



CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA, 2ND FLOOR • OAKLAND, CALIFORNIA 94612

Community and Economic Development Agency
Zoning

(510)238-3912
FAX (510)238-4730
TDD (510)839-6451

TO: Dr. Joel Parrott
The Oakland Zoo
9777 Golf Links Rd.
Oakland, CA 94605

DATE: December 16, 1998

FROM: City Planning Department

SUBJECT: NOTICE OF DETERMINATION

PROJECT TITLE: Zoo Master Plan

CASE NO: ER96-36 (CM97-25)

PROJECT LOCATION: 9777 Golf Links Road

The above-referenced project has been approved by the City of Oakland. The project was subject to environmental review under the California Environmental Quality Act (CEQA), and a Mitigated Negative Declaration was prepared. CEQA requires that a "Notice of Determination" now be filed with the Alameda County Clerk, as the last step in the environmental review process. A completed Notice of Determination form is enclosed.

The Alameda County Clerk charges a \$25 filing fee, payable to the Alameda County Clerk. An Alameda County "Environmental Declaration" form must also be filed. This form has been completed and is enclosed.

It is the project sponsor's responsibility to file these forms with the County Clerk and to pay the requisite \$25 filing fee. Your submission to the County Clerk should consist of the following:

- Environmental Declaration form (4 copies)
- Notice of Determination (4 copies)
- Check for \$25.00 payable to "Alameda County Clerk"
- Stamped, self-addressed return envelope

When you receive "endorsed/filed" copies of the forms back from the County Clerk, please send us one copy of each for our records. Questions may be addressed to Erin Bell at (510) 238-7733.

Sincerely,

WILLIE YEE
Environmental Review Officer

Enclosure: Environmental Declaration form
Notice of Determination

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location (include county):

Title: Oakland Master Plan
Location: 4777 Golf Links Road

City: Oakland
County: Alameda

Project Description: Improvement of facilities at the Oakland Zoo (Extensive Impact Civic Activity) by constructing a Center for Science & Environmental Education Building and adopting a Master Plan. The Master Plan includes two future major components: 1. the creation of a California 1820 Exhibit incorporating a tram ride and 2. improvements to the existing facilities over a 20 year period.

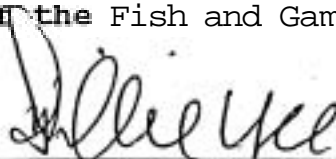
Findings of Exemption (attach as necessary):

1. An Initial Study has been conducted by the City of Oakland, as lead agency, to evaluate the potential for this project to have an adverse environmental impact.

2. Based on the environmental review record for this project, (Case File ER 96-36 (CM97-75)), which includes a copy of the Initial Study, there is no evidence before the City of Oakland that the proposed project will have any potential for adverse impact on wildlife resources.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



(Willie Yee, Jr.)

Title: Environmental Hearing Officer
Lead Agency, City of Oakland
Date: December 16, 1998

FOR COUNTY OF **ALAMEDA COUNTY**
ENDORSED FILED

NAME AND ADDRESS OF APPLICANT OR LEAD AGENCY

LEAD AGENCY:

COMMUNITY & ECONOMIC
DEVELOPMENT AGENCY/ZONING
250 Frank H. Ogawa Plaza
Oakland, CA. 94612 - 2031

DEC 16 1998

PATRICK O'CONNELL, County Clerk

By Ronald Coiter, Deputy

APPLICANT:

*D. Joel Perrott
746 Oakland Zoo
9777 Golf Links Rd.
Oakland, CA 94605*

FILING NO. 641-98

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

CLERKS
USE ONLY

- I. NOTICE OF EXEMPTION/STATEMENT OF EXEMPTION PLU 117
 - [] A - STATUTORILY OR CATEGORICALLY EXEMPT
\$25.00 (Twenty-five Dollars) - CLERK'S FEE
 - [] B - BE MINIMUS IMPACT - CERTIFICATE OF FEE EXEMPTION REQUIRED PLU 117
\$25.00 (Twenty-five Dollars) - CLERK'S FEE
- 2. NOTICE OF DETERMINATION - FEE REQUIRED
 - [] A - NEGATIVE DECLARATION PLU 116
\$1,250.00 (Twelve Hundred Fifty Dollars) -
STATE FILING FEE
\$25.80 (Twenty-five Dollars) - CLERK'S PEE
 - [] E - ENVIRONMENTAL IMPACT REPORT PLU 115
\$850.00 (Eight Hundred Fifty Dollars) - STATE
FILING FEE
\$25.00 (Twenty-five Dollars) - CLERK'S PEE
- 3. [X] OTHER (Specify) _____ PLU 117
\$25.00 (Twenty-five Dollars) - CLERK'S FEE

*THIS FORM MUST BE COMPLETED AND SUBMITTED WITH ALL ENVIRONMENTAL DOCUMENTS FILED WITH THE ALAMEDA COUNTY CLERK'S OFFICE.

FOUR COPIES OF ALL NECESSARY DOCUMENTATION ARE REQUIRED FOR PILING PURPOSES.

APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING AN ENVIRONMENTAL DOCUMENT WITH THE ALAMEDA COUNTY CLERK'S OFFICE.

MAKE CHECK PAYABLE TO: ALAMEDA COUNTY CLERK

NOTICE OF DETERMINATION
California Environmental Quality Act (CEQA)

TO: Office of Planning & Research **ENDORSED** DATE: December 16, 1998
1400 Tenth Street, Room 121 **FILED**
 Sacramento, CA 95814 **ALAMEDA COUNTY**

or **DEC 16 1998**

Alameda County Clerk **PATRICK O'CONNELL, County Clerk** FROM: City of Oakland
1225 Fallon Street **By Ronald Carter Deputy** 250 Frank H. Ogawa Plaza
Oakland, CA 94612 Oakland, CA 94612

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

PROJECT TITLE: Oakland Zoo Master Plan	
STATE CLEARINGHOUSE NUMBER (If submitted to State Clearinghouse): Not Applicable	
CONTACT PERSON: Erin Bell, Planner II	TELEPHONE NUMBER: (510) 238-7733
PROJECT LOCATION: 9777 Golf Links Road	
PROJECT DESCRIPTION: To improve the facilities at the Oakland Zoo (Extensive Impact Civic Activity) by constructing a Center for Science and Environmental Education Building and adopting a Master Plan. The Master Plan includes two future major components: 1. The creation of a California 1820 Exhibit incorporating a tram that leads through exhibits to a California Interpretative Center Building and 2. The improvement of the existing facilities at the zoo over a 20 year period.	

This is to advise that the City of Oakland as X the Lead Agency, ___ a Responsible Agency, for the above described project has approved the above described project on December 15, 1998 and has made the following determinations regarding the above described project:

1. The Project will, X will not, have a significant effect on the environment.
- 2, ___ An Environmental Impact Report was prepared and certified or this project pursuant to the provisions of CEQA.
___ A Negative Declaration was prepared and certified for this project pursuant to the provisions of CEQA.

The X Negative Declaration, ___ EIR, and record of project approval may be examined at: Zoning Division, CEDA Agency, 250 Frank H. Ogawa Plaza, 2nd floor, Oakland, CA 94612, (510) 238-3911.

3. Mitigation measures X were, ___ were not, made a condition of approval of the project.
4. A Statement of Overriding Considerations ___ was, X was not, adopted for this project.
5. Findings X were, ___ were not, made pursuant to the provisions of CEQA.

by: Willie Yee, Jr.
WILLIE YEE, JR.
Environmental Review Officer

PROPOSED MODIFICATIONS TO CONDITIONS OF APPROVAL ATTACHED TO AND MADE A PART OF ZONING CASE NO. CM97-25: (Modifications to the Planning Commission imposed Conditions of Approval are indicated in bold/underlined print for additions and strikethrough print for deletions.

1. The project shall be constructed and operated in accordance with the authorized use as described in ~~this~~ the June 4, 1997 staff report to the Planning Commission, and according to ~~the site plan and elevations submitted on April 4, 1997, and a revised site plan submitted on November 6, 1998;~~ provided further, that the project incorporate the revisions listed below as conditions of approval.
2. Applicable mitigation measures included and agreed upon by the applicant in the Mitigated Negative Declaration for the Oakland Zoo Master Plan project (ER96-36) are made a part of this approval, incorporated as conditions of approval by this reference. These mitigation measures have been revised to incorporate changes from the post mediation agreement. The revised mitigation measures are made part of this approval and incorporated as conditions of approval by this reference (See Attachment A showing both original and revised mitigation measures).
3. These conditions of approval shall be reproduced on page one of any plans submitted for a building permit for this project.
4. The project is approved pursuant to the Planning Code only and shall comply with all other applicable codes and requirements imposed by other affected departments. Minor changes to approved plans may be approved administratively by the Director of City Planning; major changes shall be subject to review and approval at a new public hearing by the City Planning Commission. ~~The final design of the California Interpretive Center shall be submitted to and approved by the Zoning Administrator prior to issuance of building permits. The Zoo will develop portions of the approved Master Plan in phases. These phased plans include a drainage plan, the tram road and the California 1820 exhibit. Specifically, the California 1820~~

exhibits will include double barrier enclosures and night houses for predators. There will be no animal exhibits developed between the southern perimeter of the tram road and the abutting residences. The approved drainage plan will be constructed as part of the construction of the tram road. The final design of the phased plans shall be submitted to and approved by the Zoning Administrator prior to issuance of any permits for the specific phase of development. The process for City of Oakland review shall be as follows: (1) 30 calendar days prior to submitting final plans to the Zoning Administrator, the Zoo shall provide the said plans to both the KPHA and SHRA neighborhood associations; (2) The Zoo shall provide the City documentation of the delivery of said plans to the two neighborhood associations; (3) Upon receipt of said plans, the City shall notify the KPHA and SHRA neighborhood representatives on file with the City and request comments; (4) The neighborhood associations shall submit written comments within 10 days of the City provided notice; (5) A decision on the final phased plans shall be made by the Zoning Administrator no sooner than 10 calendar days from the date notice was sent to the neighborhood associations by the City. It is the responsibility of the KPHA and SHNA to keep representatives names current with the City. The Zoo will stake the center line of the tram road location 30 calendar days prior to submitting the final plan for the tram road to the Zoning administrator for review.

5. ~~The proposed tram road shall be bermed and landscaped to provide visual screening from the abutting residential properties.~~
6. The applicant shall defend, indemnify, and hold harmless the City of Oakland, its agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Oakland, its agents, officers or employees to attack, set aside, void or annul, an approval by the City of Oakland, the Office of Planning and Building, Planning Commission, or City Council. The City shall promptly notify the applicant of any claim; action or proceeding and the City shall cooperate fully in such defense. The City may elect, in its sole discretion; to participate in the defense of said claim, action, or proceeding.
7. The City Planning Commission reserves the right, after notice and public hearing, to alter Conditions of Approval or revoke

this conditional use permit if it is found that the approved activity is violating any of the Conditions of Approval or the provisions of the Zoning Regulations.

8. This permit shall become effective upon satisfactory compliance with the above conditions that are required within a one year time period. Any additional uses other than those approved with this permit will require a separate application and approval. Failure to exercise this approval ~~by June 4, 1998~~ within one year of approval by the City Council shall invalidate this approval, provided further, that upon written request the Director of City Planning may grant a one year extension of this date, with additional extensions subject to approval by the City Planning Commission.
9. ~~The applicant shall consult with all interested parties concerning the design and construction of the project, utilizing the services of a neutral third party facilitator as appropriate. All relevant factors, including but not limited to noise, traffic, drainage, and construction impacts, shall be considered in this consultation.~~
10. The applicant shall retain a consultant/engineer to pursue independent inspection of all attraction rides annually and shall make such inspection results available to the City upon request.
11. The perimeter fence will be located approximately as shown on the site plan submitted on November 6, 1998. The perimeter fence will be eight to ten feet (8-10') in height and painted black to minimize its visibility. In the locations where the perimeter fence crosses the two knolls (south of the CA 1820 Exhibit), the fence will be recessed in an engineered, graded swale thereby allowing neighbors an unobstructed view in all directions from the top of each knoll. The perimeter fence will be part of a phased plan or landscape plan and its exact location will be approved by the Zoning Administrator after a review following the same process as outlined in condition #4. The Zoo will stake the location of the perimeter fence (30) days prior to submittal of the final plan that includes the perimeter fence to the Zoning Administrator for review.

12. A landscaping and irrigation plan shall be submitted to and approved by the Zoning Administrator within one year of this approval and shall include a continuous landscaped buffer area that screens the main parking lot of the Zoo from the adjacent homes and is a minimum of 36 feet wide (except in the area adjacent to the Stella Street gate where the minimum width shall be 23 feet). The Zoo shall reevaluate the existing parking lot design to maximize the buffer area without decreasing the amount of parking particularly around the Stella Street gate. This landscape buffer shall be designed by a professional landscape architect. Installation of the landscape buffer shall be completed no later than April 2000 and shall be permanently maintained by the Zoo.

The proposed tram road shall be landscaped to shield the view of said tram road, to the maximum extent feasible as determined by the City Zoning Administrator, from the abutting residential properties, specifically the residents of lower Malcolm Street (e.g. Mark Street, Stella Street, Hellman Street, and Maqqiora Drive). This landscaping shall consist of but not be limited to drought-tolerant-native trees and shrubs and fast-growing shrubs. The landscape and irrigation plan for the tram road will be developed in two phases and submitted to and approved by the Zoning Administrator. The first phase will be a landscape plan for those areas not affected by the grading for the tram road. This first phase of landscaping shall be installed at least 2 years before actual construction of the tram road commences and shall be permanently maintained by the Zoo. The second phase of landscaping within the areas graded for the tram road shall be developed in conjunction with the design of the tram road, including earthen berms for screening.

The second phase of landscaping shall be installed within 90 days of the completed paving of the tram road. Review of the landscape plans shall follow the same process as outlined in condition #4.

13. As indicated on the revised site plan dated November 6, 1998, the Zoo shall relocate the Grizzly Bear enclosure from the River Exhibit to the Off-site Breeding area location. The Off-site Breeding area shall be relocated to the area on the Mesa behind the existing Off-site Breeding area.

14. The Zoo and the neighborhood associations will work with the

City's Emergency Services Manager to educate area residents on the existing evacuation plan for the area and to develop any additional procedures. The Zoo shall implement such procedures as determined by the City's Emergency Services Manager.

15. A signage plan shall be submitted to and approved by the Zoning Administrator and shall at a minimum include the following: (1) The Zoo shall install "No Backing In" signs for the parking spaces in the main parking lot that abut residential properties; (2) The Zoo shall install signs at the Sheldon Street gate (106th Ave. exit) advising visitors that they should use caution as they enter the residential area. These signs shall be installed in front of the exit gate to afford visitors time to read the signs prior to entering Sheldon Street; (3) The Zoo shall install a sign in the main parking lot advising exiting traffic that no trucks or buses shall use the 106th exit. The signage plan shall be approved and the signs installed within 2 months of the completion of changes to Zoo Drive that allow for two-way traffic.

16. The four emergency accesses located at Stella, Snowdown, Cameron and Ettrick shall only be used for emergency response and normal zoo maintenance activities. No construction trucks will use these accesses.

17. Noise from shuttle buses using the tram road is a matter of concern for residents living along the Zoo's southerly property line adjacent to the CA 1820 Exhibit. To provide the neighborhood associations with noise information and monitor the levels of noise generated by the tram the Zoo will undertake the following:
 - (a) Prior to construction of the tram road, the Zoo's noise consultant in the presence of the representatives of KPHA and SNA neighborhood associations, will take baseline noise readings at two points. The two points for noise readings will be along the property line that is south of the CA \$820 Exhibit and adjacent to the residential properties. These points will be agreed upon by the neighborhood representatives. These readings will establish a baseline noise condition that will be

made available to the neighbors and will be submitted to the Zoning Administrator.

- (b) At least one month before commencement of daily operation of the tram, the Zoo in the presence of the two neighborhood representatives, will take noise readings of the tram with passengers traveling along its road at the same locations used for the baseline noise readings. The number of passengers will be determined by the Zoning Administrator based on the capacity of the tram model. The results of the tram operation noise readings will be submitted to the Zoning Administrator and will be made available to the neighbors.
- (c) If the operation of the tram increases the noise by more than 2 dBA over the baseline readings, the Zoo must mitigate so that the noise from the tram operation is 2 dBA or less.
- (d) If at any time a different model of tram is used for the CA 1820 Exhibit new noise readings must be taken. Two sets of noise readings will be measured, one establishing the current baseline noise condition and the other establishing the level of noise with the tram in operation. These readings will be made at the same locations, at the same time and day(s) of the week as established for the readings in #1 and #2 above. Any new model of tram used in the CA 1820 Exhibit must meet the same noise standards as #3 above which requires that the noise from the tram operation be 2 dBA or less.
- (e) After regular operation of the tram has begun two additional sets of noise readings will be taken by the Zoo's noise consultant in the presence of the two neighborhood representatives at the location selected under subsection (a). These noise readings will occur 6 months and 18 months after commencement of regular tram operation using the methodology presented under subsections (a) and (b). Any increase in noise over 2dBA will be mitigated by the Zoo.
- (f) Neighborhood concerns regarding noise that occur after the noise readings taken 18 months following the start of regular tram operation will be communicated to the appointed Zoo Liaison and the Zoo Neighborhood Committee. The Zoo Neighborhood

Committee will review noise concerns and complaints and make recommendations on further actions. If the KPHA or SHNA neighborhood organization finds that noise issues are not being adequately addressed by the Zoo Neighborhood Committee working with the Zoo, the complaint shall be brought to the City Planning Commission and a public hearing shall be held. The City Planning Commission will decide the disposition of the complaint.