

March 14, 2006
~~July 13, 2005~~

Planning Staff
City Planning Department
630 Garden Street
Santa Barbara, CA 93101

Subject: Santa Barbara Zoological Gardens Master Plan

The Santa Barbara Zoological Gardens opened to the public in 1963. Since that time, millions of visitors have experienced the Zoo's collection of wildlife ambassadors and have strolled through the beautiful gardens and landscape that dominate the Zoo grounds. The Santa Barbara Zoo is committed to maintaining the highest standards in animal care, grounds maintenance and guest experience. Because of this commitment, the Zoo has become a great Santa Barbara asset appreciated by residents and tourists alike.

The Zoo began the Master Plan process in 2000 when Rich Block, Zoo Director, presented a master plan letter outlining forthcoming projects at the Zoo including the following;

- Gibbon Holding Renovation (Completed in 2002)
- Cats of Africa (Completed in 2003)
- Elephant Yard Renovation (Completed in 2004)
- Discovery Pavilion
- Wave (Hilltop Facility)
- California Condors
- Asian Small Clawed Otters
- Service Yard Renovation

In addition to the projects completed above several other small renovation and emergency repair projects were completed as well;

- Train Tunnel
- Parking Lot Renovation
- Giraffe Wall Emergency Repair
- Meerkat Stairway & Exhibit Renovation
- North American Pathway Extension
- Wings of Asia
- Channel Island Fox Renovation (permit approved but waiting to construct w/ Condors)

Currently the Zoo is seeking approval of their Master Plan which includes the Discovery Pavilion, Wave, Channel Island Fox, Langur/Lemur, California Condors, the Service Yard

Renovation. Additionally, the Zoo is also seeking Development approval of the Discovery Pavilion, Wave, Channel Island Fox, Langur/Lemur and California Condors.

CURRENT CAMPUS

The 23.6-acre site of the Santa Barbara Zoological Gardens is located at the southeast end of the City of Santa Barbara on Ninos Drive. The site is bounded on the east by the Andree Clark Bird Refuge, which is managed by the City of Santa Barbara, Department of Parks and Recreation. Cabrillo Boulevard and the Pacific Ocean form the southern border. The Southern Pacific Railroad tracks and U.S. Highway 101 flank the northern boundary of the Zoo.

Most of the Zoo site is a large knoll that rises to a point 60 feet above sea level. The lowest point of the site is adjacent to the railroad tracks next to the Andree Clark Bird Refuge. This area is approximately three feet above sea level. The existing parking lot of 326 spaces, which was upgraded as part of Coast Development Permit No. 90-CDA-14, is in a low area that was once swampy land bordering Sycamore Creek. This area was filled during the 1960's. The slope of the site is gradual from the parking area on Ninos Drive to the top of the hill. The slope is much more radical and steep on the eastern side where it falls away towards the Bird Refuge. The Zoo site contains approximately 31 structures with an estimated combined footprint of 27,569 sf of mainly one story buildings. There are six two-story structures. There are 69 animal exhibits, of which 41 are "open landscaped." Approximately 30% of the site is used for animal exhibits and public viewing areas. Another 30% is for visitors services and park maintenance areas. A full 20% of the site is in gardens, lawns, and picnic areas. The remaining 20% of the Zoo site is undeveloped. The presence of Native American archaeological sites makes future development in these areas questionable.

The Zoo campus can be broken down into three uses; animal spaces including exhibit and off exhibit holding areas, visitor services areas and staff facilities both administrative and facilities based.

Animal Spaces

The Zoo has moved to a has moved to a zoogeographic arrangement of its animal spaces, meaning that the animal collection has been laid out along geographic zones;

Asia - Asian Cats, Langurs, Asian Elephants, Gibbons, Small Clawed Otters, Red Panda, Wings of Asia, and Aquarium Complex.

African Savanna - Giraffes, Meerkats, Lions and various birds

African Forest - Gorillas and various species of Lemurs

Tropical America – Fruit bats, Coati, Squirrel Monkey, Geoffrey's Cat, Two-toed Sloth, Macaws, Flamingos, Toucans, American Alligators, Iguanas, Alligator Snapping Turtles

North America – Sea Lion, Channel Island Fox, Bald Eagle, Desert Tortoise, Kingsnakes

Visitor Services

The Zoo receives 425,000 to 450,000 visitors through its gates every year and the opportunities presented to Zoo guests are numerous. Visitors can stroll the Zoo grounds and gardens and observe hundreds of animal species. Perhaps the most popular visitor amenity at the Zoo is the Zoo train which allows visitors to see back of house functions exhibits and other areas of the Zoo not accessible from the pathways. The Zoo also has restaurant and various snack carts throughout the campus to serve customer. In addition to walking or riding around the Zoo grounds, the Zoo offers a wide variety of educational classes and tours for school children, lectures for adults, research opportunities and Zoo Camp for kids in the summer. The Zoo also hosts weddings, corporate events, balls and Old Spanish Days events.

Staff Spaces

With a staff ranging from 50 – 70 daily depending on season, the campus has quite a supporting staff. All of the Zoo administrative and maintenance functions are located on site from accounting to keeper areas, from welding to a veterinary hospital.

The following is a summary of the existing structures and permit history at the Zoo:

	Occupied SF	Exhibit SF	Permit Date
Entry Kiosk	150		1991
Ticket Bldg.	425		1992
Gift Shop & Office	3351		1992
Administration & Apt.	2374		1996
Restaurant	1934		1992
Employee Lounge/Restrooms	1855		1994
Kitchen / Feed Storage		690	1996
Animal Quarantine		1840	1955
Veterinary Bldg.	2562		1997
Elephant Barn		840	2004
Carousel	250		
Discovery Barn	715		1991
Discovery Center		900	1964
Restrooms	910		1983
Event storage (Service Yard)	200		
Giraffe Barn		2820	1986
Ape House		2210	1994
Train Station	700		1983
Nocturnal Hall		3470	1978
Cat Dens		2210	1973 (2)
Cats of Africa		1185	2002
Storage Bldg. (Service Yard)	270		
Service Bldg. (Service Yard)	455		
Equipment Bldg. (Service Yard)	480		
Anteater House		465	
Service Bldg. (Service Yard)	170		
Reptile Holding		600	
Gibbon Holding		550	2001
Entry Pedestrian Bridge	N/A		1992
Wings of Asia		N/A	2004
Train Barn & Welding Area	450		1992
Education Trailers (2)	900		
NAPE	N/A		2002
Meerkat Stairway	N/A		2001
Giraffe Wall		N/A	2003
Hilltop Service Bldg.	610		
Sea Lion/Aquarium		3500	1968
Entry Gate Renovation	N/A		2004
Total	18,761	21,280	

Note:

1. Exhibit space is approximate square footage from aerial survey and does not include all small animal areas.
2. Listed as existing or As Built on Pachyderm House in 1973.

PROPOSED PROJECTS

California Condor

The Santa Barbara Zoological Gardens along with the California Condor Recovery Program is seeking to construct a new California Condor exhibit and holding area. Located on the site of the original Bald Eagle exhibit between the existing Channel Island Foxes and Bald Eagle Exhibit, the California Condor exhibit conforms to the existing terrain. The new exhibit and enclosure will consist of woven steel mesh and columns with rock and water features. The existing unused eagle holding area will be used as the condor holding and a similar isolation holding area will be constructed nearby.

The mesh containment enclosure will be of the same type of material and construction as that which was used at the recently constructed Cats of Africa exhibit. The mesh will be 4x4 woven black stainless steel mesh. The mesh enclosure will be supported from below by steel columns painted black which are set into the hillside.

The new rockwork will resemble the rockwork recently completed at the Asian Elephant exhibit. The finish will reflect sandstone boulders found both locally and in the Condor habitat.

Visitor viewing will take advantage of some of the new rock formations used as concealed observation areas and the existing North American Pathway below the exhibit area.

As the exhibit will utilize the existing terrain, the site grading will be minimal with less than 50 cy cut and 50 cy fill. The exhibit will utilize the existing holding area located underneath the northern observation deck on the North American Pathway and an additional holding area similar in design to the existing one will be built under the observation deck on the southern portion of the North American Pathway. Only two trees will be removed, an 8" redwood and 10" cedar. A total of 12 new trees will be planted in the exhibit including, Coastal Live Oaks, Coastal Redwoods, Santa Cruz Ironwood and Western Redbud.

As the exhibit is set into the hillside and the enclosure uses a black mesh that fades into the background, the exhibit will be non-descript and blend into the surrounding foliage. Please see our attached photos of the project area and a similar mesh enclosure at the Cats of Africa.

All utilities are currently located on site.

All night lighting will be for emergency/security purposes only, consistent w/ all other existing Zoo exhibits.

There will be no noise impact.

Following Extended Phase I Cultural Resources Report was prepared by SAIC in July for the approved Channel Island Fox exhibit renovation and the North American Pathway Extension, the following are the recommendations:

A Native American observer and City-approved archaeologist should be retained to monitor all ground disturbing activities associated with the construction of the North American Boardwalk Extension.

Prior to the start of any ground disturbance, contractors and construction personnel should be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. In the unlikely event that potentially intact and significant cultural resources are discovered during excavation, the City Environmental Analyst should be notified and activity in the location of the discovery should be temporarily suspended until a City-approved archaeologist can evaluate the potential significance of the find, pursuant to City MEA for Cultural Resources criteria. If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission should also be contacted. Work in the area should only proceed after authorization is granted by the Environmental Analyst.

Langur/Lemur Renovation

The Zoo proposes to renovate the existing Langur/Lemur complex as required by the USDA. The renovation will demolish the existing animal holding and exhibit spaces and replace them w/ two new holding buildings. These holding areas will be screened by artificial rockwork and landscaping which will also mimic a naturalistic setting in the exhibit area. The existing animals and their post project dispositions are as follows

Animals that will continue to be a part of the area

- Langur Monkeys (or some similar sized Asian primate)
- Muntjac
- Red Panda

Animals that will be relocated to other existing Zoo exhibits

- American Alligator
- Desert Tortoise
- Freshwater Turtles

Animals that will be leaving the zoo (perhaps returning in the future)

- Ring-Tailed Lemurs
- Black and White Ruffed Lemur
- Rhinoceros Hornbills

Animals that will be new to the zoo

- Komodo Dragon
- Small Asian stork species

Animals moving to the area from another part of the zoo
-Chinese alligator

Existing non-accessible pathways in the project vicinity will be replaced to provide an accessible route around the northern side of the exhibits. This pathway will be connected w/ the existing accessible pathway constructed as part of the Asian Elephant Renovation.

The outdoor enclosures in some cases will be composed of a woven stainless steel mesh, measuring 2" X 2" on the sides of the exhibit. In other portions of the exhibits, the barriers will be laminate glass plates. Both of these materials were used in the 2001 Cats of Africa exhibit, a 1999 renovation of the existing lion exhibit and has also been used in the Channel Island fox exhibit. The mesh and plate glass will completely enclose the exhibit spaces, ensuring that the animals can be safely contained and accidental entry by visitors, staff and other animals can be eliminated. In addition, rails and other plant material will be employed to keep visitors and staff from reaching the primary barriers. The new mesh and glass barriers will be replacing existing mesh and glass enclosures and will not pose any sight impacts.

The project footprint lies completely within previously developed area and cannot be seen from outside the Zoo grounds. All utilities for the exhibit are already located underground on site. Grading for the Langur/Lemur renovation will include the following:

Cut: 151 cy
Fill: less than 50 cy

All storm water will be directed via area drains to the existing Gibbon moat and will tie in with improvements made by the Asian Elephant and Gibbon projects. This storm water is used to replenish the Gibbon Moat levels.

As with all other mammal exhibits at the Zoo, the keepers will daily pick up the fecal waste from the animals both in the exhibit and holding spaces. The interior holding spaces are hosed down (drains to sewer) and cleaned daily. The interior spaces will be connected to the existing sewer system.

All night lighting will be for emergency/security purposes only, consistent w/ all other existing Zoo exhibits.

There will be no noise impact.

An Extended Phase I Cultural Resources Report was prepared by SAIC in July 2005. The following are the recommendations:

Prior to the start of any ground disturbance, contractors and construction personnel should be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. In the unlikely event that potentially intact and significant cultural resources are discovered during excavation, the City Environmental Analyst should be notified and activity in the location of the discovery should be temporarily suspended until a City approved archaeologist can evaluate the potential significance of the find, pursuant to City MEA for Cultural Resources criteria. If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission should also be contacted. Work in the area should proceed after authorization is granted by the Environmental Analyst.

Lighting for the exhibit will be limited to low level pathway lighting and limited emergency security lighting as used throughout the Zoo.

Trees slated for removal are ornamental and will be replaced w/ species appropriate to the exhibit theme but will not be invasive. The tree and plant pallet will be as used in the recently approved and constructed Asian Elephant and Wings of Asia exhibits.

Discovery Pavilion

This Zoo facility will create a place for conservation, education and the exploration of science in two flexible classroom spaces. Phase I is designed to accommodate 18-20 staff members including education, collections and animal food preparation and allows them to be consolidated with the Zoo's administrative staff. Many of these staff and facilities are currently located in temporary trailers on site. These trailers will be removed upon completion of the project.

Proposed construction consists of two separate phases of renovation and addition to existing one and two story slab-on grade, wood framed administration and staff lounge buildings.

The first phase will require the removal of two single story keeper offices and two animal holding cages totaling 3,038 sq. ft. of demolition. The existing single story 1,880 sq. ft. Staff Lounge building will be renovated; improving upon existing public restroom facilities, reconfiguring staff locker rooms, offices and lobby areas. The staff lounge facilities will be relocated to an existing 275 sq. ft. feed storage enclosure with 100 sq. ft. of added construction and reconfiguration of the adjacent outdoor patio spaces. New staff restrooms are to be built within a 116 sq. ft. addition to the adjacent Administration Building.

A new 7,344 sq. ft. single story addition will accommodate two new multi-purpose classrooms of 60 students each, exhibit rooms, animal food kitchen with feed storage (both dry and refrigerated), and new education staff administrative office space.

Site work will include an expanded loading dock area with accessible ramp. Grading and existing area drains are to be revised or added as required to accommodate the new building configuration. At this time, the Zoo will be addressing the City required drainage improvements (Planning Commission Staff Report, November 10, 2000) located in the western watershed of the Zoo.

The Phase II renovation of existing spaces will create additional offices for professional staff in marketing and development. The Phase II of the Discovery Pavilion will include renovation of the 5753 sq. ft. two story Administration and Retail building with 1,008 sq. ft. of new office construction. Also included will be the addition of an exterior second story building linkage and accessible elevator. The existing 465 sq. ft. kitchen will become storage space. The existing freezer will be enclosed and become 346 sq. ft. of storage space.

Phase II of the Discovery Pavilion project would not be scheduled to commence along with Phase I. Funding efforts are under way and construction would begin within five years.

No new parking is proposed. Please see the attached Traffic & Parking Study prepared by ATE.

New Events Assumed for the Discovery Pavilion

Use	Occupants	Event Times
Children's Classes ^a	800 students/month 20 classes/month 40 students/class 1 teacher/class	March-June Mon-Fri. 9:00 A.M.-1:00 P.M.
Children's Workshop ^a	60 students/month 12 workshops/month 5 students/class 1 teacher/class	3 times per week Tue.-Sat. 9:00 A.M.-1:00 P.M. & 1:00 P.M.-4:00 P.M.
Lectures	100 guests/lecture (5/year)	Mon.-Fri. 7:00 P.M.-9:00 P.M.
Adult Education	25 students/class (5/year)	Mon.-Fri. 7:00 P.M.-9:00 P.M.
Private Events ^b	100 guests/event (10/year)	Mon.-Fri. 6:15 P.M.-11:00 P.M. Sat.-Sun. 4:15 P.M.-10:00 P.M.

^a Currently housed in temporary trailers on-site.

^b Private events include birthday parties, wedding receptions and corporate events.

Existing Events to be Relocated to the Discovery Pavilion

Use	Existing Location	Occupants	Event Times
Zoo functions	Outside	100 guests (2/year) ^a	Mon.-Fri. 6:00 P.M.-10 P.M.

^a Maximum number of guests for the 100-seat multi-purpose area.

Existing Employees to be Relocated to the Discovery Pavilion

Use	Existing Location	Occupants	Shift Times
Keepers	Utility building (to be removed)	17 keepers (12 at a time)	8:00 A.M.-5:00 P.M. or 7:00 A.M.-6:00 P.M.
Assistant Curator	Vet. Building	1 employee	Mon.-Fri. 8:00 A.M.-5:00 P.M.
General Curator	Vet. Building	1 employee	Sat.-Tue. 8:00 A.M.-5:00 P.M.
Kitchen	Animal Kitchen	1 employee	Mon.-Sun. 8:00 A.M.-5:00 P.M.
Docent Lounge	Temporary Trailer (to be removed)	n/a	n/a
Education	Temporary Trailer (to be removed)	5 full-time staff ^a	Tues.-Sat. 8:00 A.M.-5:00 P.M.
		5 part-time staff ^a	Mon.-Fri. 8:00 A.M.-5:00 P.M. Mon., Wed. & Sat. Varying shifts

^a This analysis assumes that the Educational staff are new employees under the Master Plan.

Utility connections are currently available on site.

Proposed estimated site work numbers are; 230 cy +/- cut, & 280 cy +/- fill. Estimated over excavation and recompaction numbers are; 1660 cy +/- cut, & 1660 cy +/- fill.

Of the trees to be removed for the proposed project, if the tree's health upon removal allows the following trees will be relocated by the Zoo. Please see the SAIC Biological Resource Assessment for further detail. Here is a breakdown of trees to be removed or relocated:

Type	Size	Qty.	Action
Pine	10"	3	Remove
Olive	5"	2	Relocate
Olive	8"	1	Relocate
Queen Palm	10"	3	Relocate
Mexican Fan Palm	18"	1	Remove
Mexican Fan Palm	16"	1	Relocate
Guadalupe Palm	12"	1	Relocate
Guadalupe Palm	12"	1	Remove
Jacaranda	12"	1	Trim Only
Pygmy Date Palm	8"	8	Relocate

We anticipate that construction and operation of the *Discovery Pavilion* will have no impact on existing archaeological sites at the Zoo. An archaeological assessment of the site was conducted by SAIC (Santa Barbara) in April 2001. The findings read, "No other prehistoric or historic cultural material was identified from any of the tested deposits. No additional archaeological investigations, therefore, are recommended prior to or during construction activities." Further recommendations state,

Prior to the start of any ground disturbance, contractors and construction personnel should be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. In the unlikely event that potentially intact and significant cultural resources are discovered during excavation, the City Environmental Analyst should be notified and activity in the location of the discovery should be temporarily suspended until a City approved archaeologist can evaluate the potential significance of the find, pursuant to City MEA for Cultural Resources criteria. If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission should also be contacted. Work in the area should proceed after authorization is granted by the Environmental Analyst.

Attached with this application is a letter from PHR Environmental Consultants, Inc. dated May 8th, 2001. This letter chronicles the history of the Child Estate in relation to the activities of the homeless camp. Specifically, one of the existing structures to be demolished is the Animal Infirmary. Historically, this was called the Utility Building built in 1955 (making the structure less than 50 years old). The building included showers and toilets, used by the homeless camp. In 1983, the Utility Building underwent extensive renovations to such an extent that all that remains today from the original building is a shower floor.

Wave

Currently atop the Zoo's hilltop, there exists a guest service area comprised of an approximately 610 s.f. building used for a bridal changing area and catering storage. Outside of the building there exists approx. 2,600 s.f. of paved area comprised of a trellised eating area, three BBQ pits, a caterer's sink, preparation tables and a loading dock.

The Guest Services area for years has served the community hosting weddings, school dances, Zoofari Balls, Old Spanish days, and school groups. While it has been a functional facility, it has reached its obsolescence. The area lacks interior food preparation areas for caterers, no public restrooms for guests or school groups and the bridal changing room lacks the simplest of amenities.

The Zoo would propose to demolish the existing approximately 610 s.f. guest service building and trellis courtyard which are described above. The new structure, called the Wave, will house a concessions facility, catering room, men & women's restrooms, storage, and a bridal changing room with a total of 1,450 s.f.

- Concessions Area – 260 s.f.
- Catering Area – 450 s.f.
- Bridal/Green Room – 240 s.f.
- Men's & Women's Restroom – 350 s.f.
- Storage – 120 s.f.

Replacing the dilapidated existing arbor will be traditional arbors that cover the outdoor seating and concession area. Also, the service area will be screened from the North in anticipation of the needs of the prospective new California Condor exhibit. Sorely need utility service upgrades to the hilltop will assist yearly events and provide a safer visitor experience. All utility upgrade work will be limited to areas where the existing utility lines run through existing exhibits or under current pathways exist resulting in no new ground disturbance.

In October 2002, the Zoological requested conceptual qualification for Community Priority designation for the proposed Wave.

As the proposed project lies in an area that is potentially archeologically sensitive, the project footprint will not go beyond the footprint of the existing hilltop building and patios. In order to limit the amount of ground disturbance and per direction of SAIC the City qualified archaeologist, the foundation of the building will be placed on caissons and grade beams, with the total amount of cut being 0 cubic yards and fill being 98 cubic yards.

The landscape for the project will include a Demonstration Garden that will exhibit species of plants that are found in the diets of various Zoo animals. The plan also keeps significant existing trees such as a Coat Redwood, Rubber Tree and Banana Trees. The new arbor will be planted with climbing vines. All of the proposed species are non invasive.

An Extended Phase I Cultural Resources Investigation was completed in February of 2002 by SAIC. The report lists five recommendations for the Wave project:

1. *A City qualified archaeologist shall conduct a Phase 3 Data Recovery Artifact Analysis of all cultural material recovered during the Extended Phase 1 excavations for the proposed Wave project. This should include analyses of bone and shell to determine the range of species and habitats represented in the collection. The analyses shall be presented within the context of a research design that would relate the data to broader regional research questions about prehistoric occupants within South Coastal Santa Barbara County.*
2. *Project plans should be designed to limit all construction related ground disturbance to the maximum extent feasible.*
3. *A City qualified archaeologist and City qualified Chumash observer should be retained to monitor all ground disturbing activities. If intact cultural materials are identified, construction should be temporarily suspended until the extent of the find is determined and an appropriate treatment plan is proposed and approved by the City Environmental Analyst.*
4. *A City qualified archaeologist should be retained to conduct Extended Phase 1 test excavations to determine the presence and integrity of potential prehistoric deposits for any project component that involves ground disturbance located outside the existing barbecue facility. If a cultural resource is encountered during testing, it should be documented and its potential significance evaluated prior to any construction activities. Resources considered significant should be avoided or subject to a Phase 3 data recovery program consistent with Santa Barbara City MEA guidelines. A City qualified Chumash observer should monitor all archaeological excavations.*
5. *Prior to the start of any ground disturbance, contractors and construction personnel should be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. In the unlikely event that potentially intact and significant cultural resources are discovered during excavation, the City Environmental Analyst should be notified and activity in the location of the discovery should be temporarily suspended until a City approved archaeologist can evaluate the potential significance of the find, pursuant to remains, the Santa Barbara County Coroner and the California Native American Heritage Commission should also be contacted. Work in the area should only proceed after authorization is granted by the Environmental Analyst.*

Existing Events Using the Wave Building Facilities

Use	Size	Event Times
Weddings	40-220 guests (30-35 per year) ^a	Weekend afternoons and/or evenings
Private events	20-600 guests (25-30 per year) ^a	Weekend afternoons and/or evenings
Zoofari Ball	450 guests (once per year)	Weekday/weekend evening

^a Based on historical event data for the past three years.

Tree removal associated with the Wave would be limited to one fan palm, one pittosporum, two small fig trees, one bird of paradise and four toyon trees. Please see the SAIC Biological Resource Assessment for further detail.

All night lighting will be for emergency/security purposes only, consistent w/ all other existing Zoo exhibits.

There will be no noise impact.

Service Yard

The Zoo is seeking to consolidate and better organize Zoo service facilities, maintenance, and public program storage at the existing service yard. The proposed project includes the removal of several temporary storage containers from various locations on the Zoo site. The construction of new units, relocation of the existing wood and metal shops, relocation of existing office space, a new employee restroom, relocation of the train barn from the northern part of the campus to the service yard, landscape and exhibit materials storage areas and a new estate wall along portions of the Zoo's Cabrillo Blvd. frontage.

Grading for the Service Yard would be minimal with less than 50 cy cut and less than 50 cy fill.

In January 2002 SAIC prepared an Extended Phase I Cultural Resources Assessment with the following recommendations;

1. *A City qualified archaeologist and City qualified Chumash observer should be retained to monitor ground disturbing activities that exceed five feet deep. If intact cultural materials are identified, construction should be temporarily suspended until the extent of the find is*

- determined and an appropriate treatment plan is proposed and approved by the City Environmental Analyst.*
- 2. A City qualified archaeologist and City qualified Chumash observer should be retained to monitor all ground disturbing activities associated with public bathroom construction, pathway improvements and sewer line construction.. If intact cultural materials are identified, construction should be temporarily suspended until the extent of the find is determined and an appropriate treatment plan is proposed and approved by the City Environmental Analyst.*
 - 3. Prior to the start of any ground disturbance, contractors and construction personnel should be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. In the unlikely event that potentially intact and significant cultural resources are discovered during excavation, the City Environmental Analyst should be notified and activity in the location of the discovery should be temporarily suspended until a City approved archaeologist can evaluate the potential significance of the find, pursuant to remains, the Santa Barbara County Coroner and the California Native American Heritage Commission should also be contacted. Work in the area should only proceed after authorization is granted by the Environmental Analyst.*

Five trees will be removed during construction, all trees are non-native ornamentals; three acacia, one pittosporum and one silk oak. Please see the the Biological Resource Assessment prepared by SAIC for further detail.

There will be no change to parking as there are no new uses or additional employees being added for this project.

As discussed in the Drainage Study and Pollution Prevention report, the project will add bio swales, reconstruct concrete swales and tie in to the existing bio basin along Cabrillo Blvd.

All night lighting will be for emergency/security purposes only, consistent w/ all other existing Zoo exhibits.

There will be no noise impact.

Channel Island Fox

When the Channel Island Fox exhibit first opened in 1999, we were the "pioneers" in this endeavor. As the first zoo in the country to receive these amazing animals, we had very little information about maintaining them in captivity. Even with the best advice from field biologists working on the Channel Islands, the foxes out-smarted all of us. It was discovered that these foxes could climb trees just like cats. They were able to climb up and over their exhibit fences. While the holding area has proven more than adequate, the outdoor enclosure requires complete renovation in order to make it suitable for the Zoo's long-term

commitment to fox conservation. The two pair of foxes must be kept separated from one another, as they are highly aggressive and territorial.

To solve these problems, we are proposing to create two separate exterior exhibit spaces divided by a buffer zone enabling us to have both pair of animals on exhibit simultaneously. The proposed exhibit spaces will be 880 sq. ft. and 1170 sq. ft. respectively. We will also be upgrading the mesh enclosure to a finely woven 1"x1" steel mesh. We would also like to use this renovation opportunity to enhance the visitor viewing areas by reshaping the pathway above the exhibit.

- Holding Area – 171 s.f.
- Exterior Exhibit Space #1 – 761 s.f.
- Exterior Exhibit Space #2 – 711 s.f.

Cut: 2 cy
Fill: 4 cy

We have learned a lot about the foxes in almost two years of experience and all of this knowledge has been applied to the new design. The three objectives of the renovated exhibit are to: 1) provide optimal containment for the foxes (eliminate escapes!); 2) build a facility that addresses long-term captive management needs (babies!); and 3) create improved viewing opportunities for zoo visitors.

As the exhibit is set into the hillside and the enclosure uses a black mesh that fades into the background, the exhibit will be non-descript and blend into the surrounding foliage. Please see our attached photos of the project area and a similar mesh enclosure at the Cats of Africa.

All utilities are currently located on site.

Following Extended Phase I Cultural Resources Report was prepared by SAIC in July for the approved Channel Island Fox exhibit renovation and the North American Pathway Extension, the following are the recommendations:

A Native American observer and City-approved archaeologist should be retained to monitor all ground disturbing activities associated with the construction of the North American Boardwalk Extension.

Prior to the start of any ground disturbance, contractors and construction personnel should be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. In the unlikely event that potentially intact and significant cultural resources are discovered during excavation, the City Environmental Analyst should be notified and activity in the location of the discovery should be temporarily suspended until a City-approved archaeologist can evaluate the potential significance of the find, pursuant to City MEA for Cultural Resources criteria. If the discovery consists of potentially human remains, the Santa Barbara County

Coroner and the California Native American Heritage Commission should also be contacted. Work in the area should only proceed after authorization is granted by the Environmental Analyst.

This project previously went through the permitting process in 2002 at which time it was granted a building permit, BLD2002-02658. After further construction cost and phasing analysis, it was determined that this project should be build in conjunction w/ the California Condor exhibit as the two are adjacent to one another. As the California Condor project was involved in the Master Plan process and could not be permitted concurrently with the Channel Island Fox project, the Fox permit expired.

This renovation has been approved by the Santa Barbara Parks & Recreation Dept.

All night lighting will be for emergency/security purposes only, consistent w/ all other existing Zoo exhibits.

There will be no noise impact.

REPORTS & STUDIES

Through the DART process, the Zoo has been requested to complete various reports and studies to complete the Environmental Review process. The Zoo has gone to great lengths to compile theses and is pleased to present them.

Accessibility

An Accessibility Study was completed by Access Unlimited on July 15th, 2005. For the purposes of the Study, the Zoo was divided 11 Zones. The report analyses the types of issues found in each Zone and suggests solutions. While each Zone has been allocated to a Master Plan project for implementation, there are many recommendations the Zoo has begun to and will implement independently of the Master Plan projects.

Discovery Pavilion: SBZ 1, 2, 3

Langur/ Lemur: SBZ 4

Condor: SBZ 5, 6, 7, 8

Wave: SBZ10, 11

Service Yard: SBZ 9

Access Unlimited will be retained to review construction documents for specific Accessibility compliance.

Comprehensive Archaeological Resources Assessment

SAIC completed a Comprehensive Archaeological Resources Assessment in July 2003. For the purposes of the Study, the Zoo was divided Zones of sensitivity based upon field

investigation done by SAIC. Recommendations for levels of monitoring during construction or further exploratory study are then given.

Traffic & Parking Assessment

ATE completed in March 2005 a Traffic & Parking Assessment for the Zoo. This study analyzes the trip generation and parking demands associated with various components of the Master Plan and recommends improvements where necessary to mitigate potential traffic and parking impacts. This study had undergone a high level of scrutiny and review during the DART process and the current product reflects comments as of the DART letter dated February 4, 2005.

Biological Resource Assessment For the Bird Refuge and Tree Protection Plan

The Biological Resource Assessment analyzes the effects of the Master Plan projects on the biological resources of the Bird Refuge and specifically analyzes the effect of the proposed loss of trees near the Bird Refuge. The Tree Protection Plan provides an inventory of all trees potentially affected by the proposed Master Plan projects, provides assessment of health of trees proposed for removal and provides mitigation measures.

Historic Structures Report

A Historic Structures Report was completed by LECG in September 2002 to analyze the potential historic nature of a current Zoo keeper office which is to be demolished for the Discovery Pavilion. This report has been submitted to and accepted by the Historic Landmarks Commission.

Pollution Prevention Plan

The Permanent Pollution Prevention Measure Plan outlines the current measures incorporated by the Zoo and those that will be implemented during the course of Master Plan project construction.

Drainage Study

The study evaluates the change in runoff from before to after construction of the proposed Master Plan.

Planning Staff
March 14, 2006
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Conclusion

The Zoo, through its continuing commitment to maintaining an outstanding site and experience for area residents, is contributing to the high quality of life in the Santa Barbara community. The proposed Master Plan provides exciting educational opportunities for Zoo visitors, much needed administrative upgrades for the Zoo staff, protection and care for endangered species and care for the environment.

Sincerely,



Cameron Carey, Agent
TynanGroup, Inc.

Enclosures