problem from the Presidio project in the past.

#### CULTURAL RESOURCE IMPACTS

12. City: The significance of the project's effects on the Post Office Building should be discussed.

Response: The general plan has been changed to avoid these effects.

#### HOUSING IMPACTS

13. City: Exact what housing disruptions will occur under the general plan?

Response: Three occupied housing units would be torn down under the general plan: Two of them (900 Santa Barbara and 203 E. Canon Perdido) are State-owned and house a total of two residents. One of these residents has relocation rights. The third unit is an apartment on the second story of a private building on the corner of Santa Barbara and De La Guerra streets. The Bonilla House at 915 Santa Barbara Street, now used as CCC work crew housing, moved to a spot on State property next to the Pico Adobe. One vacant house, 911 Santa Barbara Street, will be demolished.

Mr. Mohr states correctly that economic and social factors may be used in determining the significance of physical environmental effects. Given that only three or four people will be displaced, and one of them may be rehoused on site, we maintain that the loss of housing is not a significant effect of the General Plan.

#### WATER IMPACTS

14. City: Justify the statement that the General Plan will not increase water usage.

Response: This has been done in the Final EIR.

#### GROWTH INDUCEMENT

15. Justify the conclusion that the project will not induce growth.

Response: See the revised section on growth-inducement in the Final EIR.

#### ALTERNATIVES

16. City: The environmentally-superior alternative must be specified.

Response: Alternative 1 is designated environmentally-

superior in the Final EIR.

#### SHORT TERM VS. LONG TERM

17. City: CEQA requires a section on the relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity.

Response: This was an oversight; the section is included in the Final EIR.

**ATTACHMENT #4**

**"LETTERS RECEIVED AT COMMISSION  
HEARING"**





**Sierra Club**

**LOS PADRES CHAPTER Santa Barbara and Ventura Counties**

ATTACHMENT 1

Arguello Group  
Consejo Group  
Santa Barbara Group  
Santa Group  
Sierra Group

April 10, 1987

Robert Sollen  
825 N. Soledad Avenue  
Santa Barbara, Calif., 93103  
(805) 966-4836

Comments before the state Parks and Recreation Commission on

EL PRESIDIO DE SANTA BARBARA

This project appears to be emerging from its most controversial stage because it has been scaled back considerably and because state documents are now available that discuss development details, timing and environmental impacts.

Some important details are still lacking, some concerns have yet to be alleviated, and some impacts are still unresolved. But discussion now is more tempered.

Santa Barbarans question the practice of an applicant preparing its own environmental impact report, but the city is letting this one go through, satisfied that with some modifications the report will do.

The city planning staff has proposed several recommendations for improving and completing the impact report, all of which we support.

We're pleased that the state no longer plans to demolish many business and residential buildings that were originally scheduled to be removed. But the general plan says several other buildings would be eliminated, including those housing Anacapa High School and Antioch University. If these buildings are to go, the state should see to it that these institutions are relocated conveniently and with state financial assistance.

The concerns of the Arts Advisory Committee over the continued use of buildings on the old Adult Education campus should also be addressed. We strongly urged that the groups identified in the committee's letter be permitted the continued use of those buildings.

It's not clear to me why the structure on the northwest corner of De la Guerra and Santa Barbara streets would be removed. The land there is not required for the Presidio reconstruction. If the building is considered only a visual obstruction, this might not be sufficient reason to demolish it.

The city Planning Commission was told yesterday (4-9-87) that the state is contemplating buying the postoffice building. I hope the federal government refuses to sell. The state should instead drop plans for construction on any part of the postoffice property. There appears to be no economic or cultural justification to move the federal operation to another site. The postoffice building is large, attractive, solid. It'll be there a long time, and hoping it will go away or give up any of its intensively-used space seems to be sheer fantasy. And the state would be hard pressed to justify spending taxpayers' money to buy federal postoffices.

Traffic is an unresolved concern. Downtown streets are now crowded and getting worse weekly. Moreover, the city and county fall short of state and federal air quality standards for ozone. No new developments should be permitted to add to these problems.

I suggest a state-financed bus shuttle service from a parking lot for postal workers and Presidio visitors, using methanol-fueled buses. This technology exists, and there is ample time to work out logistics. Postal workers park on the street for many blocks around the postoffice for lack of other parking spaces. If the state wants to attract more traffic while reducing parking spaces, it should be required to facilitate traffic flow and reduce air pollution.

--Robert Sollen, chair  
Conservation Committee  
Santa Barbara Group  
SIERRA CLUB

Letters received after 4-10-87  
Public Hearing, Directors Office

**E.T. WHITAKER ASSOCIATES**  
CORPORATION  
10509 Red Hill St. #10  
San Diego, CA 92126  
(619) 576-0000

APR 08 1987

DEPT. OF PARKS & RECREATION

Chairman  
State Park Commission  
Department of Parks and Recreation  
1416 9th St. Box 942896  
Sacramento, Ca. 94296-0001

Directors Office

APR 10 1987

DEPT. OF PARKS & RECREATION

Gentlemen:

I am not in favor of the approval of the General Plan for El Presidio de Santa Barbara:

I am in favor of completing the reconstruction of the Presidio up to the public sidewalk on the west side of Santa Barbara Street since the buildings there have already been torn down, but I do not favor any further destruction in order to reconstruct the Presidio. The buildings that now exist are adequate...I've got the message!

Although I know that the town's powers-that-be have the reins and the project will probably go on as planned, I have written this letter to let the State Park Commission know there are many residents in Santa Barbara who, like myself, do not want to see the community's present day history destroyed to make way for reconstruction.

As a member of the National Trust for Historic Preservation for many years, and as a person who has nominated and defended over a dozen historic buildings and sites for listing on the National Register of Historic Places, I have come to the conclusion in the past five years I have lived in Santa Barbara, that the Santa Barbara Trust for Historic Preservation should be called the Santa Barbara Trust for Historic Reconstruction due to the fact that preservation by that organization has been put on hold in favor of this one reconstruction project.

Sincerely yours,  
Pauline McEver

cc: Mayor Sheila Lodge  
and the City Council

4-7-87

Dear Sirs,  
I am writing you regarding the reconstruction of the Presidio de Santa Barbara. I am in favor of completing the reconstruction of the Presidio up to the public sidewalk on the west side of Santa Barbara Street since the buildings there have already been torn down, but I do not favor any further destruction in order to reconstruct the Presidio. The buildings that now exist are adequate...I've got the message!

Dear Sirs,  
I am writing you regarding the reconstruction of the Presidio de Santa Barbara. I am in favor of completing the reconstruction of the Presidio up to the public sidewalk on the west side of Santa Barbara Street since the buildings there have already been torn down, but I do not favor any further destruction in order to reconstruct the Presidio. The buildings that now exist are adequate...I've got the message!

RECEIVED  
MAY 6 1987  
Development Division

April 6, 1987

NANCY M. DE L'ARBRE  
2019 Plaza Bonita  
Santa Barbara, CA 93103

Director's Office  
APR 09 1987  
DEPT. PARKS & RECREATION

Dear Sir,  
As a long time resident of Santa Barbara I'm asking you to support the General Plan for El Presidio de Santa Barbara. A splendid study has been made by reconstructing the Hospital and Padres' quarters, but to get a more talented perspective on Spain's presence here, architectural elements of the Military and civil administration need to be represented as well. Approval of the General Plan will make it possible to move ahead with construction plans for a defense wall, bastion, commandancias, etc. etc.  
I sincerely hope you will give your full support to this General Plan.

Sincerely,  
Nancy M. de L'Arbre

Support  
April 6/87

Reverend  
State Park Commission  
Dept. Parks & Recreation  
Sacramento, Calif.

DIRECTOR'S OFFICE  
APR 10 1987  
DEPT. PARKS & RECREATION

Dear Sir,  
The contingency has been  
The Santa Barbara, California  
of great interest to all the citizens of  
Barbara and California. The Trust for the  
Preservation has done a superb job of  
preservation part of the site of the  
Presidio, the last outpost of the power  
Spanish empire. It must be preserved  
the entire site.

A full cooperation in furthering the  
Project is greatly appreciated by  
Santa Barbara and California historians.  
Dr. Jonathan Winters  
1870 Santa Barbara St.  
Santa Barbara, Ca  
93105



April 7 1987

Directors Office  
APR 9 1987  
DEPT. PARKS & RECREATION

Chairman, State Park Commission  
Department of Parks and Recreation  
1416 9th Street Box 942896  
Sacramento, California 94296-0896

Dear Sirs:

With this letter I wish to urge your support in approval of the General Plan for El Presidio de Santa Barbara. This project is vital in preserving for posterity a significant period in our history.

Thank you for your consideration

Yours very truly,

Charles W. Hammond  
1425 Alvarado Road  
San Marino, CA 91108

Directors Office

APR 9 1987

378 Stevens Road  
DEPT. PARKS & RECREATION  
Santa Barbara, CA 93105

April 7, 1987

Chairman, State Park Commission  
Department of Parks & Recreation  
1416 9th Street, Box 942896  
Sacramento, CA 94296-0001

Dear Chairman:

Let me please urge your support of the General Plan for El Presidio de Santa Barbara.

Sincerely,

*Carol D. Pfeil*  
Carol D. Pfeil

FESS PARKER

Director's Office

P.O. BOX 86448 • SANTA BARBARA, CALIFORNIA 93180-0448 (805) 564-4431  
APR 10 1987  
DEPT. Parks & Recreation

April 7, 1987

Chairman, State Park Commission  
Dept. of Parks & Recreation  
P.O. BOX 942896  
Sacramento, CA 94296-0001

Dear Chairman:

I support the reconstruction of El Presidio and urge your approval of the General Plan for El Presidio de Santa Barbara on April 10, 1987.

Thank you.

Sincerely,

*Fess Parker*

FESS PARKER

FP:mc

April 7, 1987

Chairman, State Park Commission  
Director's Office

APR 10 1987

DEPT. OF PARKS & RECREATION

Dear Sir,  
I am writing to support the General Plan for El Presidio de Santa Barbara. I have visited the Presidio in Monterey, and I feel sure our city deserves a complex equal or superior to that of the Presidio in the Northern County. Our heritage should be preserved in the best possible manner. Please accept the enclosed.  
Thank you,

Sincerely,  
Miss Jessie Hutton  
1982 Alameda Ave  
Santa Barbara, CA  
93101

# ANACAPA HIGH SCHOOL

April 9, 1987

Santa Barbara Trust for Historic Preservation  
State of California Department of Parks and Recreation  
The City Council of the City of Santa Barbara

Dear Sirs:

Ordinance Number 4254 of the City of Santa Barbara, adopted February 14, 1984, defines an agreement between the "City," the "Department," and the "Trust" to a Memorandum of Understanding for the development of El Presidio de Santa Barbara State Historic Park. For the purposes of continuity of communication, Anacapa High School is writing this same appeal to all three of the parties of the agreement, and Anacapa requests written replies from all three parties as soon as possible.

On April 9, 1987, Anacapa High School made a presentation to the Planning Commission of the City of Santa Barbara. Our specific concern was the ambiguity in the Preliminary General Plan as to whether our school site, 814 Santa Barbara Street, would be demolished during Phase II or Phase III. A safe school site is difficult to locate, and our concern was that a demolition during Phase II would be too quick for Anacapa to find an adequate replacement site.

Map 11 of 13 and page 75 of the Preliminary General Plan clearly indicate the demolition of 814 Santa Barbara Street to be in Phase III. However, there are references to possible demolition during Phase II to mitigate parking deficiencies. These references are found on pages 71 and 79. According to the Preliminary General Plan, our school site could be used to solve "short term" parking space problems. Anacapa High School kindly requests the three parties to consider the "long term" solutions to parking for El Presidio de Santa Barbara State Historic Park and not use our present school site for a short term solution.

As a result of the public input at the April 9, 1987, meeting of the Planning Commission of the City of Santa Barbara, the following specific issues were clarified by officials from the Trust and the Department.

Dr. W. Elliot Brownlee, President of the Santa Barbara Trust for Historic Preservation, stated that the parking lot at 814 Santa Barbara would be put off until Phase III, and that Anacapa High School has formal relocation assistance rights because the transaction for 814 Santa Barbara Street occurred during our tenancy.

Responding to a question by Chairman Mrs. Judy Orlas, Mr. Art Camacho of the Department of Parks and Recreation stated that demolition would occur during Phase III not Phase II.

Anacapa requests that the updated General Plan state these above promises as written fact.

*Sincerely,*  
Gordon Sichi, Headmaster

Lois Brier Girvan • 1003 Santa Barbara Street • Santa Barbara, CA 93101  
(805) 963-3800

Director's Office

APR 14 1987

DEPT. OF PARKS AND RECREATION

April 8, 1987

Chairman, State Park Commission  
Dept. of Parks and Recreation  
1416 9th Street, Box 942898  
Sacramento, CA 94296-0001

Re: General Plan for Santa Barbara Trust for Historic Preservation

Dear Chairman:

I would like the following to be a matter of record:

I urge you most emphatically to approve the above plan for re-construction of El Presidio, Santa Barbara's birthplace.

I travel extensively and have noted that when historic preservation is not adjudicated in advance there is irreparable loss to present and future generations.

Yours in good faith,

Sincerely,

*Lois Brier Girvan*

Lois Brier Girvan  
LBB:9

April 13, 1987

Chairman, State Park Commission  
Dept. of Parks and Recreation  
1416 9th St., Box 942896  
Sacramento, Ca. 94296-0001

Director's Office

APR 16 1987

DEPT. OF PARKS AND RECREATION  
Dear Sir:

As a member of the Trust for Historic Preservation I strongly approve the approval of the General Plan for the El Presidio de Santa Barbara. I feel the Presidio is a very important part of the history of Santa Barbara and its reconstruction would add greatly to the development of this area.

Sincerely,  
Margaret Rodriguez Taggart  
P.O. Box 115  
Carpinteria, Ca. 93013

*Sueygo*

Director's Office

Mrs. Preston R. Slab  
900 Calle de los Arroyos, #115  
Santa Barbara, California 93105

April 2, 1987

Chairman, State Park Commission  
Dept of Parks & Recreation  
1416 - 9th St.  
Box 942896  
Sacramento Ca 94296-0001

Dear Sir,  
My husband and I wish to add our voice to many others who are expressing the same concern for El Presidio de Santa Barbara. People wish to see the birthplace of Santa Barbara in a more complete form. Visitors will bring revenue to the State and the State.

Thank you sincerely,  
Preston and Valerie F.

Sanjour

April 18, 1987

Chairman, State Park Commission  
Dept. of Parks and Recreation  
1416 9th Street, Box 942896  
Sacramento, Ca. 94296-0001

Director, CMFR

APR 23 1987

1987

Chairman:-

The would like to be a part of the El Presidio de Santa Barbara in the future as well as in the present. It has been magnificent to plan and build in the last few years. Some of our descendants will be proud to say about the interest and the support of us, their ancestors.

This is a great project. Too much of our country has already been destroyed. It's about time we as Californians get together and jointly back our Spanish and Mexican heritage.

Let us all work towards saving, preserving & supporting and rebuilding.

Sincerely,

Mrs Ruth M. Lockman

Mr Stephen C. Lockman

4900 Anteroom Way

Los Angeles, Ca. 90041

213-255-7818.

Oppose

6/4/87

Director's Office

Dear Parks & Recreation Commissioners,

The Preliminary General Plan (PGP) conceived by the Department of Parks & Recreation (DPR), note the lack of historic references in March 1987 for the fake El Presidio de Santa Barbara State Historic Park is inadequate and unacceptable for the reasons stated herein and in other comments submitted by Truth Dr. History for the record over the years.

The PGP is much too general a document to be called a "plan" for a historic site, where detailed outlines and descriptions are required for all elements of the PGP.

The PGP does not adequately address the adverse, environmental, social and economic impacts as required for the California Environmental Quality Act. For example, the 227 parking spaces proposed for the fake Presidio will be inadequate if visitor projections are accurate or underestimated. Displaced park users have not been provided spaces elsewhere. Perhaps 6-800 spaces will be required!

The public has not been provided the opportunity to obtain, analyze, and respond to the PGP prior to the CEQA hearing.

Therefore, the fake Presidio must be described!

Gyano truly,  
Richard A. Stramm  
Truth Dr. History  
P.O. Box 162  
Santa Ynez, California 93460  
PR: 805-688-3445

23  
35

P.S. Please read this spirit into the record.

PLAYING PRESIDIO AT SANTA BARBARA

As much as we Soviet historians would like to support the alleged "reconstruction" of the Santa Barbara Presidio, investigation of the proposal being promoted by the Parks and Recreation Commission and Department and the Santa Barbara Trust for Historic Preservation reveals that this project may not be approved nor funded because the result would not be an authentic, 19th-century historic reconstruction operated in an authentic, 19th-century, historical manner, but rather, would be a fraudulent, 21st-century, Stonehenge-fantasy tourist trap, shopping center, and park-based pandering to contemporary romantic illusions about Spanish imperialism in California which dwarf greatly the expenditure of \$15,000,000, plus, of public money, not the waste of 8.8-12 acres of acreage, downtown land, resources, and labor to "complete" and operate.

We must remain opposed to the fake Presidio for the following reasons:

1) The sense of isolation necessary for public perception of frontier life cannot be recreated in contemporary Santa Barbara because the surrounding modern structures, non-native vegetation, and culture, noise and air pollution, and the business of contemporary living would impinge upon the Presidio site and adjacent facilities.

2) The fake Presidio would be surrounded by another estate, El Paso-Like, incompatible, tourist "village" which would be incompatible with and bear NO historical relationship to the 19th-century Presidio. Yet the "village" would not be part of the State Park, but separately constructed by private developer. This "village" has only been proposed to pacify people living and working on the site, provide facilities to hence place the sheep and such as, and enrich the promoters. Expanding history in this reprehensible fashion would be anti-historical and unacceptable.

3) About ten historic structures existing on the site, many of greater importance and in better condition than the original Presidios and best left in place, would be moved or demolished to accommodate the "complete" Presidio "reconstruction." The fake Presidio would conflict with the operation of the first CCB itself an important historic structure, if not "require" its demolition.

4) How much the forts walls the Presidio Plaza have NO intention, as they did directly claim, of recreating 19th-century life either in the accurate reconstruction of the structures or the authentic historical usage of these structures and spaces, or the genuine portrayal of the original inhabitants practices, or the honest exhibition and interpretation of historical practices. The Presidio would not be "restored" or reconstructed as the promoters claim, hence the appellation "fake."

5) The physical "reconstruction" would not be authentic since the Presidio Plaza, as the promoters cite the necessity to add anti-historical, contemporary elements to their fake Presidio; a third gate in southwest corner concrete floors, electric lights, glass windows, open looking, ornate, trolley, stone covering the plaza, dirt, access road around the plaza, landscaping, etc., items foreign to the real 19th-century Spain.

colonial world in Santa Barbara.

Two of the structures' elements would be authentic, a fact already evident in the fake, mislocated Chapel and Padres' Quarter which, faking/manufactured ones, "adobe" bricks, slumbers, concrete foundations and grade beams, reinforcing rods (which will not reduce or the quake damage), manufactured roof tile, asphalt roofing paper, tile-roofed and flared porches, etc. Faking is unacceptable at any historic site.

6) About 57% of the fake Presidio's rooms would be created for contemporary administrative and organizational offices, apartments, gift, antique, and small shops, and who knows what other, revenue-producing, incompatible, anti-historical tourist traps. Will indulgence be sold here by these greedy, people too?

7) The exhibit pertaining to the Chinese settlement and heritage proposed to be included in the fake Presidio do not belong there because the Chinese arrival on the site long after the Presidio was abandoned and matters, the two cultures were incompatible in structure and space, and structures related to the Chinese culture would not be reconstructed.

8) The hyperbolic claim about the fake Presidio being a "Williamsbury - West" must be deflated with the reality that Williamsbury - East is a since 600 year settled, romanticized, nostalgic fantasy about colonial life designed to cloak this late-arriving family crimes with the patina of colonial solution and vicarious ancestor worship. Many Williamsbury structures and elements are not authentic and lack that lived-in ambience. Some structures have not been reconstructed - like the slave quarters, shelters for the people who no doubt built and sustained Williamsbury. Mustn't disturb the suckers with a dose of the real world, ought we??

9) Curatorial of exhibits and interpretations as being planned by the Presidio's Players to cover up the madness of a god-ridden, imperialistic settlement scheme, manifest genocide practiced upon the settlers' native victims, and other historical realities in keeping with Parks and Recreation's subversive program of covering and sanitizing California history as a means to, make it palatable to the tourists and to brainnumb present and future generations.


10) The evidence, extant forces honest historians to reluctantly conclude that the Presidio's Players are thin consultants and sponsors are dishonest, corrupt, incompetent, unethical, unprofessional, uneducated, unprofessional, unwilling to play with history or Presidio's, and lack the essential, rigorous sense of history and intellectual, historical, technological, and architectural integrity required for the task - typical of tourist trap operators everywhere.

History is the orbit of any historic site's facilities, elements, applications, and ambience, not the whims of children and overpaid consultants, et al, who are only interested in romanticizing and aggrandizing a primitive adobe fort constructed by impoverished settlers into a plastic palace just for easy royalty. The only relevant Presidio's question to ask is: Who is there in 1790? If the answer is NO, there is no justification for including it in a reconstructed Presidio. When playing history, people

are obligated to follow the historical rules.

11) There would be NO justification for closing two major, busy downtown streets, particularly by in light the huge developments being proposed, creating traffic flow barriers, banning people from their homes, businesses, and demolishing many buildings merely to construct more contemporary, anti-historical, incompatible offices, apartments, and shops in the same space under the guise of history. Contemporary elements belong outside, way outside, the walls and inside the blocks.

12) The sources of this debacle are the totally corrupt and incompetent, etc, Parks and Recreation Associates and commissioners who have failed to control, organize, and supervise this project and a spelly corrupt, etc, politicians like Don Raines, Tony Hunt, and Jack O'Connell who have been covering for this out-of-control disorganization for many years.

If anyone is wondering why the taxpayers are attempting to cut off the money flow to  this fake Presidio and historical corruption reveals one reason:

13) As there is NO justification for wasting the taxpayer dollars' dollars or scarce land, to and resources on a fake, 21st-century tourist trap, Burgoning Park Laurel, Brinears Empire, contemporary apartment complex, etc, museum, the Presidio's Players must be confined to the northwest corner of the site and Phase I.

The intelligent course of action is to forget about the fake Presidio and instead construct a monument to Manifest Genocide - after Anoching!

Or, alternately, construct a contemporary museum to preserve and exhibit Santa Barbara history. This institution already exists!

14) Historic realists recommend that the mythical Presidio's Players who cannot stand the real world, contemporary or historic, be booted out of the Adobe Box, sentenced to psychiatric treatment to ensure their Disneyland fantasies, and educated about the real historic world. As the fake Presidio would be mostly fantasy, the Presidio's Players can continue fantasizing about the past that never existed!

When the promoters of this fraudulent tourist trap recognize historical reality that the importance the Presidio resides in the 18th century, not the 21st, and decide that they want to include ALL of 18th century in the reconstruction and operation of a real Presidio, when the problems listed herein are satisfactorily resolved, we honest historians will support the project. Given the colossal computer, Presidio's Players, the problems may never be resolved. Meanwhile, no public money and subsidies and should be wasted on a fake Presidio. Let the Presidio's Players finance their own childish games!

Further information about this fiasco can be obtained from:

Richard A. Stromme, Truth In History, P.O. Box 162, Santa Cruz, California 93146. Tel: 805-688-

## HISTORICAL ATROCITIES

Rather than considering the atrocities committed by Santa Barbara's Spanish imperialist settlers against the native population being a justification for not reconstructing the Ruins, as Bob New recommends in a 5/16/82 Santa Barbara News & Review letter, the opportunity exists to accurately portray and disseminate this history by accurately reconstructing the Ruins, operating the site in a historically authentic manner, and honestly integrating historical reality as experienced by all inhabitants of the area in the 18th-century. Rather than being a tourist-trap monument to a glorified, romanticized fantasy version of history, as usual, reconstructed Ruins could be a monument to the victims of imperial genocide.

The unfortunate reality opposing the human race as criminal is that those who do not learn anything from history's past experience are condemned to repeat the same crimes for similar reasons. Without the recent atrocities in the Falkland Islands and Lebanon.

The purpose of educating visitors to a reconstructed Ruins' All about last 18th-century history would be to enlighten a largely historically ignorant populace with the hope, slight as it might be, that future crimes against humanity could be prevented.

The ethical and professional conduct of a Ruins' site, requires that all points of view be fairly and accurately represented in the Ruins' exhibits so that the "truth" will not be left out. Let the Ruins' romantics and the honest realists, stand, exhibit the artifacts and documents to bolster their respective interpretations of historical reality. The public can then choose to accept whichever version suits their prejudices or the nature.

One major problem with proposed Ruins' reconstruction is that the corrupt promoters, the Santa Barbara Tourist & Historic Commission (the District), the state like and American businessmen and commissioners, and the politicians cannot be trusted to preserve and exhibit history accurately and honestly. They see as their primary task the necessity to cover up historical reality with the prevailing version of the glorified fantasy as a means to make history palatable to the tourists that they become upset by reality and fail to fall into adjacent contemporary tourist-traps, promote, why, class economic, social and cultural interests, appropriate their direct or vicarious experience, present the public form, being all about their history, and generally, broad-based present and future operations. This form of government censorship and miseducation is a subversive and un-American activity which has no place in a public institution operated by public servants with public funds.

The failure of the District, et al., to develop a Master Plan including a detailed outline of exhibits and interpretations to be incorporated into an authentic Ruins' reconstruction indicates that they have no intention of educating the public.

The public's right-to-know must be recognized and implemented. Work on the fake Ruins' must be STOPPED until the promoters develop and gain approval for a suitable Master Plan incorporating the interpretive exhibits and a means is found to implement and retain the Plan over the long term.

## HISTORICAL ATROCITIES-THE COVERUP CONTINUES

The Preliminary General Plan (PGP) for the fake Ruins' continues the regressive biased assumption that the European and Mexican criminals who invaded the Santa Barbara area prior to 1800 had some god-given right to invade their imperialistic, land-grabbing appetites at gunpoint and daily enslavement, torture, terror, and murder campaigns against the inhabitants of the region. All that is needed is a historical, prosecutive, and prosecutive letter of the PGP is the quest sentence that reveals all: "The native Ruins' and other island groups were brought to this place to labor for the crown and church" (PGP, 56). By all accounts the native victims were especially already here - not brought (no doubt, in chains) from somewhere inland - before the European criminals arrived! Furthermore, why should the native labor in slavery for a handful of misfits, lunatics, and criminals led by "crazy, degenerate priests justifying their crimes with perverted biological, fantasy, one being saving the souls of their victims"? We are going to save your souls even if we have to kill you! Such a convenient rationalization for slavery and slaughter is worthy of Adolph Hitler. This evidence has been provided for the public's eyes much less for the number of dead souls allegedly saved nor for what purpose salvation occurred! Hundreds of millions of people have been slaughtered throughout history to fuel this sort of genocidal mania! The nature of this mistake was in not cannibalizing these ill-mannered tourists when they landed!

The corrupt heads Ruins' are not going to portray their fact based at the fake Ruins! If they cannot stand 18th-century reality, they have no right to steal, deceive, and exploit this history merely to include childish fantasies about the crimes of imperialism.

A portrait of the Ruins' Plague's Plunder and fantastical intentions is the mine of the blood-soaked torture chamber - the badly designed fake Chapel - as a cocktail lounge for tycoons and other contemporary, anti-historical activities which have nothing to do with the 18th-century.

History as written by the criminals and their apologists is always a pack of fantasies, lies, and propaganda. After all, the Santa Barbara area, indeed, the remainder of the continent, would be in ongoing extinction today if the European criminals had stayed home! Let's send them all back where they came from before they cause more trouble!





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