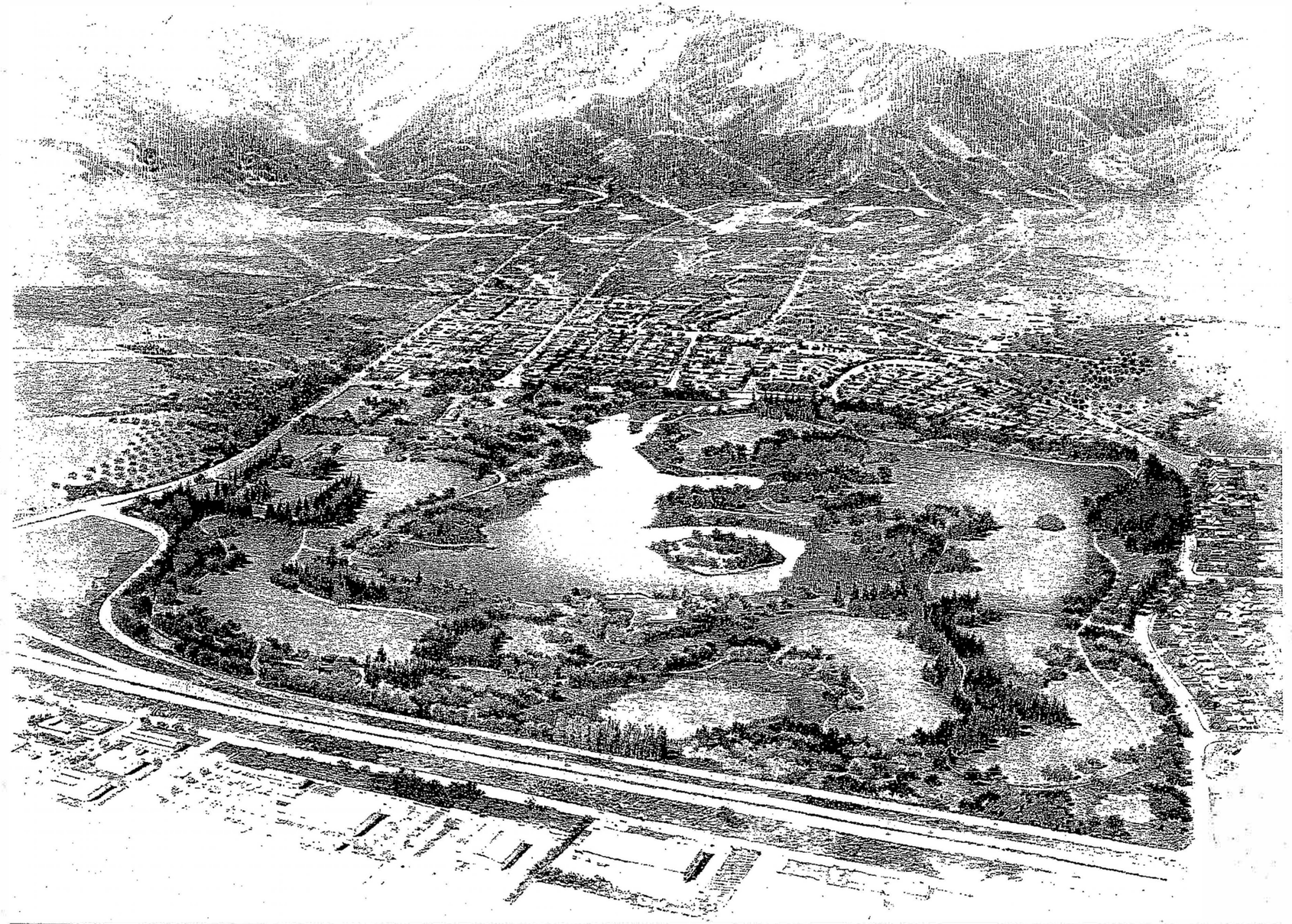
LAKE LOS CARNEROS NATURAL & HISTORICAL PRESERVE

County of Santa Barbara, California



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County of Santa Barbara, California

Penfield & Smith Engineers, Inc.

Royston Hanamoto Alley & Abey
Landscape Architects and Planners

Dr. Gary B. Coombs, Historical Consultant
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Dr. Rosemary Swift Thompson, Biologist

February 1987

February 2, 1987

Board of Supervisors
County of Santa Barbara

RE: Lake Los Carneros Preserve Master Plan

Dear Board Members:

In accordance with our agreement with the County to prepare a Master Plan, we are pleased to submit this report.

The plan recognizes the unique natural and historical resources of Lake Los Carneros Preserve and will serve as a guide toward the preservation and enhancement of this beautiful area. The Master Plan considers the aspirations and concerns of the surrounding residents and the citizens of the County of Santa Barbara.

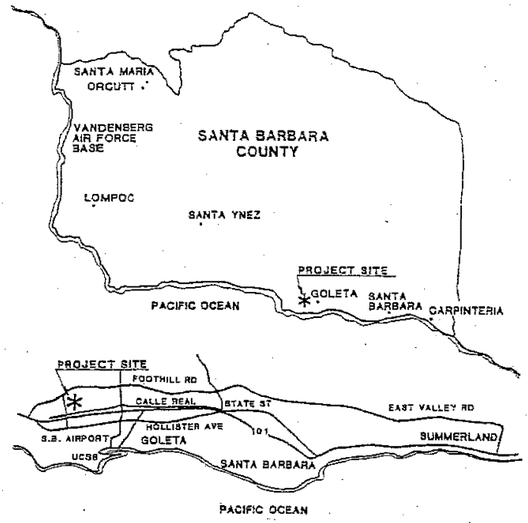
The Master Plan was developed in cooperation with the Lake Los Carneros Advisory Committee, the Park Commission and the County of Santa Barbara Park Department. We wish to express our appreciation to each of these groups for their input, guidance and encouragement during the course of the planning process. Their continued involvement and interest in the project will ensure implementation of the Master Plan.

Sincerely,

ROYSTON HANAMOTO ALLEY & ABEY

Asa Hanamoto
Principal

Richard L. Glanville
Project Landscape Architect



Regional Setting

Regional and Local Setting

Lake Los Carneros Preserve is a proposed natural and historical preserve located on 140 acres of land in an unincorporated northwest part of the Goleta Valley in Santa Barbara County. The preserve site is bounded by La Patera Lane on the east, Calle Real and U.S. Highway 101 on the south, Covington Way on the north and Los Carneros Road to the west.

The central feature of the preserve is a 22 acre freshwater lake. The man-made lake and associated riparian vegetation supports an extensive bird population, including some regionally rare species. Three freshwater game fish are also present in the lake. A wide variety of flora and fauna is evident throughout the preserve due to the high habitat value and quantity, the Mediterranean climate of the region and past land uses.

The Lake Los Carneros Preserve lands contain artifacts of historical and cultural significance. Evidence of aboriginal use of the area has been found in four sites located along the lake shores. The preserve contains the original ranch house for the Stow Ranch, constructed in 1872 and remnants of ranch life exist in several areas of the site. The historic Goleta railroad station is also located at the preserve; the depot was moved to the site in 1981.

Development pressures in the surrounding areas increase the value of the preserve lands. Because of its natural beauty and resource value, its large size and its historical associations, Lake Los Carneros Preserve is one of the most important natural and cultural resources in the region.

Master Plan Process

The lands surrounding Lake Los Carneros were purchased by the county in 1974 with the purpose of planning a park. In 1985 the firm of Penfield and Smith, Engineers was hired to coordinate the preparation of a Master Plan for Lake Los Carneros Preserve with Royston Hanamoto Alley & Abey serving as landscape architect.

Beginning in the summer of 1985, background information was reviewed by the master planning team and site reconnaissance visits were conducted to record existing conditions such as environmental features, aesthetic and visual qualities, views and view corridors, circulation patterns, adjacent influences and linkages, historical and architectural resources, etc. Meetings were held with the Park Advisory Committee, a group made up of interested individuals from the surrounding area, to discuss various resource issues, user needs and community concerns. A preliminary goals, objectives and issues statement was developed at this stage of the process.

Following the initial information gathering stage a resource and user analysis was completed. Natural and Cultural Resource Maps were prepared based on an analysis of existing and newly generated information. Natural, cultural and visual resources were identified for protec-

tion and/or enhancement. A user analysis examining current park usage and projected usage was completed to help determine appropriate types and levels of park development for Lake Los Carneros Preserve. From these, an Opportunities and Constraints Map and a Planning Zones Map were developed.

On November 26, 1985, the first in a series of public workshops was conducted to discuss the planning process and possible scenarios for Lake Los Carneros Preserve. Public comments were recorded to help guide future planning efforts.

Three Park Alternative Plans were developed in response to public meeting comments to reflect varying approaches to the treatment of the overall park space, lake and lakeshore habitat, circulation systems, etc. Alternative Plans A, B and C represented a range of park development intensity from minimal to maximum, while still meeting the goals and objectives of the Master Plan.

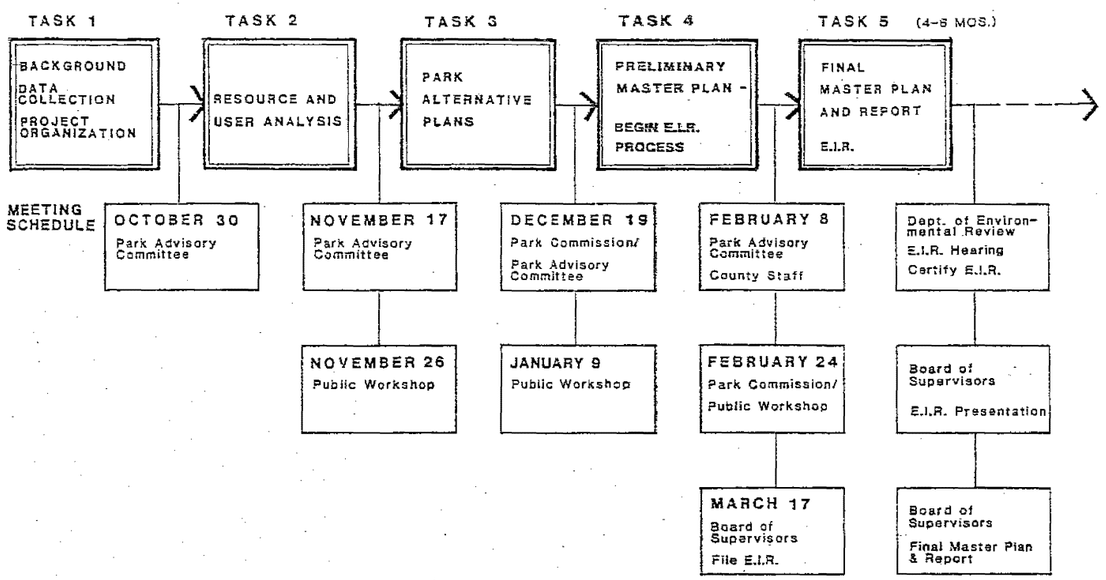
On December 19, 1985 a presentation was made to the Park Commission. At the request of one commissioner, an Alternative D was prepared representing a higher level of recreational development, especially for the southwest corner of the preserve. The four Alternative Plans were presented to the Park Advisory Committee and then to the public in a Public Workshop on January 9, 1986. These meetings clearly indicated a community desire to minimize active recreational development and to leave the park in as natural a state as possible. The public interest in the existing natural and manmade resources of the park inspired a change in the project name from Lake Los Carneros Park to Lake Los Carneros Natural and Historical Preserve.

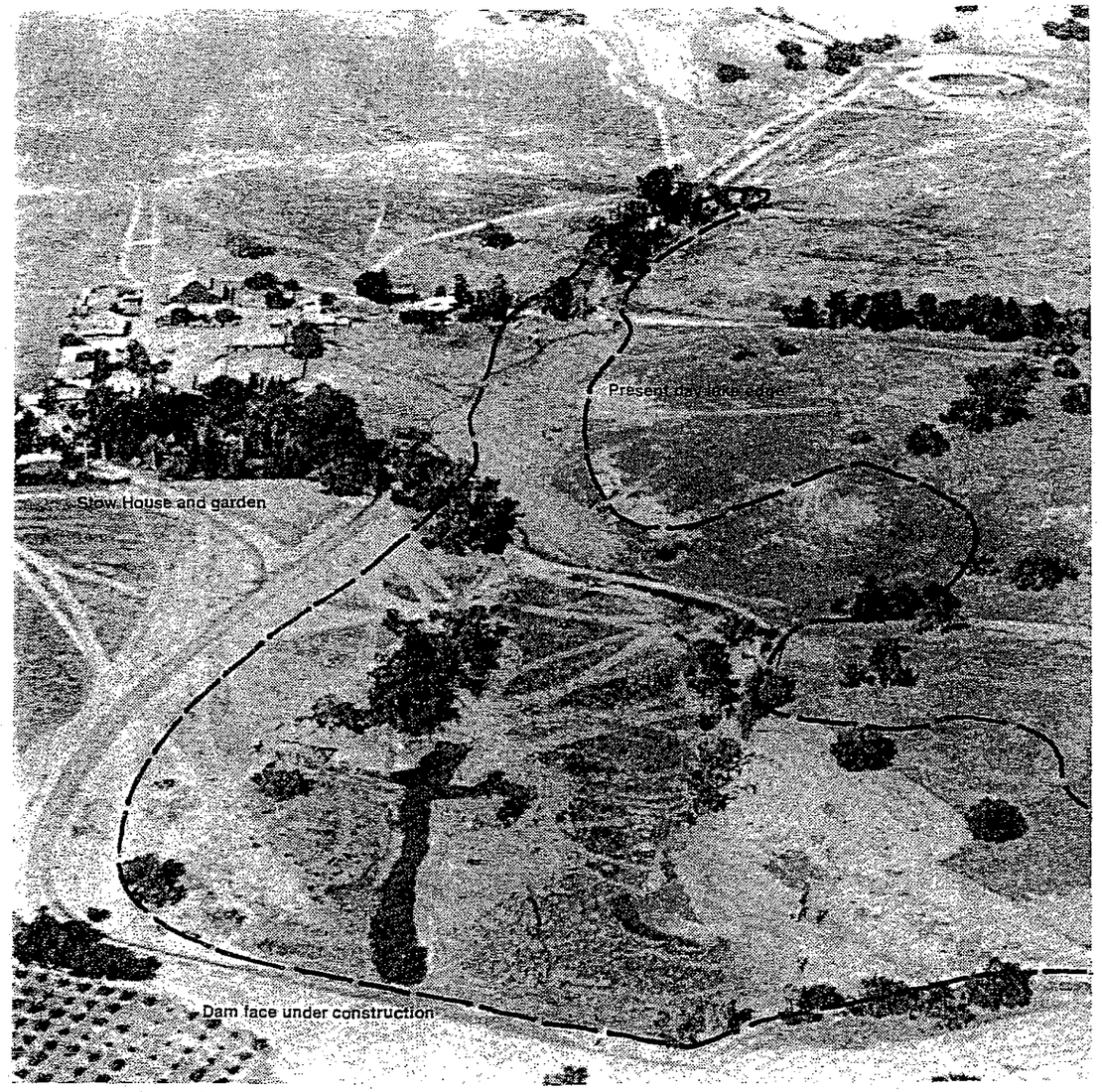
A Preliminary Plan based on the comments of the Park Advisory Committee and general public, as well as input from County Park staff, was prepared. The Preliminary Plan further developed the desirable elements of Alternative Plans A, B, C and D while attempting to balance the opportunities and constraints of the site with the needs and desires of the user and community groups. This plan went through a series of meetings with the Park Advisory Committee, County Staff, Park Commission and another Public Workshop.

With minor revisions, the Preliminary Plan was presented to the Board of Supervisors on March 17, 1986, where it was approved for development into a Final Master Plan.

An Environmental Impact Report prepared by a separate consultant suggested a number of mitigations which could serve to minimize the impact of park improvements. With this additional input the Preliminary Master Plan was refined into an overall Final Master Plan for the Lake Los Carneros Natural and Historical Preserve. This document describes that plan.

Lake Los Carneros Master Planning Process





Preserve Area, 1932

Early History

The human use of the Lake Los Carneros Preserve land can be traced back at least 9,000 years, when Native American peoples occupied coastal southern California, including the Goleta Valley. At this time, the lake area was most likely a stream and a marsh with some seasonal open water. Archeological research indicates that the majority of prehistoric activity tended to concentrate near the water's edge, underscoring the importance of water resources to aboriginal inhabitants. Water fowl, land mammals, fish and tule would have been among the principle lake and lake shore resources utilized for food and other purposes.

With the establishment of Mission Santa Barbara by the Spanish Franciscans in 1786, and the subsequent reduction of the local Native American populations, the lands of the Goleta Valley became property of the mission system. Much of the land was used for grazing until 1834, when the Secularization Proclamation made mission lands available to settlers. In 1842, Nicolas A. Den was granted "Los Dos Pueblos Rancho", a property of nearly 16,000 acres which included the lands of the present day Lake Los Carneros Preserve. Nine years later Den sold 2,000 acres of his ranch to his son-in-law, Daniel Hill. This land included one of the Goleta Valley's most distinctive natural features, a duck pond ("patera" in Spanish) on the northern edge of Goleta Slough. This pond would later become the present day Lake Los Carneros.

Stow House prior to 1888

1865 - 1971

Stow Ranch

Daniel Hill died in 1865, leaving his ranch to his widow, Rafaela. When she remarried in 1871, about half of the tract was sold to William Whitney Stow, the chief counsel for the Southern Pacific Railroad in San Francisco. Stow purchased the 1,043 acres for his son, Sherman Patterson Stow. The family ranch house was constructed in 1872 on a rise on the west side of the pond, "la patera", that would soon become known as "Stow Pond" or "Stow Lake".

To delineate the ranch boundaries, rows of eucalyptus trees were planted along the southern front of the property and the west bank of San Pedro Creek. A lovely arboretum with trees and shrubs from around the world was developed around the house and lake.

In 1873 agricultural development of Stow land was begun with the creation of a 100-acre almond and walnut orchard. Tobacco was also planted at Stow ranch, but this experiment proved to be a failure. The crop that would eventually make Stow Ranch famous was lemons. In 1874 an orchard of 3,000 lemon trees was planted on the ranch. This made Stow Ranch one of the first commercial lemon groves in California.

In addition to establishing the Stow ranch as a major lemon producer, Sherman P. Stow was also responsible for constructing the original earth-fill dam that doubled the storage capacity of the lake, providing water to irrigate the

gardens at Stow House and several of the orchards. When S.P. Stow died in 1907, the ranch came under the supervision of his son, Sherman Hollister Stow. He died in 1915, and was succeeded as ranch manager by his younger brother, Edgar Whitney Stow. Edgar Stow operated the ranch for over three decades, and during that time he introduced many noteworthy changes. Early in his career as manager, Edgar changed the name of the ranch to "La Patera Rancho". He raised the dam, increasing the lake's area to 51 acres. One effect of the dam improvements, completed in 1948, was the creation of an island near the southeast shore when the lake was nearly full. Edgar Stow also built three permanent reservoirs and developed an elaborate water delivery network complete with concrete flumes, waterways, drains, and terraces. A complete machine shop was installed, for metal and wood working, to supply the diverse needs of the ranch. The redwood grove which would later become Stow Grove County Park was planted during this period.

Edgar Stow died in 1949. He was succeeded as ranch manager by his nephew, Garrett Van Horne, the son of one of Edgar's three sisters. Van Horn, who continues to operate La Patera Rancho, is able to provide a wealth of information on the latter-day history of the property.

Little agriculture was practiced on that portion of the ranch which is now known as Lake Los Carneros Preserve. This was due to the fact that much of the land had little or no topsoil, particularly north of the lake. Instead, the lemon orchards were located to the east and west of the lake and to the far north of the Lake Los Carneros Preserve site. Cattle and horses grazed in the northeastern portion of the preserve property and a walnut orchard was located below the dam. This orchard was converted to lemons in the 1950's. The greasewood and other brush that is common throughout much of the ranch is a comparatively new phenomenon, since most of the open, undeveloped land was plowed regularly.

Suburban Development of Stow Lands

The conversion of La Patera Rancho from lemon orchard to residential tracts began in 1960, when an initial rezoning of the ranch was approved. Three years later, a second zoning plan was submitted by La Patera ranch manager Garrett Van Horne which converted previously agricultural lands to planned residential and highway commercial designations. The R.A. Watt Co. of Gardena acquired 250 acres of the land for its "Lake Los Carneros" subdivision of 800 homes. The purchase included both Stow Lake and the site of the Stow ranch house, although Stow House itself remained the property of the Stow family. The name "Los Carneros", derived from nearby Los Carneros Creek, was applied to the lake and the land surrounding by the Watt Co. In Spanish, the name means "the rams" or "the sheep", originating from a Mission-period sheep camp on the creek.

In 1964, the first phase of the Lake Los Carneros development was approved. This initial subdivision was situated on the northern portion of the Watt land around a new La Patera elementary school. In 1966, a plan was submitted by the Watt Co. for the land located south of Covington Way. This plan proposed a private golf course and luxury, adults-only homes surrounding the lake. The lake itself, plus 20 additional acres around the lake were deeded to the county to be preserved as recreational open space for the private use of the residents of the proposed development.

By 1966, the Watt Co. and county planners had still not reached an agreement on the specific features of the development plan. County Supervisor Daniel Grant suggested that the county might acquire the 150 acres of undeveloped Watt land, including the Stow House and lake, for preservation for public uses including the development of a regional park.

In 1967, the county was able to purchase a parcel of three acres to preserve Stow House, three of the ranch buildings and a portion of the arboretum surrounding the house. The land would also be used for a county fire station. With the Stow House site in county hands, the Stow heirs donated Stow House to the county. In July, 1967, Stow House was designated one of the county's first official historical landmarks.

Since that time, Stow House has served as the home of the Goleta Valley Historical Society. Lease revisions have added several acres to the historical society lands, which now include most of the arboretum and gardens, and more land north of Stow House.

Recent History

County Acquisition for Parklands

By 1971, the lands which are now the Lake Los Carneros County Park remained undeveloped. The Watt Company had given up on the venture and sold the land to the Boise-Cascade Company. In 1971, the Park Commission asked Parks Director George Adams to talk with Boise-Cascade officials about the possibility of a land purchase or outright donation of the property for public parkland. A committee concerned with the possibility of acquiring the "Lake Los Carneros" land was formed.

In 1972, as one of his last official acts as county parks director, George Adams announced that $500,000 of the state park department budget for 1973-74 had been earmarked for a Lake Los Carneros land purchase. On December 27, 1974, the county was finally able to assemble the necessary finances and the land became county property.

Differing opinion has persisted regarding the overall purpose of the Lake Los Carneros Park purchase and the level of development that should be permitted. Originally purchased to serve as a wildlife habitat and natural area for quiet recreation, a growing emphasis on developing the park for heavy recreational usage was experienced in 1975. This met with strong criticism from members of the Goleta Valley General Plan Advisory Committee, who insisted that "developing" the park to any large extent would ruin it.

In the late 1970's and early 80's, planning efforts at the park focused specifically on the lake, as concerns arose regarding its long-term survivability. In 1978, the "Lake Los Carneros Limnological and Management Study" was prepared. A detailed addendum and update were completed in 1983.

During this period, few changes were implemented in the park lands surrounding the lake. In 1981, Goleta Beautiful, Inc. was able to obtain a long-term lease from the county for about two acres on Los Carneros Road west of Stow House for the purpose of relocating the historic Goleta railroad station from its trackside location on Kellogg Avenue. The Goleta Depot was moved on November 19 of that year, restored and dedicated as a county historical landmark. Since that time, Goleta Depot has served as a railroad historical museum and offices for three local nonprofit groups: the Goleta Valley Chamber of Commerce, the Santa Barbara Audubon Society, and the Institute for American Research, the latter of which took over operation of the depot and museum in 1983.

The Master Plan Advisory Committee was activated in 1983, and efforts to achieve a comprehensive management and use plan for the park were begun. In the summer of 1985, Penfield and Smith, Engineers was hired to coordinate the planning effort, with the Bay Area firm of Royston Hanamoto Alley & Abey serving as landscape architect.

The following are goals and objectives jointly established by the Lake Los Carneros Park Advisory Committee and the Consultant Team.

Goals

- Wisely guide the future use and management of Lake Los Carneros Park with a Master Plan
- Consider the aspirations and concerns of surrounding neighborhood residents and the citizens of the County of Santa Barbara in the Master Plan
- Keep park development consistent with the Santa Barbara County Comprehensive Plan

Objectives

Master Plan

- Understand existing base information regarding the natural, cultural and social conditions of the park
- Develop a formal citizen involvement process during the Master Plan through the Park Advisory Committee and Public Workshops
- Review and evaluate existing conditions and develop an understanding of opportunities, constraints and issues regarding the park and its future use
- Develop a Preliminary Master Plan utilizing opportunities, constraints, issues and recommendations developed by the current study
- Develop a Final Master Plan that will identify, protect, enhance and maintain existing natural and cultural resources, while sensitively guiding any new development deemed appropriate through the Master Plan process

General

- Recognize the lake and surrounding habitat as a unique natural and aesthetic resource
- Identify and maintain a minimum water level that keeps the lake and associated habitat alive and healthy
- Recognize the Stow House complex and Goleta Depot as unique historical resources
- Recognize the relationship of the park to the surrounding neighborhoods, and mitigate any undesirable impacts
- Evaluate future use of the park in light of its role in the overall park and open space system

An existing conditions site survey and a review of background information on the site were conducted at the beginning of the planning process. Three general categories of resources were identified to define and guide the park planning process: natural, cultural and visual.

Natural Resources

Vegetation

Due to its location on the south coast of Santa Barbara County, Lake Los Carneros Preserve experiences a mild Mediterranean climate. The native vegetation of the site is primarily coastal sage scrub and valley grassland with wetland and riparian vegetation along the lake edge. A few oak trees and a vernal pool are also found on the site. Introduced eucalyptus, pines and other exotic species are very abundant. The diversity of the plant communities and native flora at the Lake Los Carneros site reflects the degree of disturbance of the site and the relationship of vegetation to water.

For the purposes of this study, the vegetation existing on the site can be broken down into seven major areas. These include open grassland, riparian, scrub disturbed land, windrows and mature grove plantings, fresh water marsh, vernal pools and the exotic plantings of Stow House garden.

Large areas of open grassland in the eastern and northeastern areas of the site are dominated by introduced grasses and weedy herbaceous species, including thistles. Baccharis scrub is present in several locations, including the southwestern areas of the site along

Calle Real, the area to the south of Stow House and the area adjacent to Los Carneros Road south of the Goleta Depot. In heavily disturbed areas this community type replaces Coastal sage scrub. Coyotebrush (Baccharis pilularis) is the dominant species along with dog fennel (Foeniculum vulgare) and annual grasses. Pampas grass (Cortaderia atacamensis) is found in dense stands at the south/central portion of the site.

Riparian vegetation is sparsely scattered around the lake and adjacent to the overflow pond located south of the dam face. This forested wet land vegetation is strongly influenced by water patterns. Species found here include Red Willow (Salix laevigata) and Arroyo Willow (S. lasiolepis). Riparian woodlands such as these are an important habitat for birds and other wildlife of the Lake Los Carneros Preserve.

Fresh water marshlands entirely surround the lake, with the exception of the dam face and the overflow pond. These emergent wetlands are dominated by California bulrush, more commonly called tules (Scirpus californicus). They extend above the present waterline and out into the lake to a depth of 5 feet or more. This freshwater marsh provides a prime habitat area for birds.

Vernal pools represent a unique habitat that is rapidly being destroyed in southern California due to increased urbanization. A vernal pool exists in the southeast corner of the preserve.

Mature groves of blue gum (Eucalyptus globulus) and windrows of Monterey pine (Pinus radiata) and Monterey cypress (Cupressus macrocarpa) are planted in several preserve areas.

The Stow House garden contains a collection of exotic plant specimens, many of which are rare and date back to the earliest years of Stow Ranch. Birds and other wildlife are attracted to the plantings. This garden is of unique historical and botanical value to the preserve.

Wildlife

Wildlife present at the Lake Los Carneros Preserve represents one of its most valuable aspects. The lake itself supports three major species of warm water fish: largemouth bass (Micropterus salmoides), bluegill (Lepomis macrochirus) and black bullhead (Ictalurus melas). Golden shiners (Notemigonus chrysoleucas) and mosquitofish (Gambusia affinis) have also been observed. Domestic rainbow trout (Salmo gairdneri) have been stocked in the lake at different times, but did not persist, probably due to the lake's shallowness, warm summer water temperatures and low oxygen to anoxic conditions in the cooler waters near the bottom in the summer. The very dense tule growth limits the spawning of nesting fish such as bluegill, largemouth bass and black bullhead but not shiners or mosquitofish, as well as reducing lake access for anglers. Youngsters presently make up the largest percentage of the anglers at Lake Los Carneros.

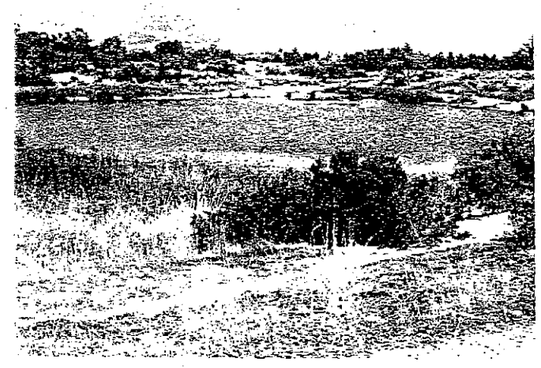
A large and diverse bird population uses the Lake Los Carneros Preserve, some as residents and others as migrant visitors. As many as 220 different bird species have been sighted, with 50 of those species occasionally nesting in the preserve. The freshwater habitat of the lake, overflow pond and Los Carneros Creek, and the diversity of vegetation around Stow House and the preserve enhance the habitat value of the area.

Birds represent an important ecological aspect of the lake. In addition, birdwatching provides recreation for preserve visitors at little or no cost. Maintaining some tules for bird habitat, keeping the island separate from the mainland, enhancing riparian areas and maintaining Stow House vegetation will ensure that much of the bird population persists.

Populations of reptiles, amphibians and small mammals inhabit the Lake Los Carneros Preserve. The riparian areas are of significant habitat value to species such as racoon (Procyon lotor), gray fox (Urocyon cinereoargenteus), striped skunk (Mephitis mephitis) and oppossum (Didelphis virginiana) and should be preserved and enhanced with additional understory shrubs for forage and shelter. Brush areas are most important for mammals.

Hydrology

Lake Los Carneros Preserve contains three freshwater resources, the principal one being the lake itself. In addition, the overflow pond below the dam and the small vernal pool near the junction of Patera Lane and Calle Real must be considered. The lake contains water year-round, the overflow pond dries up on some years, and



the vernal pool dries up every year.

The main lake has been in existence since about 1890, at which time it was a small weed-choked stock pond. It had little if any open water during summer months and was filled with water lilies and other aquatic plants the rest of the year.

The dam was raised in 1932 and modified again in 1947, raising the spill elevation to 57.5 feet. In the mid 1960's the outlet structure was modified to allow the present spill elevation of 47.7 feet; this was lowered in anticipation of residential development around the lake.

The present condition of Lake Los Carneros in general is eutrophic. This means that the waters have a high nutrient content and support a high biological productivity, including high density of aquatic plants and insects. This is symptomatic of unstable conditions that could lead to fish kills, algal blooms and excessive odor.

The dam is structurally sound after recent stabilization work. Tules almost completely surround the lake with the exception of the dam face area.

A lake sedimentation study by Fast and Glenn, 1978, indicated that the lake is gradually being filled with sediment at a rate that would fill it in about 200 years. The lake would become completely choked by tule growth long before this point.

The two principle sources of water gains at Lake Los Carneros are direct precipitation and surface runoff. Subsurface inflows appear very small, and there are no direct inputs from outside sources at this time. Of these two gains, surface runoff from a small watershed north of the lake is the greatest source of water. The input of water into the lake varies dramatically from year to year and from season to season. This implies that there will be little to no water gain during the dry summer months every year. This is also the period of greatest water loss from evaporation and transpiration by aquatic plants.

The lake requires a minimum of 108 acre feet of water from all sources to keep the lake level at spill each year (one acre foot = 325,850 gallons). This quantity of water is required to compensate for water loss from evapotranspiration and other lesser losses. Only about half the time will the inflow equal or exceed the needed amount. Without direct inputs of water, the losses will exceed the gains and could cause the lake to go dry. It is highly recommended that a minimum water level be established at elevation 46.0 feet to minimize the spread of tules, create a more usable shoreline, make mosquito control easier and isolate the island from the mainland.

Cultural and Historical Resources

Aboriginal use of the Lake Los Carneros County Preserve lands is evident from four sites located along and near the shores of the lake. The sites contain very low to moderate density scatter of sea shell fragments and chert flakes. None of these sites have been systematically tested to determine their subsurface composition.

There are several surviving buildings which are representative of the ranch period. All of these are located in the immediate vicinity of Stow House. They include Stow House proper, the bunkhouse, the ranch foreman's cottage, a four-car garage and a warehouse-packing barn. The buildings are at their original locations except for the cottage, which was moved about 200 feet west.

Remains of building complexes which served as residential areas for ranch workers are visible along the northern edge of the preserve along Covington Way and on La Patera Lane along the eastern edge of the preserve. These remains include concrete and brick from structures and foundations, clothesline standards, broken glass fencing and dirt roads. Ornamental plantings in these areas include palms, eucalyptus, lemon trees, succulents, and a boxwood hedge.

Other plantings set out during the Stow Ranch era still exist today. The most sensitive of these is the arboretum surrounding Stow House, which contains many rare and specimen trees. The grove of eucalyptus on the east shore of the lake dates back at least to the 1940's, when it may have been planted with the purpose of using the wood for fenceposts. Another eucalyptus stand of the same age exists along the eastern border of the preserve.

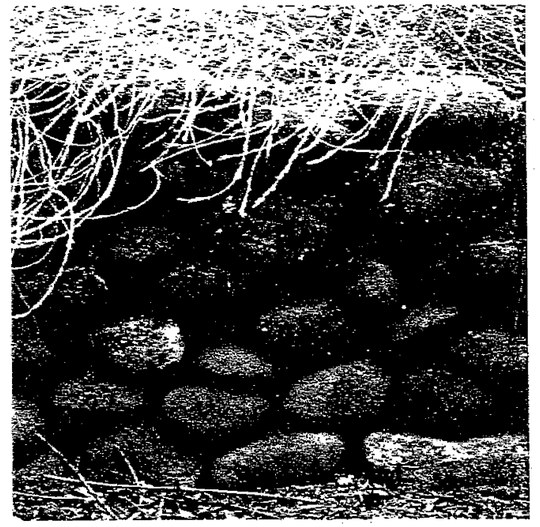
The row of cypress east of the lake and isolated specimens northeast of Stow House date back at least to 1920. South and west of the lake, the tree rows of Monterey pine were planted around 1960 by Garrett Van Horne with the objective of enhancing the land's value to potential developers. The double row of Monterey pine near the southeast corner of the preserve, also planted at this time, were intended to flank a new entrance road to the property from Calle Real.

Olive trees once lined much of the entrance road and a few specimens still remain. The current entrance off La Patera Lane dates back to the 19th Century, although the old road passed north of the original Stow Pond to reach the ranch house.

Visual Resources

The Lake Los Carneros Preserve possesses many scenic views which should be preserved or enhanced wherever possible. These include the historic view from the porch of Stow House to the ocean, as well as views of Stow House and the Goleta Depot from locations on and off the site. Views of the lake are common from nearly all points in the site and should be maintained and/or enhanced. Views of surrounding agricultural land and the mountains exist from many site areas, one of particular note being the view of the mountains from the dam face. Maintaining these view corridors as well as enhancing viewpoints with low key overlooks, benches and signage can increase the visitor's enjoyment and understanding of the preserve.

Preserving the views into the site from surrounding neighborhoods is recommended wherever possible. These include the view of the lake from Covington Way and views into the meadows from Covington Way and La Patera Lane.



Areas to Protect

Based on the site inventory and a review of data on the natural and cultural resources of the site, the following areas were designated for protection and/or enhancement.

Natural Resources

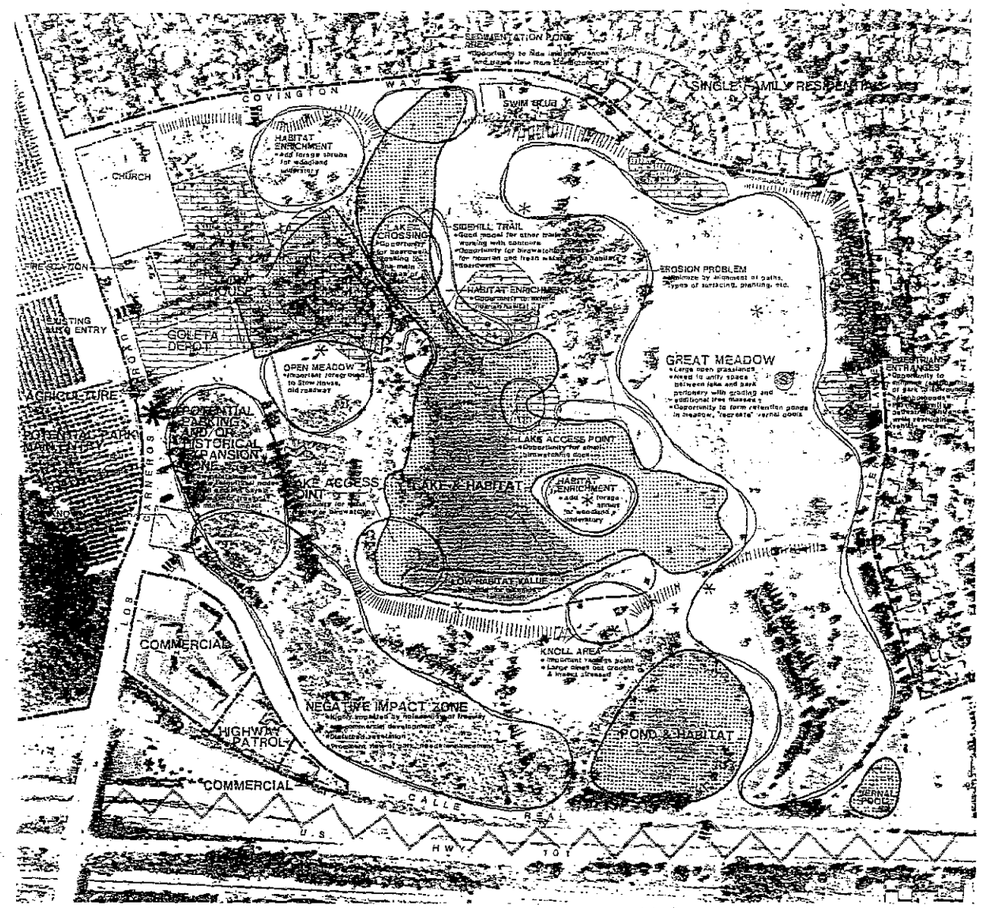
- The lake system, including lake, channel, sedimentation pond and overflow pond
- Freshwater marsh habitat
- Riparian habitat
- Vernal pool in southeast corner of preserve
- Stow Garden
- Specimen trees of unique value
- Healthy, mature groves or trees along the preserve periphery
- Healthy, mature groves or trees within the preserve that provide positive spatial definition

Cultural and Historical Resources

- Stow House, accessory buildings and grounds
- Goleta Depot and related historical features
- Remains of old ranch buildings, etc.
- Archeological sites

Visual Resources

- Important views of Stow House and Goleta Depot from on-site and off-site
- Important views of the lake from on-site



Legend

AREAS TO PROTECT
- Natural Resources
- Cultural Resources

PARK ENTRANCES
- Existing Auto Entrance
- Existing Pedestrian Entrance
- Potential Auto Entrance

- SPECIMEN TREES
- IMPORTANT VANTAGE POINTS
- MAJOR VIEWS
- BERMS
- NOISE
- CULVERT

Opportunities and Constraints Plan

- o View of lake from Covington Way
- o Major views to the ocean and UCSB from Stow House and other site vantage points

Exisiting Opportunities

In addition to these, the following opportunities were identified in the planning process:

The Lake

Several opportunities exist to increase visitor enjoyment of the lake without damaging its habitat value. A boardwalk across the northern panhandle of the lake would link major areas of the preserve, as well as providing lake access for birdwatching. In addition, a small access dock to the lake would further increase opportunities for birdwatching, fishing, etc. Based on habitat sensitivity, the best location for the access dock is close to the dam; an area approximately 200 feet north of the dam on the west side of the lake has been selected. A gently sloped area between the dam and the lake overflow would greatly improve lake access at the dam area. Design of these elements should be such that impacts on the habitat value of the lake are minimized.

Wildlife Habitat

The wildlife of Lake Los Carneros Preserve represents a valuable asset. Planting of new areas of riparian species in selected areas around the lake and supplementing existing riparian areas would enhance wildlife habitat. In addition, shrub masses can be added for forage and shelter in selected areas of open woodland.

The Meadows

An opportunity exists to unify the preserve by reshaping the large open area in the eastern half of the site. This can be accomplished by carefully regrading portions of the existing open fields and by adding tree masses to help shape and define the open spaces. This reshaping will also decrease erosion and runoff into the lake.

Selectively removing baccharis and other scrub to open a meadow south of Stow House will create a foreground for the buildings and preserve the view corridor to the ocean.

Preserve Entries

Clear signage and an appropriate landscape statement at the main entry points, the George Adams Picnic Grove, the existing Stow House parking area and on La Patera Lane would help circulation and increase user satisfaction. The largest volume of preserve-related automobile usage is regional in origin and related to periodic events at Stow House or Goleta Depot. Clearly delineated entries on the east side would help avoid traffic dispersal into surrounding neighborhoods.

Pedestrian entries and additional small, low-key parking bays could be provided off Patera Lane. Parking could be screened from surrounding residential development through berming and planting. These pedestrian entries provide an opportunity to enhance the relationship of the preserve to surrounding neighborhoods and allow pedestrian entry while restricting vehicular access.

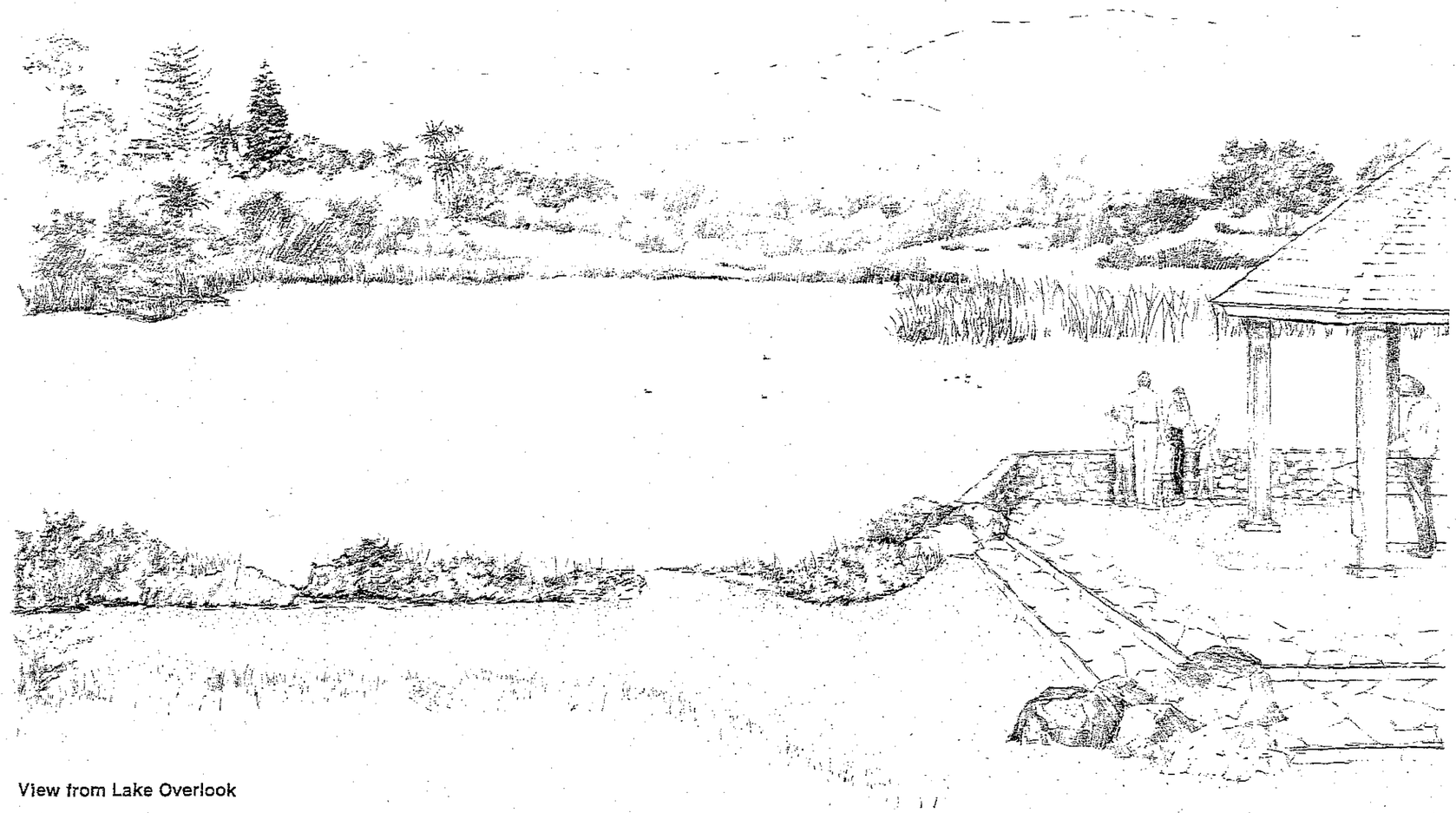
Circulation

An opportunity exists to provide a hierarchy of circulation systems meeting the needs of the different preserve users --- cars, bikes, horses, pedestrians, etc. which would enhance preserve use and enjoyment. These systems will vary in paving materials and path width.

Preserve Features

Lake Los Carneros Preserve provides an opportunity to develop picnic areas to serve individual or small group needs. These may include support facilities such as barbecues, drinking fountains, sinks or hose bibbs, electrical outlets and so on. Consideration should also be given to the need for a small restroom.

Site furnishings such as drinking fountains, benches, trash receptacles and so on, should be evaluated for the best location and style. Directional and interpretive preserve signage provides an opportunity to enhance the educational resources of the preserve.



View from Lake Overlook

Design Concept

The Lake Los Carneros Preserve Master Plan balances the opportunities and constraints of the site with the needs of the citizens of Santa Barbara County, as well as with the desires of user and community groups. This plan has evolved from comments given at a series of Public Workshops, Park Advisory Committee meetings and a Park Commission meeting. The Master Plan reflects the overall consensus of the public comment to preserve the uniqueness of the site. If fully implemented, the plan would represent a very ambitious effort of preserving and enhancing the lake ecosystem and natural areas of the preserve, while providing minimal improvements to satisfy the regional recreational needs of the County.

Water

The long term health of the lake is one of the central issues of the Master Plan. To ensure the continued stability of the lake ecosystem, the Master Plan recommends that the lake water level be maintained at elevation 46.0 feet or higher. In addition, a program of lake maintenance will be established. This will include removing some tule growth prior to the lake refilling.

In order to maintain the quality of the lake habitat, a system of signage will be developed to discourage the abandomnent of domestic fowls at the lake and to discourage the feeding of ducks.

Lake access and safety will be enhanced by providing the following elements:

- o Lakeshore Access - A flat open area just east of the dam face will provide lake access for many water-related activities such as fishing, model boat launching, etc. Handicap access will be provided if grading permits.
- o Observation Deck - A low profile observation deck will be located on the west side of the lake, just north of the dam. The deck will be approximately six feet wide.
- o Boardwalk Crossing - A low boardwalk will be located across the north channel, completing the pedestrian loop trail and allowing access through the riparian area. The boardwalk will be about eight feet wide, close to the water and may have low benches along it. Construction of the boardwalk, like the observation deck, will be of green-colored pressure treated wood to blend in with the surrounding landscape.

Water Resources

Implementation of the Lake Los Carneros Master Plan will require that fresh water supplies be available at the preserve for a number of purposes. Foremost among the water demands is water necessary to maintain the lake level. It is desirable for aesthetic and habitat reasons to maintain a minimum lake level of elevation 46 feet. Inasmuch as precipitation and runoff additions to the lake cease during the summertime, it is common for daily evapotranspiration to cause the level to drop below this critical elevation. During some hot months of the year it is possible to lose as much as eight inches of water depth through evaporation alone.

The quantity of water needed to offset evaporation is a function primarily of the extent to which water can be stored during the winter months of the year. Because of certain physical constraints, such as a desire not to flood Covington Way, it is not practical to store sufficient water in a typical year to entirely avoid the prospect of an August to September water level below elevation 46 feet. It has been estimated that if waters were captured so as to bring the wintertime level to elevation 50 feet (i.e., 2.3 feet above the present spill elevation, but several feet below Covington Way at Camino Venturosa) then approximately 30 acre-feet would be needed in June, July, August and September to maintain the desired elevation 46 feet. After this time period, the naturally occuring precipitation and runoff would cause the lake to refill in normal years.

A second need for water at the preserve is water necessary to nurture and maintain landscape plantings through the normally dry portions of the year and in any longer-term drought periods. The quantity of irrigation water needed is difficult to predict in advance of a detailed landscape plan. Assuming in the meantime that little or no turf is installed, it is likely that the irrigation demand would be less than thirty acre-feet per year (AFY; one acre-foot = 325,850 gallons) with the majority of this average year irrigation demand occurring in the summertime. This

MAJOR FEATURES

A STOW HOUSE
- Enhance connections between Stow House and other site ares
- Provide informational signage to direct preserve and museum visitors

B GOLETA DEPOT
- Grant additional leasehold area north of current leasehold (.55 acres)
- Temporary track for 1/8 scale train on special occasions
- Add 33 feet on south end of full scale track

C STOW MEADOW
- Preserves views from Stow House to lake and ocean
- Natural grasses and wildflowers
- Selectively remove baccharis and all pampas grass from open space
- Add oaks and pines to fill out existing trees

D GEORGE ADAMS PICNIC GROVE
- One area of three individual tables and trash receptacle under existing oaks
- One clustered family picnic area in the pine windrow with:
  - ☐ 10 tables for 60-80 people
  - ☐ Group barbecue, trash receptacles
  - ☐ Small restroom, drinking fountain
  - ☐ Rustic wood, stone walls, woodchip surface
  - ☐ Plant with oaks and pines

E PRESERVE ENTRY
- Auto, pedestrian and bicycle
- Preserve entry sign for George Adams Picnic Grove
- Small (20' wide) all-weather surfaced road with turfblock and gravel or woodchip parking areas between trees for 35 cars total
- Screen with native shrubs, trees and berms
- Park informational signage

F LOWER MEADOW
- Natural grasses and wildflowers or turf
- Detention pond for overflow from Carneros Creek
- Remove all pampas grass and selectively remove baccharis to form meadow

G LAKESHORE ACCESS
- Path down to flat area for fishing, bird watching, etc.
- Regrade to lessen steep slopes and provide access to lakeside

H LAKE OVERLOOK
- Key arrival area and lookout point
- Rustic sitting area with interpretive material for park
- Special native plantings

I OVERFLOW POND
- Enhance existing riparian vegetation for wildlife habitat
- Repair and reseed former parking area
- Heavy buffer planting along Calle Real

J GREAT MEADOW
- Grade to create unified space, direct water to lake for recharge after depositing sediment in meadow
- Reseed with natural grasses and wildflowers, remove existing eroded paths, add to existing trees to frame meadow

K PRESERVE INTERPRETIVE CENTER
- Interpretive displays
- Information on natural habitats of the park and surroundings
- Overlook deck and seating
- Possible living quarters for resident naturalist

L LAKE LOS CARNEROS
- Water level to be maintained between 50.0 and 46.0

SECONDARY FEATURES

a EXISTING PARKING TO REMAIN
- Provide informational and directional signage for visitors

b EXISTING ENTRY ROAD
- To remain for visitors to Stow House, Goleta Depot, interpretive center, etc.
- Signage and planting to reflect park character
- Establish main pedestrian path between eucalyptus rows

c NATIVE PLANTING
- Extend new park planting into Goleta Depot leasehold
- Coordinate appropriate location
- Plant additional oaks to extend existing grove
- Prune and treat ailing oaks

d CORNER LOT
- Acquire property for park
- Plant native trees, shrubs, etc. to provide appropriate "first view" of park
- Rustic park identity sign

e BICYCLE PATH ON CALLE REAL
- Coordinate design and construction with park master plan

f NATURAL DRAINAGEWAY
- Coordinate with Corps of Engineers to create natural streamway with boulders and vegetation
- Utilize Lower Meadow as seasonal detention pond for flood waters

g NATIVE PLANTING
- Heavy plantings of native trees along Calle Real to buffer undesirable views and noise
- Selected views under canopy to Lower Meadow

h MEADOW DETENTION POND
- Natural grasses or turf meadow to fill during peak runoff

i OVERLOOK BENCH
- Small sitting area with rustic log bench, native planting

j SMALL FOOT TRAIL (TYPICAL)
- Access to lake, tules and enhanced riparian zone
- Woodchip or compacted soil surface

k PRIMARY PATH
- 6' wide woodchip surface
- Jogging path

l TULE AREA (TYPICAL)
- Indicates general zone of habitat once lake level is maintained
- Selectively remove encroaching tules to open up lake
- Maximum lake level 50.0
- Recommended minimum lake level 46.0
- Remove existing construction road to extend lake habitat

m OBSERVATION DECK
- Low boardwalk through tules for fishing, birding access

n VERNAL POOL
- Maintain existing grading and drainage patterns

o NATIVE PLANTING
- Extend existing groves with oaks and pines to frame park spaces, provide buffer, etc.
- Allow selective views into park

p MAIN EASTSIDE PEDESTRIAN ENTRY
- 10' wide primary park path to Stow House and west side of park
- All weather surface
- Design with rustic bollards to exclude motorized vehicles
- Low key park signage

q EAST SIDE PARKING
- 12' wide road, all-weather surface
- Gravel or woodchip parking for 8-10 cars
- Reinforce existing berm with heavy native planting to screen cars from street and adjacent residences

r POTENTIAL INTERPRETIVE NODE (TYPICAL)
- Information on cultural & natural resources
- Low key rustic signage

s PERIMETER BARRIER
- Low log or bollard barrier to exclude motorized vehicles and prevent parking
- Continuous around perimeter of park
- Soften with native groundcovers and shrubs
- Repair existing vehicle tracks and other eroded areas

t EUCALYPTUS GROVE
- 3-5 small wood decks integrated into trees
- Repair existing erosion

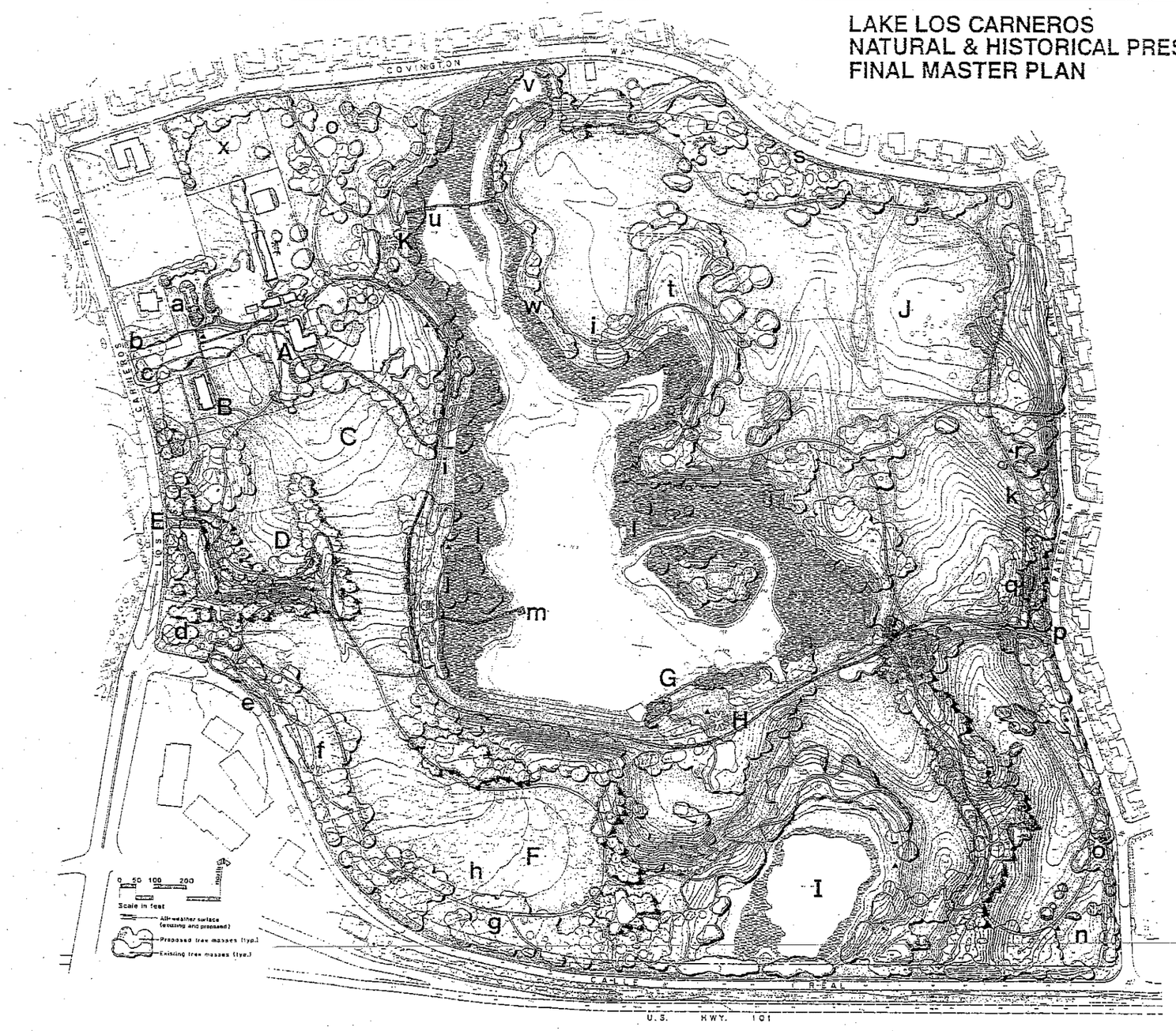
u BOARDWALK CROSSING
- Low boardwalk crossing to link east and west sides of park, designed for lake surface fluctuation

v SEDIMENTATION POND
- Regrade steep sides to lessen slope
- Plant riparian tress to mitigate unsightly views

w RIPARIAN VEGETATION
- Enhance existing trees and understory for wildlife habitat along both sides of lake and inlet

x PROPOSED HISTORICAL EXPANSION AREA
- Possible site for related historical structures
- Trees and shrubs along Covington Way berm to screen future park uses and provide wildlife habitat

LAKE LOS CARNEROS
NATURAL & HISTORICAL PRESERVE
FINAL MASTER PLAN



rate of application corresponds to roughly three inches of water per year throughout the preserve lands.

A fraction of one AFY of potable quality water would be needed at any restrooms and drinking fountains in the preserve. This source of water would need to be isolated in order to protect public health if less than potable quality water is used for all other lake-related end uses.

The three demands for preserve-related water total approximately sixty AFY with only a very small amount of potable water needed. Unfortunately, no readily accessible source for these waters is on hand.

The Goleta Water District is the purveyor of water in those areas surrounding Lake Los Carneros. In 1972, however, the District voters imposed a moratorium on new connections to the District's system. This was done because of concerns relating to the quantity of water available to the District annually and the rate of growth in the Goleta area. As a consequence, it is not possible to acquire water in the normal manner for the local utility.

Historically, the full capacity of the lake was used to store water diverted from Carneros and San Pedro Creeks in the wintertime and then drawn upon in the summertime for irrigation purposes. As much as 500-600 acre-feet of water could be stored if the lake was filled to the dam's crest.

The diversion point on San Pedro Creek still exists. This point is higher in elevation than the lake, and water could be directed to the lake by gravity flow. A three foot diameter culvert which could be utilized for such diversion is still partially in place and the remaining part terminates at the lake.

A portion of the water flow from Carneros Creek is diverted for the benefit of the nearby Corona del Mar. It may be possible to divert part of the remaining flow for the benefit of the preserve.

The reestablishment of creek diversions might occur in the following manner. The Goleta Water District is anxious to find water sources which it could use to recharge aquifers it uses. It may be possible to capture creek flows in the wintertime, store the water in Lake Los Carneros (raising the water level to approximately 50 feet) and then allow the District to inject this water into one of the nearby aquifers. The injection would be continuous throughout wet wintertime months and into summer until the lake level dropped to elevation 46 feet. In return for this use of the lake, the preserve would request water from the District year-round for restroom/drinking fountain use and for lake level maintenance and landscape irrigation in the summertime.

This type of cooperative arrangement between the preserve and the Goleta Water District may be the only way in which significant quantities of water can be furnished to the preserve in the summertime. The summertime benefits would be major and the wintertime penalty limited to a variation in the lake level between elevations 46 and 50 feet. The Goleta Water District staff is currently studying this plan in detail in order to evaluate the benefits which would flow to the District from such an arrangement.

In the event an agreement is not established with the Goleta Water District, a geologist should be consulted to assess the prospects for drilling a well on the property.

Before any of these hydrologic measures are undertaken, the impacts on existing riparian vegetation, freshwater marsh, wildlife and tules must be assessed. Likewise, the impacts on Los Carneros Creek must be assessed before any further water is diverted from it.

The vernal pool located at the south east corner of the preserve represents a valuable natural resource. The protection of this area is recommended.

Tule Removal

Silting and tule encroachment are part of the natural evolution of ecosystems such as Lake Los Carneros. Because of its aesthetic and recreational value, a determination to preserve the lake surface from further shrinkage has been made. A sedimentation pond was installed several years ago to intercept upstream silt heading for the lake. Some tule removal and dredging of the upper lake channel and around the island also took place.

There will be a need for additional tule removal when the lake level is raised and maintained. This is because the tules that have encroached into lower elevations of the lake during dry years

will decompose when totally covered with water and thereby rob oxygen from the lake. Decomposing tules will also form a barrier between the shoreline and open water, thereby hindering fishing access. The exact amount of tule removal and seasonal scheduling of this work to minimize impact on wildlife will have to be carefully coordinated with appropriate wildlife biologists.

Planting

The existing plants at the Lake Los Carneros Preserve represent one of its most valuable assets. The Master Plan recommends maintaining existing mature trees along all preserve boundaries and wherever they contribute to the overall spatial and aesthetic qualities of the preserve. The Stow House garden and many other mature plantings located within the preserve have historical significance and should be preserved.

Additional native oaks and other trees such as pines, willows and alders will be planted in groves to frame and define preserve spaces and supplement existing trees.

The freshwater marsh and riparian vegetation represent the most important habitats for birds and support a number of regionally rare bird species. Additional riparian vegetation such as willows, alders and cottonwoods will be planted to enhance this existing habitat. Planting of understory forage shrubs in selected areas will further enhance wildlife habitat.

The meadows in the eastern section of the preserve and all disturbed areas are to be repaired and replanted with native grasses and wildflowers to preserve their existing character. Invasive plants such as pampas grass will be totally removed. Selective thinning of the baccharis will allow reestablishment of the meadows.

New plantings of masses of native shrubs and trees on berms will screen parking

View from Calle Real to Overflow Pond

and other activities from off-site and on-site views. Native groundcovers and shrubs will be planted to soften perimeter vehicular barriers.

Selected views into the preserve will be protected by planting canopied trees that permit views under. Locations for this type of planting are along Covington Way near the sedimentation pond to preserve views of the lake, along areas of La Patera Lane where existing grades allow views into the preserve and from Calle Real to permit selected views of the Lower Meadow and Overflow Pond.

Native trees and shrub plantings will extend into the leasehold of Goleta Depot and Stow House wherever appropriate to unify the preserve lands. These plantings will be coordinated with Depot and Stow House representatives.

An important next step for the preserve is to prepare a Vegetation Management Plan that contains a listing by name, location, size and condition of all significant plants. The plan will identify appropriate management techniques for existing vegetation, specific plant selections for revegetated areas indicated on the Master Plan, appropriate degree and location of tule removal and maintenance programs to minimize environmental impacts. This plan should be reviewed by qualified personnel such as a botanist, arborist and ornithologist.

Landforms

Several landform changes are proposed in the Master Plan. These landforms will improve the natural conditions of the site as well as providing visual screening and design unity in certain areas.

The Great Meadow will be regraded to form a unified space, decrease erosion and remove scarred trails. The Lower Meadow will be regraded to satisfy flood control requirements of the Corps of Engineers and provide an open meadow. The alternative to the Corps proposed gabion-lined flood water channel includes a natural streambed with large boulder outcroppings, path crossings, heavy

Section at La Patera Lane Parking

riparian planting and a large open meadow that would seasonally flood as required.

The construction road east of the island will be removed, allowing the lake to expand to its former eastern boundary. This would improve the bird habitat value of the island by isolating it from the main preserve area.

The dredge spoils along the channel will be removed prior to lake filling. These spoils and spoils from future tule removal can be utilized in mounded areas away from the lake habitat; their rich nutrient value will help the soil. The interpretive/educational system can address this ecological cycle of stream deposition, vegetation growth, composting and new growth.

Parking areas will be depressed and existing berms will be added to further screen cars on the west and east sides of the preserve from passers-by.

As indicated in the E.I.R., all grading activity should be conducted in the summer or early fall to avoid the rainy season and the problem of runoff into the lake. Revegetation should take place on all disturbed areas prior to the rainy season.

Circulation

The circulation system includes a clear hierarchy of pathways designed to provide a wide range of experiences in exploring the preserve. Paths will be combined with an interpretive/educational system of information stations to further enhance the preserve visitor's understanding and enjoyment.

Pedestrian and Bicycle Circulation

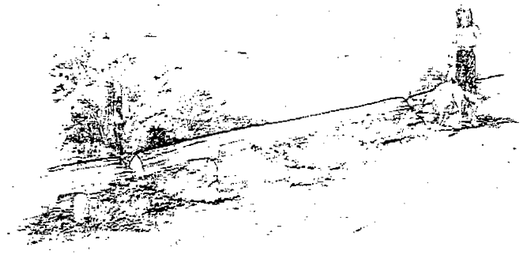
Pedestrian circulation consists of primary and secondary loop paths circling the lake and major meadows. The primary path from La Patera Lane to Stow House complex will remain at its current width of ten feet with an all-weather surface; this path will be eventually extended to the Interpretive Center. The path from the George Adams Picnic Grove to the west side of the dam will also be an all-weather path approximately six feet wide. Other paths will be surfaced with woodchips, which could be generated on site from tree trimmings, etc.

Pedestrian entry points will be located along all bordering streets. Entry points will be designated to exclude motorized vehicles. Some entry points will have low key signage.

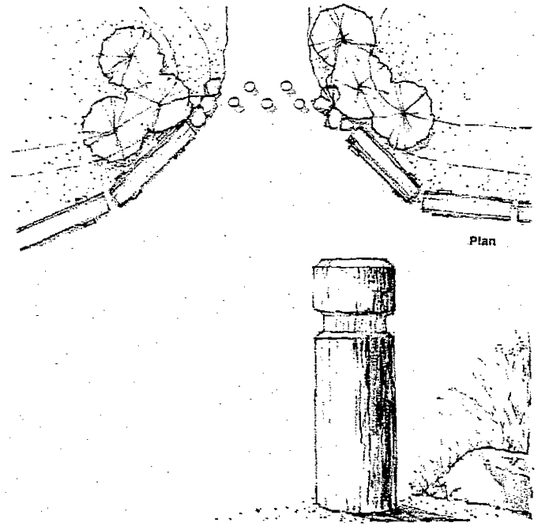
Bicycle circulation will occur along Calle Real on the proposed County bike path, on the La Patera Lane to Stow House and Interpretive Center path, and on the George Adams Picnic Grove to lake path. Bicycle parking will be provided at key points, such as the Lake Overlook, Stow House parking area and Preserve Interpretive Center.

Vehicular Circulation and Parking

A new preserve entry will be developed south of Goleta Depot providing a stronger sense of preserve identity. This entry will consist of a heavy wood timber sign, special native plantings,



Perimeter Log Barrier



Bollards at Pedestrian Entry

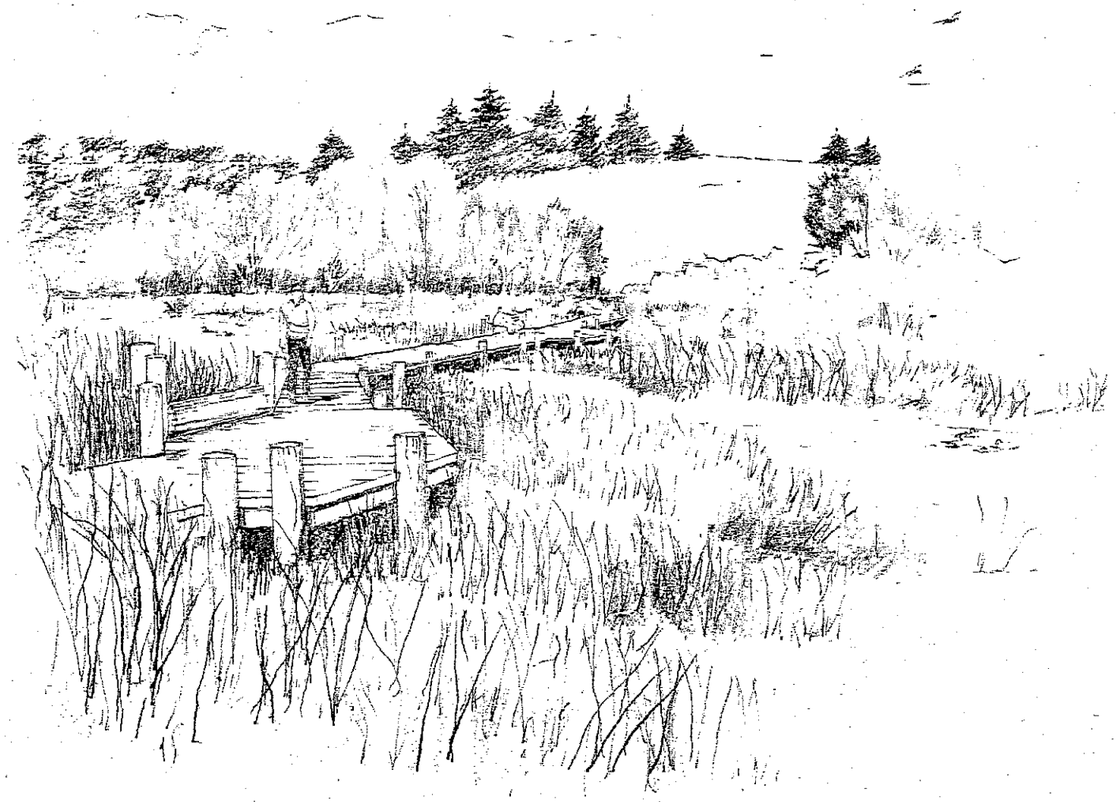
pedestrian path and a road. The preserve road will skirt the existing pine windrow and terminate near the cluster family picnic area with a passenger drop-off and turn-around. The road will be a narrow two-way, all-weather road with a number of small parking bays holding a total of 35 cars interspersed in the trees. The parking bays will be constructed of woodchips, gravel or gravel over turfblock to give a rustic all-weather surface and to diminish the paved area.

The existing entry road to the Stow House and Goleta Depot parking will remain. This area is likely to be used by some preserve visitors, especially when the Preserve Interpretive Center is opened. Important informational and directional signage will be located near the parking area to guide pedestrian visitors to their desired destinations.

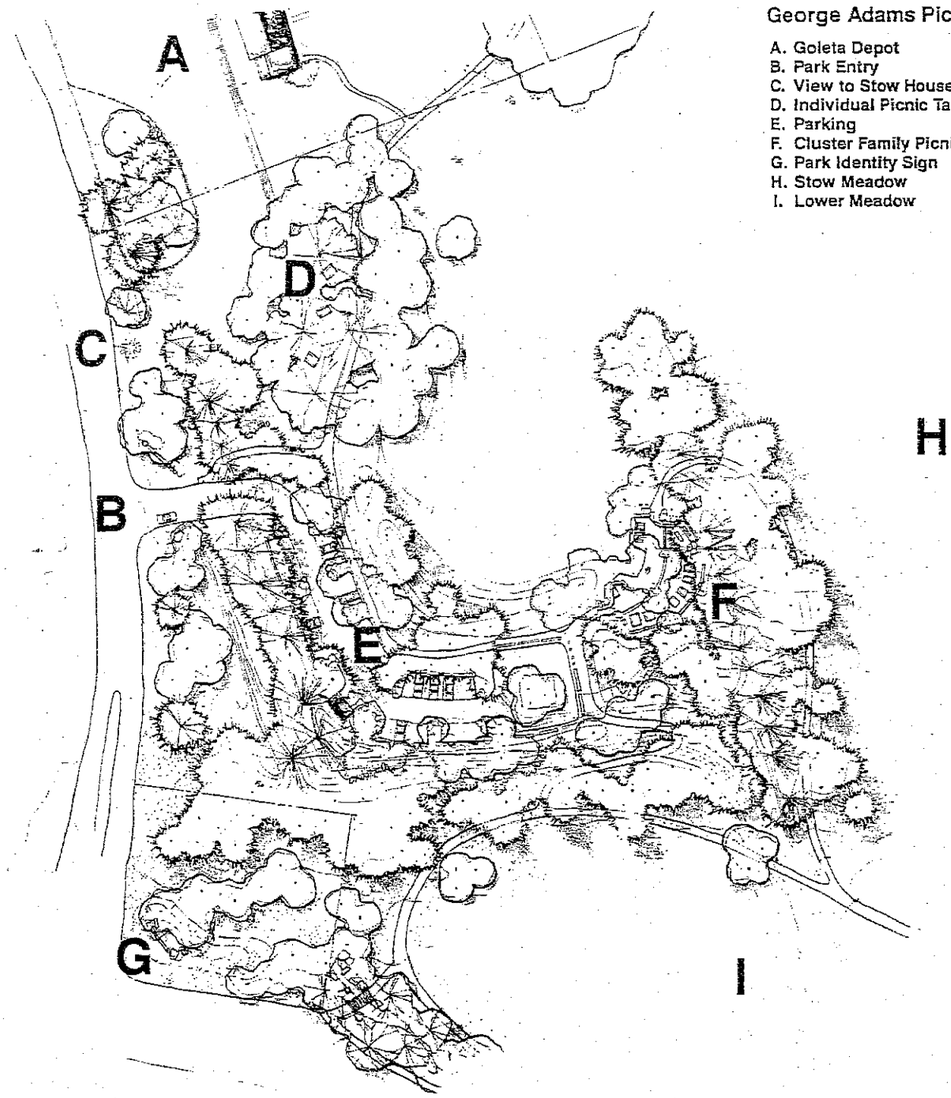
Parking on the east side of the preserve will be provided off La Patera Lane with a narrow one-way road and two small parking bays holding four to five cars each. Berming and heavy native planting will screen this area from La Patera Lane residents.

Vehicular traffic within the preserve, with the exception of maintenance and emergency vehicles, will be prohibited. Low perimeter barriers of logs or bollards will be utilized to discourage entry of unauthorized vehicles, motorbikes, etc. A series of bollards at pedestrian entry points will allow access to wheelchairs and bicycles, but will discourage motorbikes.

Emergency vehicles will have access from



Boardwalk Crossing



George Adams Picnic Grove

A. Goleta Depot
B. Park Entry
C. View to Stow House
D. Individual Picnic Tables
E. Parking
F. Cluster Family Picnic Area
G. Park Identity Sign
H. Stow Meadow
I. Lower Meadow

the parking area off La Patera Lane, from the existing entry road to Stow House and from the new entry south of the depot.

As future use warrants, public transportation should be encouraged by bus routing and installation of a bus shelter.

Preserve Features

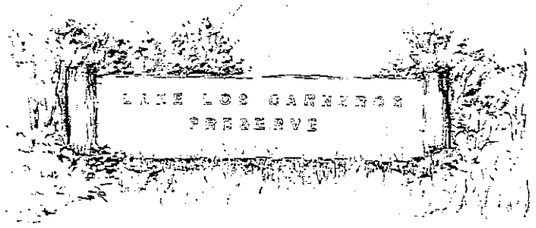
There are a number of special features located within the preserve which vary in scale and function. Their intent is to increase the enjoyment of the preserve experience for the user as well as to provide utilitarian services. These features include:

Lake Features

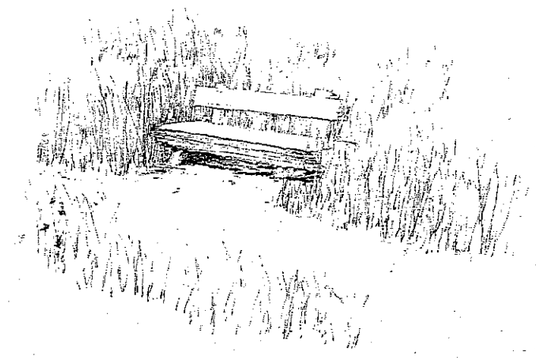
The lake water features are designed to be low key elements in keeping with the natural feeling of the preserve. Previously discussed with the lake description, they include the Lakeshore Access Area, a level area east of the dam face ideal for model boat sailing, fishing and other associated water activities. A low Observation Deck will be located on the west side of the lake, consisting of a six feet wide wood boardwalk providing access through the tules to open water. The Boardwalk Crossing across the north channel allows the completion of the pedestrian circulation route as well as providing an observation area for riparian habitats.

George Adams Picnic Grove

This picnic grove will consist of single



Identity Sign



Typical Bench

picnic tables and a cluster family picnic area located between Goleta Depot and the Lower Meadow. Three individual tables holding up to eight people each will be located in a grove of existing oaks, just south of the depot. A cluster family picnic area will be located south of Stow Meadow in the existing pine windrow. It will be an informal area of ten tables, holding up to 80 people. Facilities will include picnic tables, low rock walls with an integral group barbecue area and trash receptacles. Individual barbecues will also be provided for single family use. The tables will be interspersed with native trees so that the area functions equally well for groups from 15 to 80.

Lake Overlook

A Lake Overlook will be provided off the primary preserve path above the Lakeshore Access area. This location is a key arrival and viewing point to both on-site and off-site areas. Facilities will include a sitting/overlook area with accompanying interpretive/educational material about the lake, preserve and regional setting. The area will be very simply built with low rock walls, rustic wood benches and native plantings interspersed. An overhead structure which will provide shade and serve as a preserve focal point may be part of the Lake Overlook. The interpretive display will be a simple but permanent design and material, such as bronze relief plaques set in the rock walls.

Preserve Signage

A well coordinated system of signage will be placed in key locations. Signage and site furnishings, such as drinking fountains, benches and trash receptacles will be of unified design theme and rustic in character. Most signs will be constructed of heavy wood timbers with routed letters. Some interpretive signage may consist of metal plates on a wood base to provide more detailed information. All signage and site furnishings will be vandal-resistant and easy to replace.

Restroom Facilities

A small restroom will be provided near the cluster family picnic area and associated parking. This facility, which will serve the entire preserve, will be of minimal size and will be constructed to resist vandalism. The architectural character of the restroom will be designed to integrate with the natural character of the preserve.

Eucalyptus Grove Decks

The existing eucalyptus grove northeast of the lake will have three to five wood decks that provide spots for relaxing within the unique grove area. These structures will be small, rustic decks integrated into the existing topography and trees. Some will be a simple deck and bench, others may have a picnic table.

Small Overlook Areas

Two small overlook areas with rustic benches will be provided off the loop path circling the lake. One will be located near the intersection of the Stow House entry road and the other will be

just to the southwest of the large eucalyptus grove. These will provide the opportunity to sit and enjoy the everchanging scenery of the lake, sky and distant mountain range.

Preserve Interpretive Center

A Preserve Interpretive Center may be included in future preserve development plans. The location for the Interpretive Center would be in the northwest sector of the preserve between Stow House and the boardwalk crossing. The purpose of this facility is to provide a focus and catalyst for the interpretive/educational program that deals with the unique natural and historical features of the site. Possible features will include flora and fauna interpretive display, reading materials, a meeting space for related classes and possible living quarters for a resident naturalist. The activities of the center will help foster a broad-based stewardship that will ensure a healthy preserve.

The facility could be run solely by the resident naturalist, or in combination with interested organizations, such as the Audubon Society and Goleta Valley Historical Society. The exact location and character of this small facility will be carefully considered to avoid impacts on Stow House and the natural environment; the design will be reviewed with concerned parties such as the Goleta Valley Historical Society, Institute for American Research, Santa Barbara County Historical Landmarks Advisory Committee and the Park Advisory Committee.

The resident naturalist will be directly responsible for the overall stewardship of the preserve, for conducting nature walks and educational programs, for staffing the center and for coordinating activities with the County, Stow House, Goleta Depot, etc.

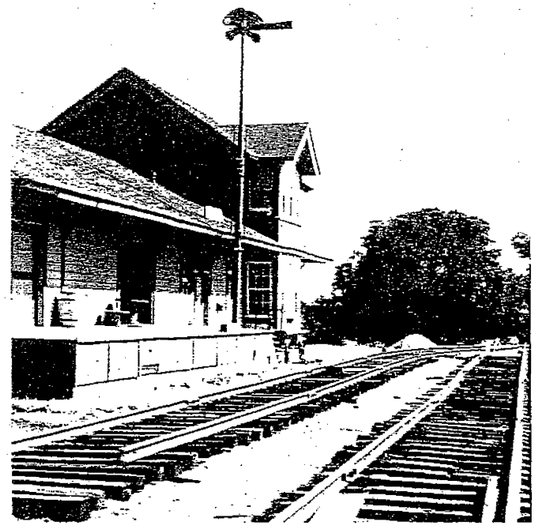
Interpretive/Educational System

An interpretive/educational system consisting of a series of stations at important points will provide information on the preserves's unique natural and cultural features. Location maps of these stations will be located at the Lake Overlook and the Preserve Interpretive Center.

Historical Facilities and Archeological Sites

Because of their visual prominence and regional historical significance, Stow House and Goleta Depot have a large impact on the natural areas of Lake Los Carneros Preserve. Similarly, there is a potential for impact on these historical facilities if the existing character of the natural areas was to change. It is evident that to continue and extend the existing harmonious relationship between the natural and historic resources, careful planning and cooperation must take place.

To develop this cooperation more formally, a proposal to establish "Historical Landmark Zones" has been put forth by Gary Coombs. The purpose of creating these zones, or spheres of influence, is to identify and delineate areas of historical significance and to establish procedures to help insure the



integrity of the landmark properties and the natural resources of the preserve. A review process of appropriate parties, including the Park Commission, Park Staff, County Historical Landmarks Committee, Goleta Valley Historical Society, Institute for American Research, etc., would be established to consider proposed development. "Development" would include:

1. The style, size, content and placement of signs.
2. External building improvements that are not restorations.
3. The establishment of preserve pathways and travel corridors.
4. New construction and the relocation of buildings.
5. Grading and landscaping.

This review process will also provide the vehicle for coordinating historical, cultural and natural events and programs. It is essential that the scheduling of events and special uses of the preserve and various facilities be coordinated to ensure adequate parking and to prevent overuse of leasehold and County land. In addition, the success of the preserve's interpretive/educational program is dependent on cooperation and shared information, since the present landscape is a result of cultural as well as natural forces.

In addition to these general recommendations, there are several specific Master Plan site recommendations concerning Stow House and Goleta Depot:

Stow House

The Master Plan recommends the provision of an area for potential historical expansion west of the Sexton Museum to the Christ Lutheran Church property, and north of the Sexton Museum towards Covington Way. Adequate preserve space for berming and planting should be allowed along the Covington Way frontage.

Stow Meadow, the area to the immediate south of Stow House, will be maintained as an open area of natural grasses to protect views from Stow House toward the ocean, and views of Stow House from other areas of the preserve.

Goleta Depot

Master Plan recommendations for the Goleta Depot include the granting of additional leasehold area north of the current leasehold (approximately 0.55 additional acres), between the depot and the current entry road.

In addition, the Master Plan recommends that the depot be allowed the use of County preserve land south of the depot for setting up temporary track for the 1/8 scale train on special event days, and for the permanent placement of an additional 33 feet of full scale track at the south end of the existing track.

The following costs reflect, in general terms, the work described in the Master Plan Report. Overall costs will be somewhat higher if the work is implemented in phases, as is probable. All item costs could vary depending upon final design and quantities. A contingency has been included to cover a portion of the variables.

Implementation and phasing of new work will depend on available funding. The immediate needs for the preserve are:

- Lake level maintenance, associated tule removal and lakeside improvements.
- Vegetation management study and related work to take care of existing plants and to plan for the future.
- Grading and reseeding around the lake and meadow areas to reduce erosion, repair scarred areas and form mounds.

ITEM	QUANTITY	UNIT PRICE	TOTAL
1. LAKE/HYDROLOGY			
Tule Removal		Allow	$ 20,000.00
Spillway Modification		Allow	1,000.00
Observation Deck	1,440 sf	$ 40.00	57,600.00
Boardwalk	2,080 sf	40.00	83,200.00
Lake Access Area:			
Grading	2,000 lf	1.00	2,000.00
Stone Walls	60 lf	120.00	7,200.00
Boulders		Allow	5,000.00
DG Paving	1,800 sf	1.25	2,250.00
Steps		Allow	5,000.00
Lake Overlook:			
Grading		Allow	1,000.00
Stone Walls	60 lf	120.00	7,200.00
Boulders		Allow	3,000.00
Structure		Allow	40,000.00
DG Paving	900 sf	1.25	1,125.00
Flagstone Paving	120 sf	12.00	1,440.00
Interpretive Display		Allow	5,000.00
Planting & Irrigation		Allow	3,000.00
Subtotal			$245,015.00
*Does not include diversion piping, wells, etc.			
2. GEORGE ADAMS PICNIC GROVE			
Demolition & Grading	2,000 sf	$ 1.00	$ 2,000.00
Stone Walls	65 lf	120.00	7,800.00
Barbecue		Allow	10,000.00
Flagstone Steps & Paving	300 sf	12.00	3,600.00
DG Paving	2,850 sf	1.25	3,500.00
Tables	10 ea	1,000.00	10,000.00
Trash	8 ea	500.00	4,000.00
Subtotal			$ 40,900.00

ITEM	QUANTITY	UNIT PRICE	TOTAL
3. GENERAL SITE			
Individual Picnic Tables	3 ea	$ 1,000.00	$ 3,000.00
Eucalyptus Decks	5 ea	15,000.00	75,000.00
Perimeter Park Signs	4 ea	4,000.00	16,000.00
Other Preserve Signage		Allow	10,000.00
Perimeter Log Barriers	7,050 lf	18.00	126,900.00
Trash Receptacles	20 ea	500.00	10,000.00
Interpretive Nodes	10 ea	2,000.00	20,000.00
Benches	3 ea	1,500.00	4,500.00
Bollards	20 ea	300.00	6,000.00
Boulders		Allow	20,000.00
Restroom		Allow	60,000.00
Interpretive Centers		Allow	120,000.00
Paths:			
All-weather	50,900 sf	2.50	127,250.00
Secondary	90,300 sf	.75	67,725.00
Roads & Parking:			
East parking	3,300 sf	2.50	8,250.00
George Adams	17,100 sf	2.50	42,750.00
General Grading	5,000 cy	6.00	30,000.00
Planting:			
Trees - 15 gal.	600 ea	85.00	51,000.00
Trees - 5 gal.	410 ea	30.00	12,300.00
Shrubs - 5 gal.	1,000 ea	18.00	18,000.00
Shrubs - 1 gal.	4,000 ea	7.00	28,000.00
Hydroseed	540,000 sf	.05	27,000.00
Tree Maintenance		Allow	20,000.00
Irrigation (Emitters)	2,500 ea	25.00	62,500.00
Utilities:			
Sanitary sewer	300 lf	8.00	2,400.00
Domestic water	1,900 lf	4.00	7,600.00
Subtotal			$976,175.00

SUMMARY:	
1. Lake/Hydrology	$245,015.00
2. George Adams Picnic Grove	40,900.00
3. General Site	976,175.00
Subtotal	$1,261,190.00
Contractor's Layout & Administration (7%)	88,280.00
Subtotal	$1,349,470.00
Contingency (10%)	134,950.00
TOTAL	$1,484,420.00

Acknowledgements and References

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