

Project Name: Amendment to Oakland Zoo Master Plan

Location: 9777 Golf Links Road (APN 048-5655-003-00 & 048-6162-001-10) (see map on reverse)

Proposal: Amend the previously approved 1998 Master Plan for the Oakland Zoo to, among other changes, modify and reduce the expansion area for the new California exhibit from approximately 62 acres to approximately 56 acres, replace the previously approved loop road and shuttle bus system with an electric aerial gondola system, replace the existing veterinary hospital with a new Veterinary Medical Hospital, establish a new overnight camping area near the new California exhibit, and establish the specific location of the proposed perimeter fence with modifications from the previously approved general location.

Applicant: East Bay Zoological Society

Contact Person/Phone Number: Nik Haas-Dehejia / (510) 632-9525 ext. 138

Owner: City of Oakland

Planning Permits Required: Major Conditional Use Permit to allow modifications to an existing Extensive Impact Civic Activity (zoological gardens) in the OS-SU (Open Space – Special Use) Zone; approval of an amendment to a previously approved Master Plan; Creek Protection Permit

General Plan: Urban Open Space

Zoning: OS-SU (Open Space – Special Use) Zone

Environmental Determination: The City adopted a Mitigated Negative Declaration (MND) in 1998 when the previous Master Plan was approved. The 1998 MND concluded that the previous Master Plan would not result in a significant impact on the environment with the incorporation of specified mitigation measures. The City has prepared a Draft Subsequent Mitigated Negative Declaration/Addendum (SMND/A) for the proposed amendment to the Master Plan. The Draft SMND/A was released for public review and comment on February 11, 2011; the deadline for submitting comments on the Draft SMND/A is March 14, 2011. The Draft SMND/A finds that the buildout of the amended Master Plan would not result in new significant environmental impacts, or a substantial increase in the severity of impacts previously identified in the 1998 MND, with the incorporation of specified mitigation measures and the City’s standard conditions of approval. Therefore, further environmental review is not required.

Service Delivery District: 6

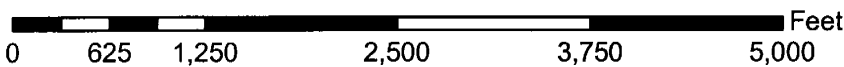
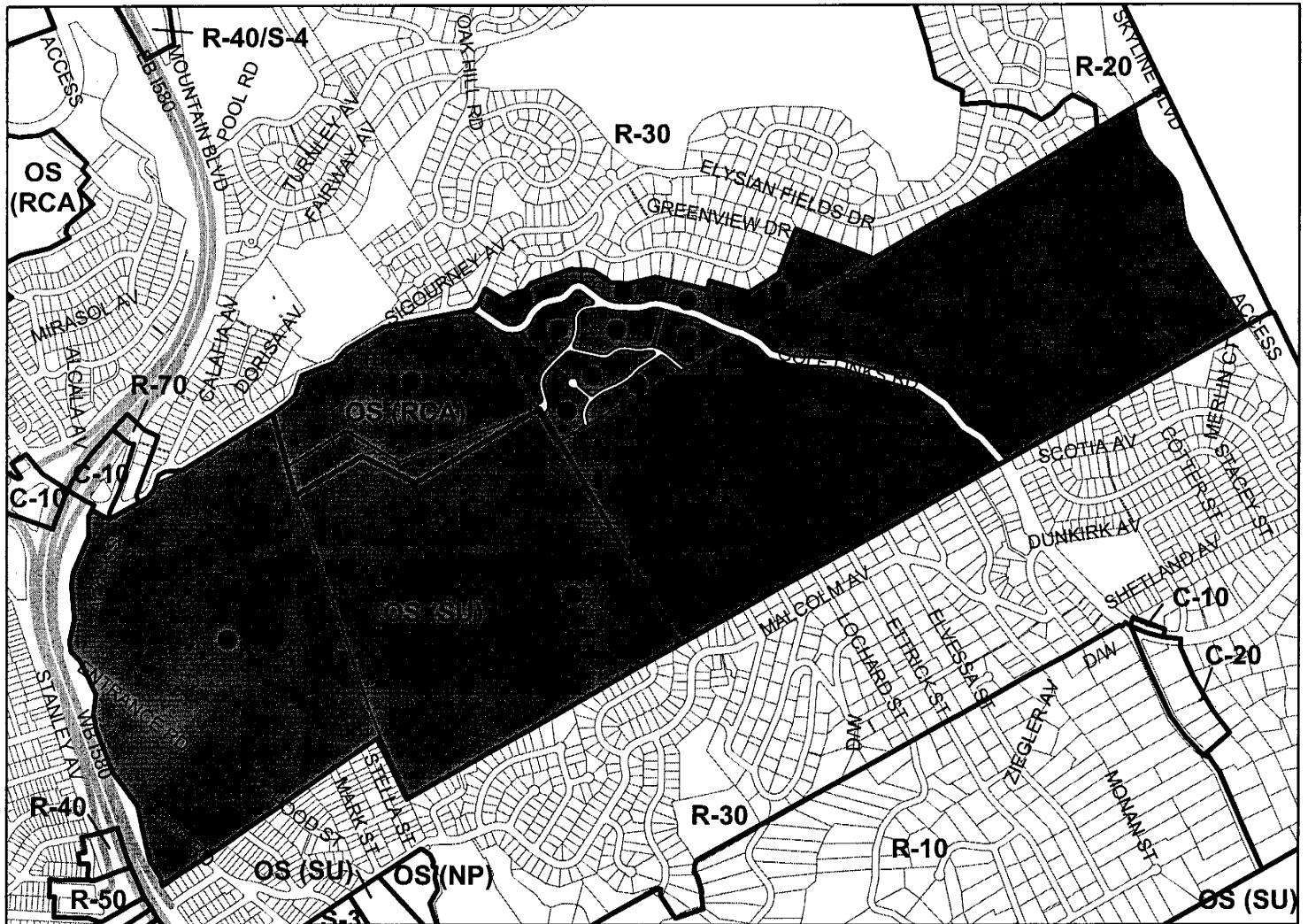
City Council District: 7

Date Filed: April 20, 2009

Status: The Zoo Master Plan was previously approved by the City in 1998. The current proposal involves amending the approved 1998 Master Plan. The proposed Master Plan amendment is currently before the Planning Commission.

Continued on page 3

CITY OF OAKLAND PLANNING COMMISSION



Case File: CM09-085; ER09-005
Applicant: East Bay Zoological Society
Address: 9777 Golf Links Rd
Zone: OS-SU

Continued from page 1

Action to be Taken: Take public testimony and issue a decision based upon the staff report.

Finality of Decision: Decision is appealable to the City Council within ten (10) calendar days.

For Further Information: Contact the case planner, **Darin Ranelletti**, at (510) 238-3663 or by e-mail at **dranelletti@oaklandnet.com**.

SUMMARY

In 1998 the City approved a Master Plan for the Oakland Zoo. The East Bay Zoological Society (EBZS), which operates the Zoo and manages Knowland Park on behalf of the City in accordance with a management agreement, proposes to amend the approved 1998 Master Plan for the Zoo. The proposed amendment requires approval by the City. Staff recommends that the Planning Commission take the necessary actions to approve the proposed amendment.

PROPERTY DESCRIPTION

The Oakland Zoo is located in Knowland Park, a City-owned public park located in the South Hills area of the city near the intersection of Interstate 580 and Golf Links Road. The park is bounded by Interstate 580 to the west and Skyline Boulevard to the east and by single-family residential development to the north and south.

Knowland Park is approximately 490 acres in size, including the existing Zoo facility and the adjacent Arboretum which together total approximately 93 acres and are located in the western portion of the park. The park outside of the existing Zoo and the Arboretum is undeveloped parkland with westward views of Oakland, San Francisco Bay, the Peninsula, and the San Francisco skyline. The topography consists of a mixture of relatively level areas, rolling hillsides, and steep slopes. The vegetation consists of a mixture of grassland, riparian areas, oak woodland, and chaparral. There are a number of unpaved fire roads that crisscross the park which are used as public hiking trails. There currently are no park visitor facilities (parking areas, restrooms, marked trails, etc.) at the park aside from the Zoo and Arboretum. Under a management agreement with the City, EBZS manages the Zoo and Knowland Park.

PROJECT DESCRIPTION

The section below describes the previously approved Master Plan for the Zoo and the current proposed amendment to the Master Plan.

1998 Approved Master Plan

In 1998 the City approved a Master Plan to upgrade and expand the Zoo. Certain elements of the approved Master Plan have already been completed, including the new Center for Science and Environmental Education, improvements to the Children’s Zoo, restoration of Arroyo Viejo Creek, and various upgrades to existing Zoo facilities. The approved Master Plan also includes other proposed elements which have not yet been built, most notably the proposed new animal exhibit area previously called “California 1820” which would feature native California species present in California prior to the Gold Rush and be located to the east of the existing Zoo in an undeveloped portion of Knowland Park. A perimeter fence to enclose the California 1820 exhibit was also approved and has not yet been built.

Proposed Amendment to Previously Approved Master Plan

EBZS proposes to amend the previously approved Master Plan to revise certain elements of the plan. The amended Master Plan would still include a new animal exhibit area featuring native California species (now called the "California Trail") still proposed to be located to the east of the existing Zoo in an undeveloped portion of Knowland Park. By featuring native California species, many of which are now extinct in the state, the new exhibit would provide educational opportunities concerning ecology and conservation. The California exhibit area would also include a California Interpretive Center with indoor educational exhibits and programs. The proposed Master Plan amendment includes some new elements not previously included in the 1998 Master Plan, such as a new Veterinary Medical Hospital located immediately east of the existing Zoo parking lot that would replace the existing veterinary hospital, and a new overnight camping area located to the east of the existing Zoo in an undeveloped portion of Knowland Park. The primary elements of the proposed Master Plan amendment are listed below and are further discussed in detail in the environmental document for the project described below in the "Environmental Determination" section of this report. The project drawings for the current proposal are attached to this report as (see Attachment A).¹

Proposed Revisions to Approved Master Plan²

1. Replacement of the previously approved loop road and shuttle bus system to transport Zoo visitors from the existing Zoo to the California exhibit with an electric aerial gondola people-moving system;
2. Reconfiguration of the previously approved animal exhibits within the California exhibit;
3. Relocation of the previously approved California Interpretive Center within the California exhibit area to a site approximately 300 feet northwest of the previously approved location, and redesign of the Center;
4. Elimination of the previously approved off-site breeding activity, with incorporation of this area into the California exhibit;

¹ The public notice for the March 16 hearing and the draft environmental document discussed in the "Environmental Determination" section of this report were based on project drawings submitted by the applicant on November 4 and December 2, 2010. On March 8, 2011, the applicant submitted a new set of the project drawings which are attached to this report. The March 8 drawings contain only clarifying revisions to the previous drawings; they do not contain substantive changes to the proposal.

² The Planning Commission conducted an informational briefing session for the proposed amendment to the Zoo Master Plan on April 21, 2010. The staff report for the April 21 meeting lists two additional elements in the proposed Master Plan amendment which are not listed in this staff report: (a) elimination of a previously approved pedestrian hiking trail connecting the Arboretum meadow with the upper area of Knowland Park and (b) paving of the existing zoo service road to provide service access to the California exhibit. Upon further research after April 21, staff discovered that (a) the pedestrian hiking trail was not previously approved in 1998 as originally believed and (b) paving of the existing zoo service road to the California exhibit was included in the approved 1998 Master Plan. This staff report clarifies the information from the April 21 staff report; the pedestrian hiking trail in question was not included in the approved 1998 Master Plan nor is it currently proposed and the current proposal, like the approved 1998 Master Plan, includes paving of the service road to the California exhibit. Staff notes that the proposed public walking path (listed as no. 9 in the list below) is currently proposed and differs from the pedestrian hiking trail discussed in this footnote.

5. Replacement of the existing veterinary hospital with the construction of a proposed new Veterinary Medical Hospital located immediately to the east of the existing Zoo parking lot on a portion of the previously approved California exhibit area;
6. Establishment of a new overnight camping area located to the northwest of the California exhibit area;
7. Establishment of the specific location of the proposed perimeter fence with modifications from the previously approved general location;
8. Improvement of the existing emergency vehicle access road off Snowdown Avenue; and
9. Provision of a public walking path located to the southeast and outside of the California exhibit to provide public access between existing fire roads and knolls in Knowland Park.

The size of the revised expansion area, as calculated by the area enclosed in the proposed perimeter fence, would decrease by six acres, from approximately 62 acres (1998 Master Plan) to approximately 56 acres (amended Master Plan).

The project would be constructed in five phases over a total of approximately 42 months, with the Veterinary Medical Hospital, perimeter fence, and improvements to the service road to the California exhibit area being constructed first. The California exhibit, gondola, and overnight camping area would be constructed in future phases. The proposed preliminary project phasing is listed below.

Proposed Preliminary Project Construction Phasing

<u>Phase</u>	<u>Construction Activity</u>	<u>Duration</u>
Phase 1	Veterinary Medical Hospital; perimeter fence; paving service road	12 months
Phase 2	Aerial gondola system; portion of California Interpretive Center; overnight camping area; exhibits/features within California exhibit	8 months
Phase 3	Exhibits/features within California exhibit	6 months
Phase 4	Remainder of California Interpretive Center; exhibits/features within California exhibit	8 months
Phase 5	Remainder of exhibits/features within California exhibit	8 months

EBZS is also proposing to implement a Habitat Enhancement Plan (HEP) for the California exhibit area and Upper Knowland Park. The HEP contains activities to control and eradicate target invasive plant species such as French broom, revegetate areas where invasive species have been removed, protect and enhance grassland and trees, and protect and enhance habitat for notable native plant and animal species. The HEP is attached to this report (see Attachment B).

GENERAL PLAN ANALYSIS

The current General Plan land use classifications for the Zoo and Knowland Park have not changed since the previous Master Plan was approved in 1998. Attachment C contains a map that shows the General Plan land use classifications for the Zoo, Knowland Park, and the surrounding area. Knowland Park is encompassed by two different land use classifications in the Land Use and Transportation Element of the General Plan. The west-central portion of the park where the existing Zoo, the existing Arboretum, and

the proposed California exhibit are located is designated as Urban Open Space. According to the General Plan, areas designated as Urban Open Space should be primarily used for active or passive recreation. The areas of Knowland Park located outside of the existing Zoo, the existing Arboretum, and the proposed California exhibit, in the far western portion of the park between Interstate 580 and the Zoo and in the eastern portion of the park to the east of the proposed California exhibit area, are designated as Resource Conversation areas in the General Plan. According to the General Plan, Resource Conversation areas are places where natural resources should be conserved. The Zoo expansion and the proposed Master Plan amendment are consistent with these General Plan designations; the Zoo expansion would be located in the Urban Open Space area where more intensive recreational activities are allowed. The Zoo expansion and the proposed Master Plan amendment are also consistent with the other relevant policies of the General Plan, including the policies of the Open Space, Conservation, and Recreation (OSCAR) Element of the General Plan, as explained in Section 3.8 of the environmental document described below in the "Environmental Determination" section of this report.

ZONING ANALYSIS

The current zoning designations for the Zoo and Knowland Park have not changed since the previous Master Plan was approved in 1998. Attachment C contains a map that shows the zoning designations for the Zoo, Knowland Park, and the surrounding area. Knowland Park is divided into two different zoning districts roughly equivalent to the two General Plan land use classifications for the park. The western portion of the park where the existing Zoo, the existing Arboretum, and the proposed California exhibit are located is in the OS-SU (Open Space – Special Use) zone. The area located between Interstate 580 and the existing Zoo is also in the OS-SU zone. The OS-SU zone permits or conditionally permits a variety of activities related to active and passive recreation, such as botanical gardens, athletic fields, recreation centers, sports stadiums/arenas, golf courses, and zoological gardens (zoos). Modifications to zoos require a major conditional use permit. The portion of Knowland Park located east of the existing Zoo and the proposed California exhibit is in the OS-RCA (Open Space – Resource Conservation Area) zone. The OS-RCA zone permits or conditionally permits a narrow range of activities related to open space conservation, such as hiking trails, picnic areas, unimproved camp sites, and wildlife preserves. The Zoo expansion and the proposed Master Plan amendment are consistent with the intent of these zoning designations; the Zoo expansion would be located in the OS-SU zone where more intensive recreational activities are allowed.

The regulations for the open space zone state that unless overriding considerations exist, approval of any new structure coverage within the open space zone shall be contingent on a finding that there has been no net loss of urban parkland since the establishment of the open space zone in 1998. This regulation was established to implement a policy of the OSCAR Element of the General Plan concerning the loss of open space (Policy REC-1.2). The OSCAR Element states that the policy does not apply to projects being developed in accordance with a master plan such as the Zoo Master Plan. Therefore, it appears the structure coverage requirement in the open space regulations was not intended to apply to the Zoo Master Plan. However, if the regulation is applied to the Zoo Master Plan, the amended Master Plan would comply with this requirement. Since the establishment of the open space zone in 1998, approximately one acre of structure coverage has been created in Oakland parks while over the same period the City has added approximately 24 acres of new parkland, not including area designated as Resource Conservation area, which is not included in the total according to the regulations. (Incidentally, since 1998 approximately 116 acres of Resource Conservation area have been acquired by the City.) Implementation of the amended Master Plan would add approximately one additional acre of structure coverage, resulting in a total structure in City parks of approximately two acres since 1998, which is greatly exceeded by the amount of new parkland added during the same period.

To approve the major conditional use permit for the proposed Master Plan amendment, the City would need to determine that the proposed amendment satisfies the approval criteria contained in the zoning regulations. Attachment D contains findings which support a determination that the proposal satisfies the criteria for approval of the major conditional use permit.

Knowland Park contains a number of waterways considered creeks under the City's Creek Protection Ordinance. Therefore, implementation of the amended Master Plan would require approval of a creek protection permit. Given design features of the amended Master Plan, the City's standard conditions of approval related to creek protection, and recommended mitigation measures, the potential impact to creeks is expected to be minimal. Proposed improvements to an existing storm drain outfall in Arroyo Viejo Creek would enhance the condition of the creek compared to the existing condition. Attachment D contains findings which support a determination that the proposal satisfies the criteria for approval of the creek protection permit.

ENVIRONMENTAL DETERMINATION

When the previous Master Plan was approved in 1998, the City adopted a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA). The 1998 MND concluded that the previous Master Plan would not result in a significant impact on the environment with the incorporation of specified mitigation measures.

For the proposed Master Plan amendment the City has prepared a Draft Subsequent Mitigated Negative Declaration/Addendum (SMND/A).³ The Draft SMND/A was released on February 11, 2011, for a 30-day public review and comment period. The public review and comment period closed on March 14, 2011.

The Draft SMND/A evaluates whether the buildout of the amended Master Plan would result in new significant environmental impacts, or a substantial increase in the severity of impacts previously identified in the 1998 MND, due to the proposed changes to the Master Plan, new information, and/or changes to the circumstances surrounding the project. The Draft SMND/A finds that the buildout of the amended Master Plan would not result in new significant environmental impacts, or a substantial increase in the severity of impacts previously identified in the 1998 MND, with the incorporation of specified mitigation measures and the City's standard conditions of approval. Therefore, an Environmental Impact Report (EIR) is not required. The Draft SMND/A identifies mitigation measures related to the following environmental topics: biological resources; geology and soils; hydrology and water quality; and transportation and circulation. The Draft SMND/A also identifies standard conditions of approval related to the following environmental topics: aesthetics; air quality; biological resources; geology and soils; hazards and hazardous materials; hydrology and water quality; noise; public services and utilities; and transportation and circulation. Together, the mitigation measures and the standard conditions of approval would reduce all potential environmental impacts to a less-than-significant level.

The Draft SMND/A updates the existing site conditions, the analysis concerning applicable policies and regulations, and the environmental impact assessment of the buildout of the amended Master Plan and compares that information/analysis to the 1998 MND. The Draft SMND/A evaluates the applicability of the 1998 MND mitigation measures and retains, revises, or deletes/replaces the 1998 mitigation measures as appropriate given the proposed changes to the project, new information that is now available, and/or

³ The Draft SMND/A was previously provided separately to the Planning Commissioners when it was released for public review on February 11, 2011. The document is available for review at the Community and Economic Development Agency, Planning and Zoning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California, 94612. The Draft SMND/A is also available on the City's website at <http://www2.oaklandnet.com/Government/o/CEDA/o/PlanningZoning/s/Application/DOWD009157>.

changes to the circumstances surrounding the project. No new mitigation measures are required in order to reduce a potentially significant impact. The Draft SMND/A recommends a new mitigation measure to further reduce an already less-than-significant impact in the event that the Regional Water Quality Control Board determines that an existing 950 square-foot water feature is considered a wetland or regulated water of the State.

OVERVIEW OF CITY REVIEW PROCESS

The proposed Master Plan amendment requires review by the Parks and Recreation Advisory Commission (PRAC), Planning Commission, and City Council. The proposed Master Plan amendment was previously presented at informational sessions to the PRAC in June 2009 and the Planning Commission in April 2010. Pursuant to the zoning regulations, the proposed amendment requires approval of a major conditional use permit by the Planning Commission after the advisory recommendation of the PRAC. At the time of this report writing, a hearing before the PRAC was scheduled for March 9, 2011. The results from that hearing will be presented at the March 16 Planning Commission hearing.

The management agreement for the Zoo and Knowland Park stipulates that amendments to the Zoo Master Plan must be approved by the City Council. Following Planning Commission action on the proposal, the proposed amendment would be forwarded to the City Council for final decision.

Although the environmental document examines the environmental impacts of the build-out of the entire amended Master Plan, the scope of the City's planning-related review of the proposed Master Plan amendment is limited to the specific revisions proposed to the approved Master Plan. The previously approved Master Plan is not under review. In the event that the proposed Master Plan amendment is not approved, EBZS would have the right to continue implementing the approved Master Plan from 1998.

COMMUNITY INPUT

EBZS has sponsored a number of community meetings during the past three years, including meetings in February 2008, May 2009, September 2009, March 2010, and July 2010, to present information concerning the proposed Master Plan amendment and to receive feedback from the community. Numerous people spoke at these meetings, both supporters and opponents of the proposal. Prior to submitting the current proposal to the City, EBZS sponsored two formal 30-day public review and comment periods on the proposed Master Plan amendment during which it provided community members with plans for the proposal and solicited feedback. Numerous written comments have been submitted to EBZS and the City. Public comments submitted to the City (and received through March 8, 2011), including comments submitted to EBZS which, in turn, submitted the comments to the City, are attached to this report (see Attachment E). EBZS has also distributed regular project updates via e-mail to community members and interested parties and has held meetings with representatives of the Friends of Knowland Park, a community group organized in response to the proposal. Some of the key issues of concern to the community are discussed below in the "Key Issues and Impacts" section of this report.

KEY ISSUES AND IMPACTS

Below is a brief summary of the key issues and impacts related to the proposal.

Open Space

Some community members have expressed concern regarding the effect of the proposed Zoo expansion on open space in Knowland Park. The perimeter fence associated with the Zoo expansion in the

approved Master Plan would enclose approximately 62 acres of Knowland Park. The perimeter fence in the proposed Master Plan amendment would enclose approximately 56 acres of Knowland Park. (The new animal exhibits in the California exhibit area would occupy only approximately 18 acres within the enclosed 56 acres.) The modifications to the location of the perimeter fence in the proposed Master Plan amendment would allow continued access in Knowland Park to one segment of an existing fire road used by Knowland Park users to traverse the park and continued access to one of the knolls containing scenic views located in the southwestern portion of the park. Access to the fire road and the knoll by Knowland Park users is restricted under the approved 1998 Master Plan. The proposed Master Plan amendment also includes a proposed public walking path that would connect existing fire roads to increase public hiking opportunities compared to the approved Master Plan. With the implementation of the amended Master Plan, the public would still have access to approximately 355 acres of undeveloped area outside of the Zoo facility, including access to multiple locations suitable for hiking and containing scenic viewpoints. Since 1998 the City has added approximately 24 acres of new urban parkland and an additional approximately 116 acres of Resource Conservation area. Also, east of Knowland Park is Chabot Regional Park which provides an additional approximately 5,000 acres of open space. A detailed analysis of the effect of the amended Master Plan on public use of Knowland Park is contained in Sections 3.1 and 3.8 of the Draft SMND/A.

Community-Developed Alternative Concept

The Friends of Knowland Park (FOKP) have developed an alternative concept for the expansion of the Zoo that locates the proposed California exhibit closer to the existing Zoo. FOKP's alternative concept is attached to this report (see Attachment F). EBZS considered the FOKP alternative concept, met with FOKP, and then submitted a response (see Attachment G). The EBZS response concludes that the alternative concept would contribute to degradation of sensitive landscape features such as stream corridors and oak groves, contribute to erosion of exceptionally steep slopes, create inappropriate and non-animal-friendly exhibits, diminish accessibility to a wide range of visitors including people with disabilities, and increase capital costs by more than \$10 million. Staff has reviewed and considered the FOKP alternative concept and the EBZS response and believes the response provides a sufficient basis to reject the alternative.

Impacts to Neighbors

Knowland Park is bordered on the north and south by single-family homes. Some nearby residents have expressed concerns about the potential impact of the implementation of the amended Master Plan on their quality of life. The Draft SMND/A contains a thorough analysis of potential environmental impacts, both during construction and operation of the amended Master Plan. The analysis identifies mitigation measures and standard conditions of approval that would be applicable to the project. Together, the mitigation measures and the standard conditions of approval would reduce all potential environmental impacts to a less-than-significant level, including potential impacts to nearby residents including, but not limited to, air quality, noise, transportation, and visual impacts.

CONCLUSION

Staff believes the proposed Master Plan amendment is superior to the approved Master Plan for the following reasons:

1. Expansion Area: The proposed Master Plan amendment would result in a Zoo expansion area of 56 acres compared to 62 acres under the approved 1998 Master Plan.

2. Aerial Gondola: The proposed aerial gondola system for transporting Zoo visitors to the California exhibit would be superior to the previously approved shuttle bus system because the gondola system would require significantly less hillside grading, thereby reducing the environmental impact and visual impact on the neighboring houses. Additionally, the gondola would be located further away from nearby residents compared to the previously approved shuttle bus system and would not result in significant visual impacts as analyzed in the Draft SMND/A.
3. Veterinary Medical Hospital: The proposed Veterinary Medical Hospital would replace the existing undersized and aging veterinary facility at the Zoo with a modern veterinary facility. The new Veterinary Medical Hospital would be developed using “green” building principles. EBZS intends for the Hospital to be the first Leadership in Energy and Environmental Design (LEED)-certified facility of its kind in California. In addition to providing an improved environment for animal diagnosis and treatment, the new Hospital would enhance the Zoo’s research and education programs.
4. Overnight Camping Area: The proposed overnight camping area would supplement and enhance existing overnight camping programs at the Zoo by providing a unique recreational and educational experience for organized groups (youth, student, and family groups) facilitated and supervised by Zoo staff.
5. Perimeter Fence: The proposed perimeter fence in the Master Plan amendment would be superior to the perimeter fence in the approved Master Plan. The fence in the Master Plan amendment has been adjusted to reduce encroachment into valuable chaparral habitat and to provide continued public access to one segment of an existing fire road and one knoll containing scenic views located in the southwestern portion of Knowland Park.
6. Public Walking Path: The proposed public walking path would connect existing fire roads thereby increasing public hiking opportunities compared to the approved Master Plan.
7. Emergency Vehicle Access Road: The existing dirt fire road in Knowland Park located at the end of Snowdown Avenue would be improved (widened and surfaced with gravel) to provide enhanced emergency vehicle access to and from areas of Knowland Park.

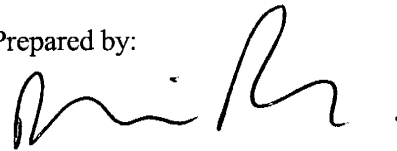
Staff recommends that the Planning Commission take the necessary actions to approve the proposed Master Plan amendment subject to the recommended findings and conditions of approval/mitigation measures contained in Attachments D and H. The proposed amendment would improve the previously approved Master Plan for the Zoo for the reasons stated above. The development of the amended Master Plan would further enhance a City-owned facility by providing a unique and valuable recreational and educational opportunity for visitors. The amended Master Plan is consistent with applicable General Plan policies and zoning regulations, and there have been no new City regulations or policies adopted since the approval of the 1998 Master Plan that would conflict with the amended Master Plan. The development of the amended Master Plan would not result in significant environmental impacts and the public would continue to have access to a substantial amount of open space in Knowland Park and the surrounding area.

- RECOMMENDATIONS:**
1. Adopt/approve the Subsequent Mitigated Negative Declaration/Addendum.
 2. Approve the major conditional use permit and creek protection permit subject to the attached findings and conditions/mitigation measures,

including the Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCAMMRP).

3. Recommend approval to the City Council of the proposed amendment to the Zoo Master Plan.

Prepared by:



Darin Ranelletti
Planner III

Approved by:



SCOTT MILLER
Zoning Manager

Approved for forwarding to the
Planning Commission:



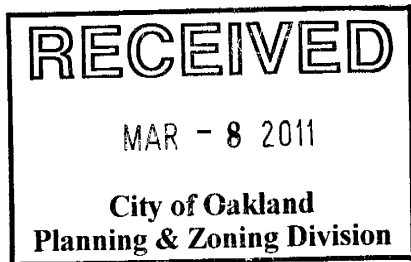
ERIC ANGSTADT
Deputy Director
Community and Economic Development Agency

ATTACHMENTS:

- A. Project Drawings (received March 8, 2011)
- B. Habitat Enhancement Plan for Knowland Park
- C. General Plan and Zoning Map (Figure 3.8-1 from the Draft Subsequent Mitigated Negative Declaration/Addendum)
- D. Findings For Approval (CEQA, Conditional Use Permit, and Creek Protection Permit)
- E. Public Comments (received through March 8, 2011)
- F. Alternative Expansion Concept Developed by the Friends of Knowland Park
- G. East Bay Zoological Society Response to Alternative Expansion Concept Developed by the Friends of Knowland Park (Prepared by PJA Architects)
- H. Conditions of Approval/Mitigation Measures
 - H-1: Conditions of Approval/Mitigation Measures for Zoo Master Plan Amendment (including SCAMMRP)
 - H-2: Conditions of Approval from 1998 Master Plan.
 - H-3: Analysis of Applicability of 1998 Conditions to Zoo Master Plan Amendment

ATTACHMENT A

**Project Drawings
(received March 8, 2011)**



Oakland Zoo *California!* Project

Purpose of the Project

With the treasure of park land available for use and immediately adjacent to the current Zoo site, the Oakland Zoo has a unique opportunity to break new ground in conservation and education by building an exhibit dedicated to the natural heritage of the state of California. The *California!* Project will redefine the Oakland Zoo as a wildlife park with statewide significance, while boosting the Zoo's capacity to reach our audiences with new and enhanced education and conservation programming. The project will firmly establish our role as a leader in conservation education and stewardship of the natural world, while broadening the Zoo's collaborative relationships with scientists, and environmental and conservation-based organizations working to preserve, protect, and promote our state's natural history.

Additionally, a new Veterinary Medical Hospital will replace the small, aging facility with a modern hospital that will have the capacity to care for our existing animals as well as the new animals in the *California Trail* Exhibit, and will increase our ability to contribute to the scientific community through research projects and veterinary training.

The goals of the project are to:

- Inspire a generation of future conservationists, scientists, and educators;
- Educate learners of all ages through exceptional animal and botanical exhibits and interpretive materials supplemented by education programming;
- Lead by example by setting the standard for best practices in animal management and animal care;
- Contribute to the conservationist and scientific communities by developing new research projects and building new partnerships; and
- Present conservation as an actionable problem and impact changes in the behavior of our guests and program participants, resulting in a reduction of the ecological footprint left behind by their activities and consumption habits.

Project Overview

The *California!* Project is an approximately 60-acre extension of the Oakland Zoo which will include the *California Trail* Exhibit and a new modern Veterinary Medical Hospital. The extension will be located on the hillside above the current zoo and parking lot. An electric gondola transportation system will provide guest access to the site. The extension will include a 40-acre ecological recovery zone and a 20-acre exhibit zone with animal exhibits, an interpretive overlook with dramatic vistas of the Bay, California Interpretive Center, a camping area with platform tents for overnight experiences, and a children's activity zone.



The California Trail Exhibit

The *California Trail* Exhibit will be focused on the theme of *California in Constant Change*. Five major animal zones – grizzly bear, wolf, black bear, mountain lion, and jaguar – will be supplemented by a variety of smaller animals and other exhibits as well as an activity zone where children will engage in hands-on learning and play. The Zoo has created a vision of how the hillside terrain might look if transformed into a series of natural spaces where guests of all ages can see California through the eyes of the earliest settlers. The animal exhibits and interpretive materials will highlight the delicate balance among plants, animals, and humans, and the impact of change on all three. Wandering on a trail passing through a series of habitats displaying the flora and fauna of California as it was before human settlement began to encroach on the delicate biodiversity of our state, guests will be filled with wonder, discovery, and inspiration.

A rich array of educational programs, from classes supplementing the California School curriculum to on-site exhibits and live demonstrations, will complement the plant and animal story. Three new classrooms located in the California Interpretive Center will house expanded programming, increasing our capacity to serve school groups from the entire San Francisco Bay Area. The California Interpretive Center will also include an area for indoor educational exhibits and a gathering place for guests arriving to and departing from the exhibit.

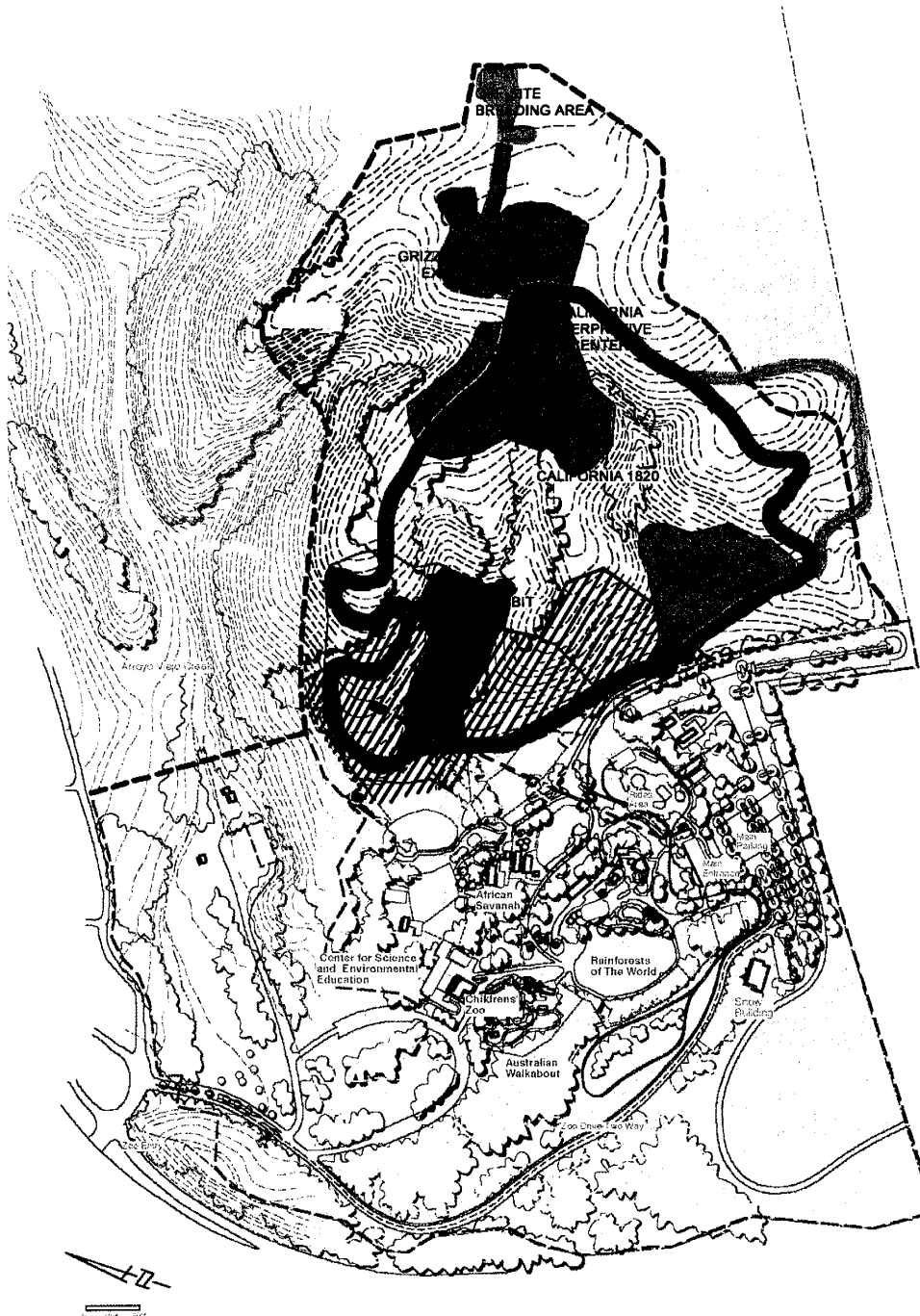
A campsite with a beautiful birds-eye view of the San Francisco Bay and 11 tent platforms, will be constructed a short distance from the *California Trail* Exhibit for overnight stays.

The Veterinary Medical Hospital

In preparation for the *California!* Project, a 17,000 square-foot new Veterinary Medical Hospital will replace the current undersized and aging facility. The new Hospital will provide for standard diagnosis, treatment, housing and quarantine for most sizes and species of animals while allowing for research and care of threatened and endangered species such as the California Condor, the Western Pond Turtle, and other native California species. It is a critical component for maintaining the Zoo's dedication to best practices in animal management and care. The new Hospital will also enable animal research and teaching opportunities with the University of California at Davis School of Veterinary Medicine and partnership opportunities for other facilities and institutions throughout the United States. Consistent with the Zoo's dedication to conservation, the building will incorporate green and sustainable construction.



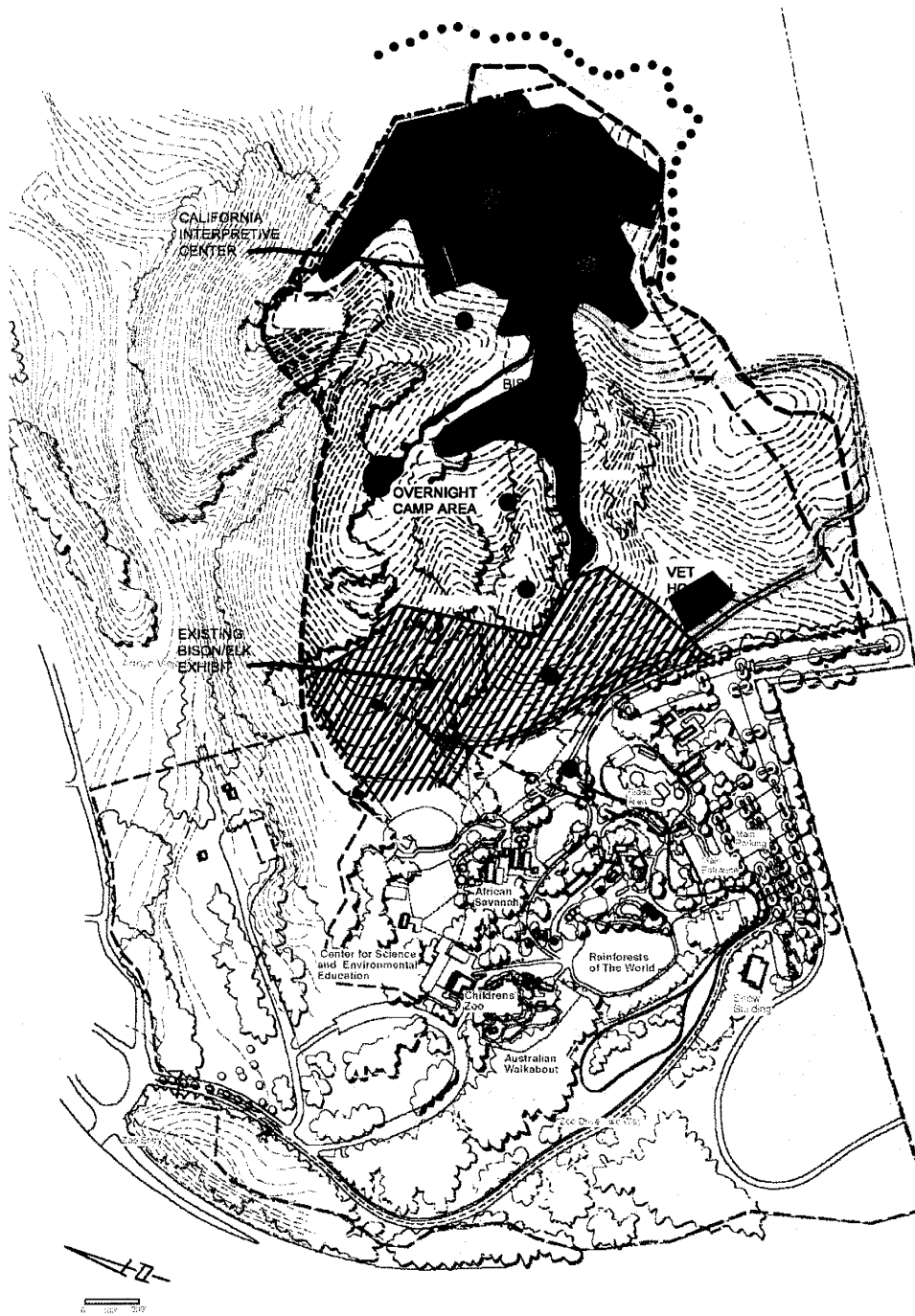
1998 OAKLAND CITY COUNCIL APPROVED MASTER PLAN FOR CALIFORNIA EXHIBIT



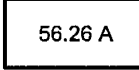

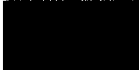

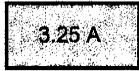


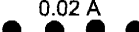
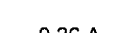


AREA CALCULATIONS

61.54 A	APPROVED DECEMBER 1998 ZOO MASTER PLAN AREA FOR CALIFORNIA EXHIBIT
14.44 A	EXISTING BISON/TULE ELK EXHIBITS WHICH WILL BE INCLUDED IN CALIFORNIA EXHIBIT
	CANYON EXHIBIT
	RIVER EXHIBIT
	WOODLAND EXHIBIT
	CALIFORNIA INTERPRETIVE CENTER
	OFF-SITE BREEDING AREA
	LOOP ROAD AND SHUTTLE BUS SYSTEM
	PAVING EXISTING MAINTENANCE ROAD

2010 MODIFICATIONS TO CALIFORNIA EXHIBIT



AREA CALCULATIONS

	56.26 A	MODIFICATIONS TO 2010 MASTER PLAN AREA FOR CALIFORNIA EXHIBIT
	14.44 A	EXISTING BISON/TULE ELK EXHIBITS WHICH WILL BE INCLUDED IN CALIFORNIA EXHIBIT
		PROPOSED NEW ANIMAL EXHIBIT AREA
		CALIFORNIA INTERPRETIVE CENTER
	3.25 A	PAVING EXISTING MAINTENANCE ROAD
		VETERINARY MEDICAL HOSPITAL
		OVERNIGHT CAMPING AREA AND PATH
	0.02 A	PROPOSED GONDOLA ALIGNMENT (NOT TO SCALE)
	0.26 A	PROPOSED ACCESS PATH
		PROPOSED PERIMETER FENCE RE-ALIGNED FOR 2010 PLAN
		1998 APPROVED MASTER PLAN BOUNDARY AND PERIMETER FENCE

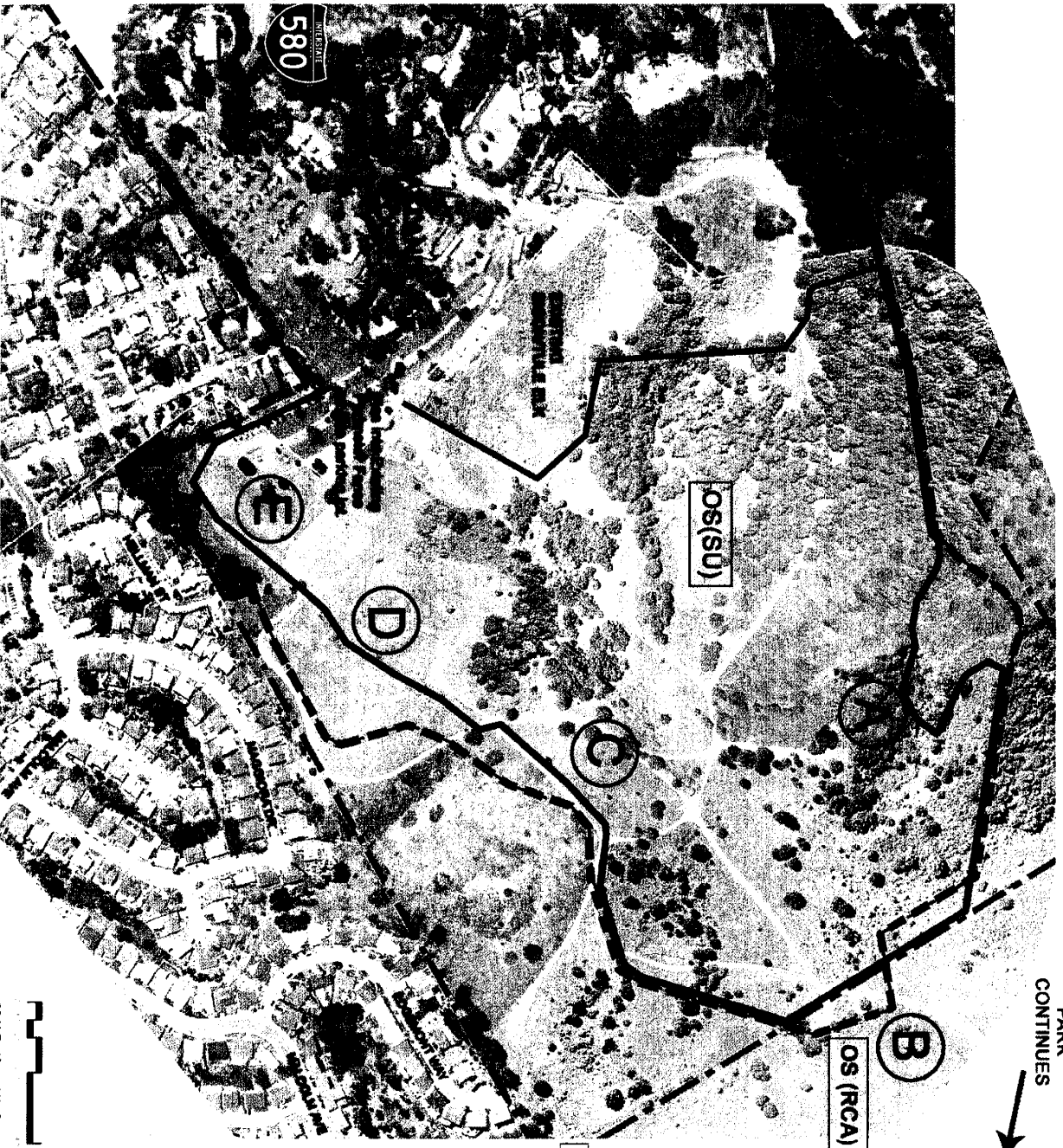


2010 Modifications to Oakland Zoo California! Exhibit

March 3, 2011



OAKLAND ZOO MASTER PLAN PREVIOUSLY APPROVED (1998)
AND PROPOSED PERIMETER FENCE LINE
MAY 27, 2010



OVERVIEW

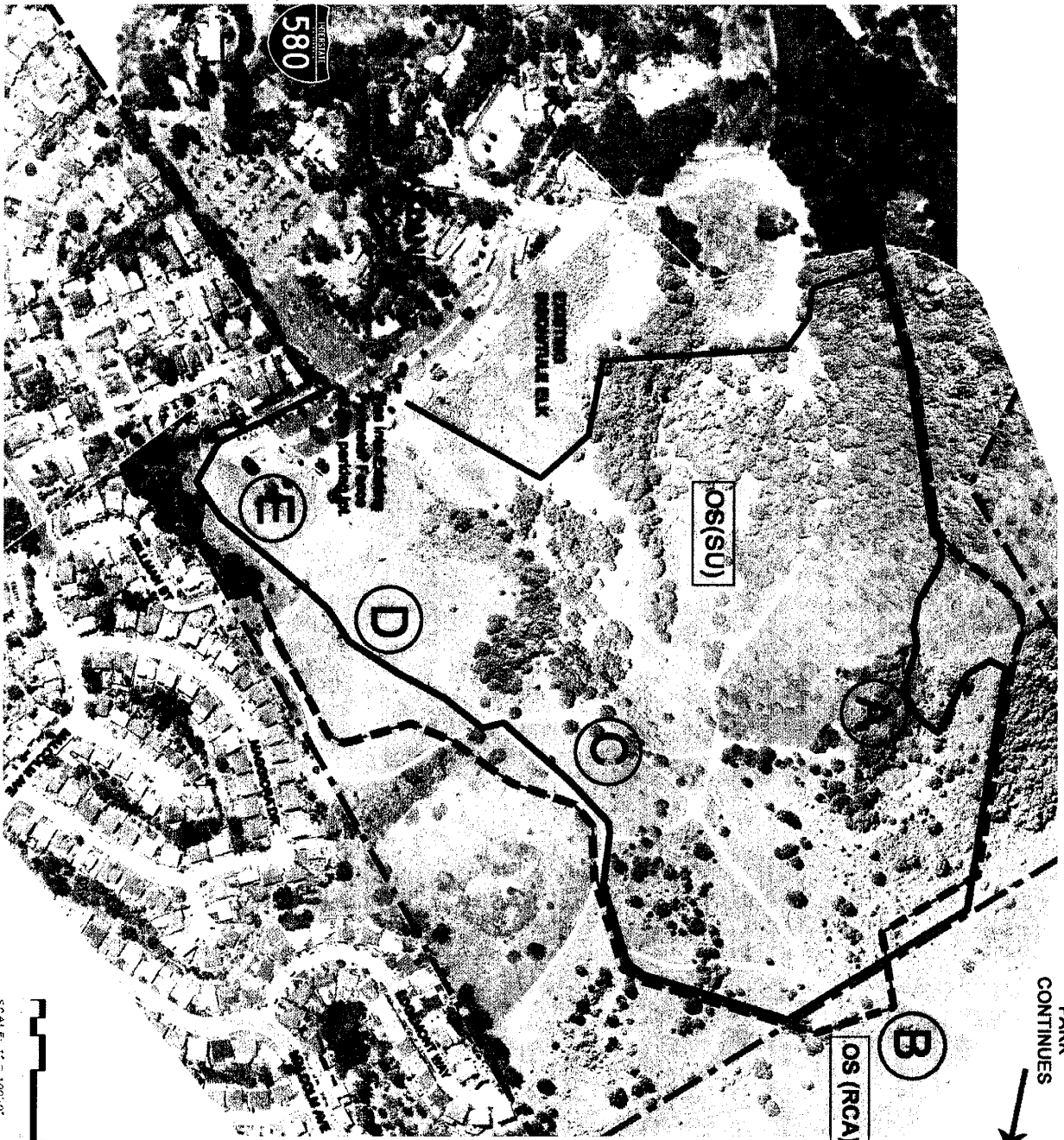
This perimeter fence line map has been prepared for the purposes of public review. The proposed 2010 perimeter fence line has been modified following careful review of site characteristics and informal input from the community and City of Oakland staff in efforts to refine the precise location of the perimeter fence.

LEGEND

- PROPOSED 2010 PERIMETER FENCE LINE (56.26 ACRES WITHIN FENCE LINE)
- - - APPROVED 1998 PERIMETER FENCE LINE (61.54 ACRES WITHIN FENCE LINE)
- · - · ZONING BOUNDARY LINE
- OS(SU) OPEN SPACE (SPECIAL USE) ZONE
- OS (RCA) OPEN SPACE (RESOURCE CONSERVATION AREA) ZONE
- A** Proposed fence line adjusted in to limit incursion into chaparral habitat. Fence line to follow the Interface between chaparral habitat and oak trees.
- B** Proposed fence line to follow City of Oakland Open Space (Special Use) Zone boundary.
- C** Proposed fence line moved inward to preserve access for public on existing fire road to access knolls.
- D** Proposed fence line straightened and moved away from nearby houses.
- E** Proposed fence line moved inward and away from nearby houses and drainage area.



OAKLAND ZOO MASTER PLAN PREVIOUSLY APPROVED (1998)
 AND PROPOSED PERIMETER FENCE LINE
 May 27, 2010



KNOWLAND
 PARK
 CONTINUES

OVERVIEW

This perimeter fence line map has been prepared for the purposes of public review. The proposed 2010 perimeter fence line has been modified following careful review of site characteristics and informal input from the community and City of Oakland staff in efforts to refine the precise location of the perimeter fence.

LEGEND

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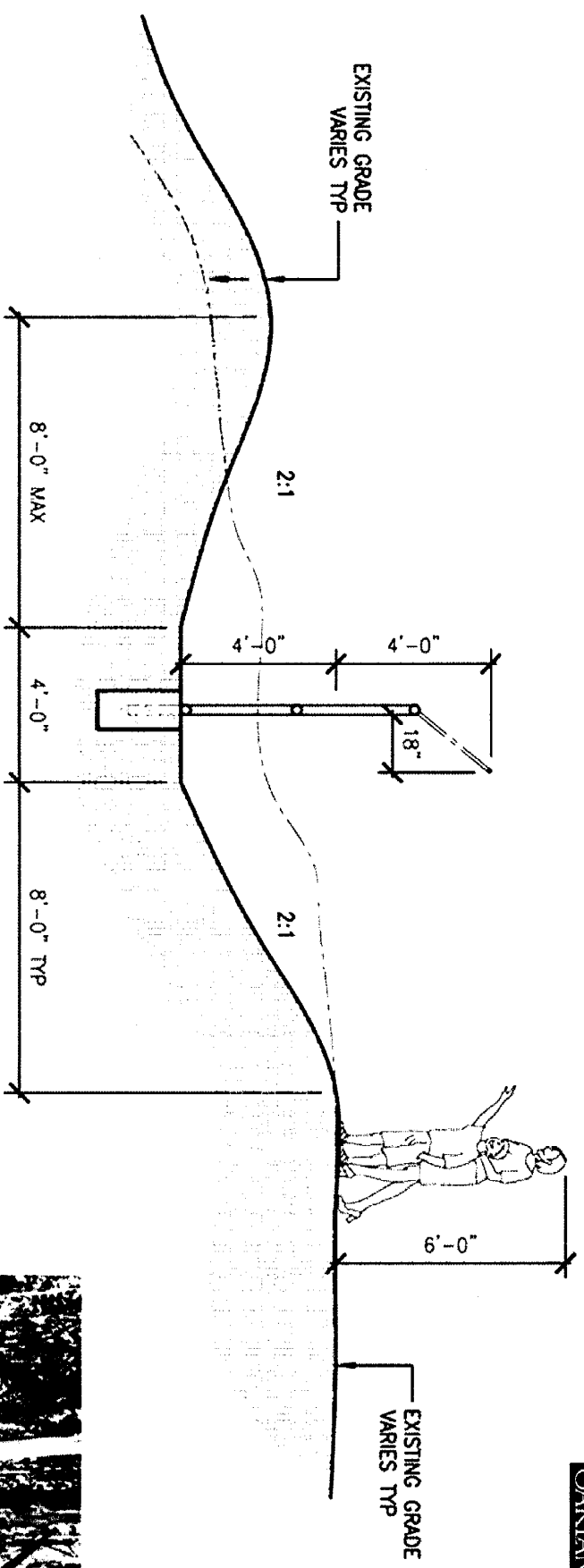
2010 Proposed Specific Location of Perimeter Fence

March 3, 2011



2010 Proposed Specific Location of Perimeter Fence

December 20, 2010



Engineered Swale
Referenced in red on site.



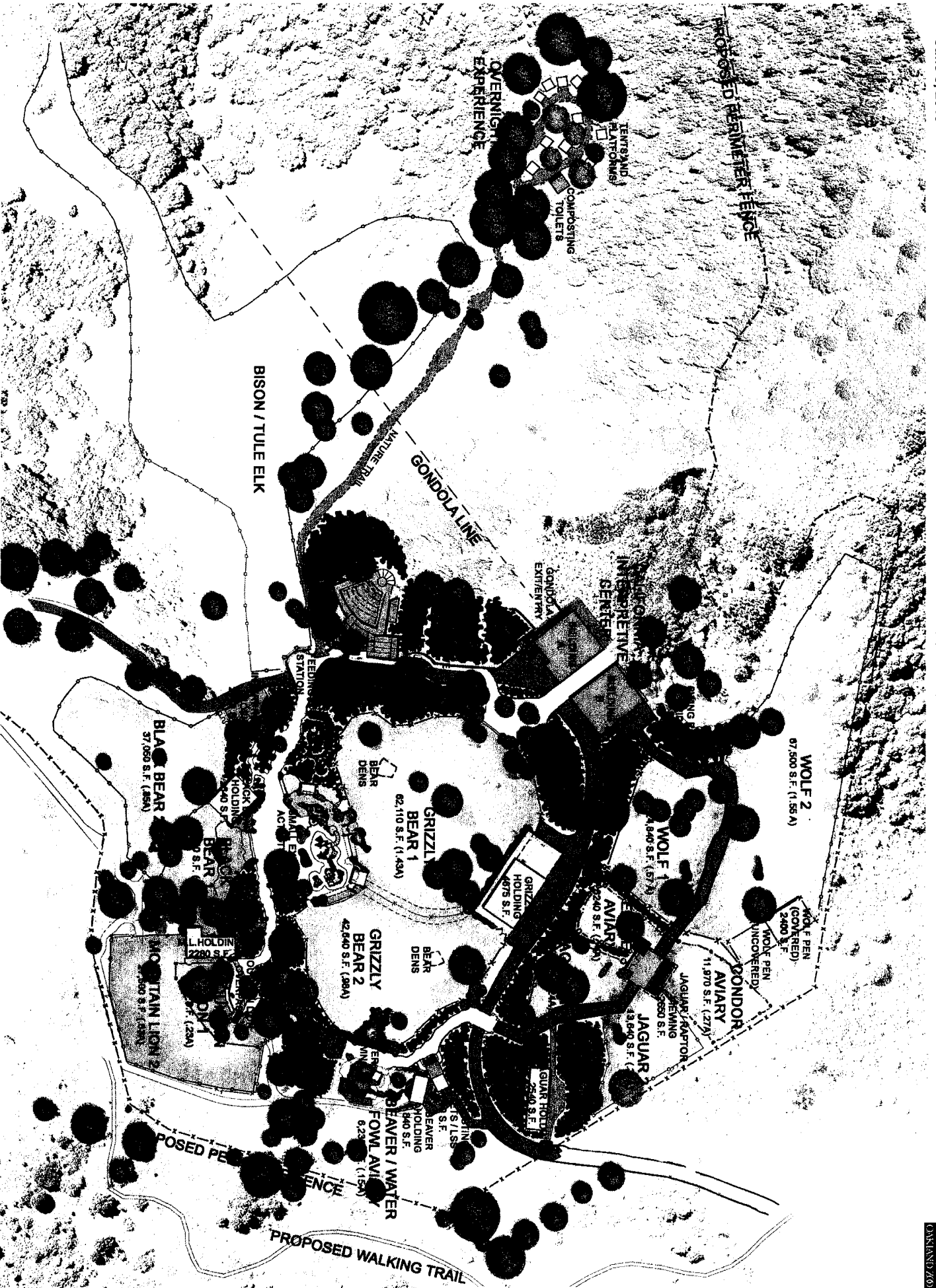
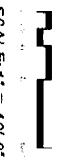
Perimeter Fence
TYPICAL REPRESENTATIVE IMAGE OF PERIMETER FENCE

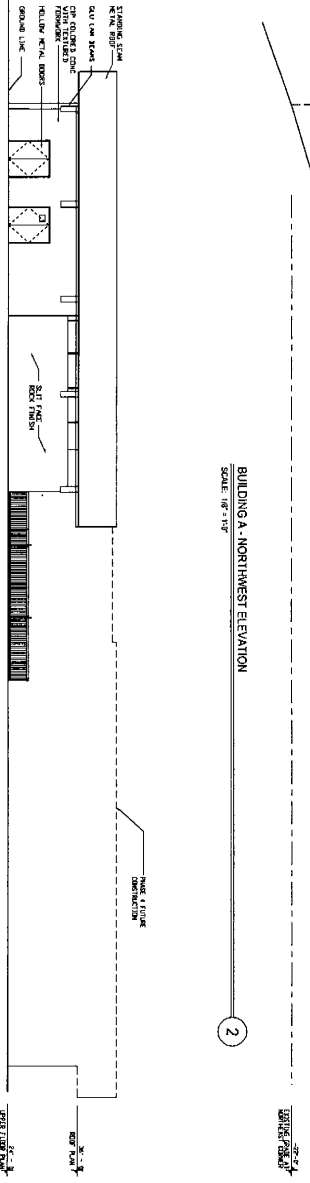
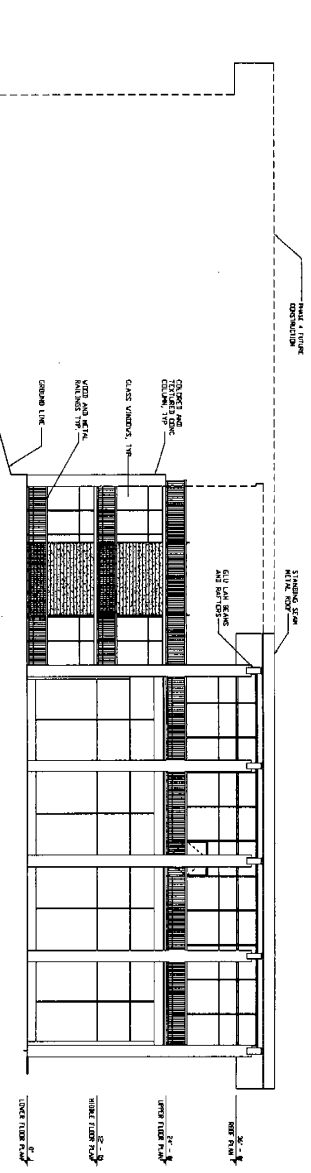
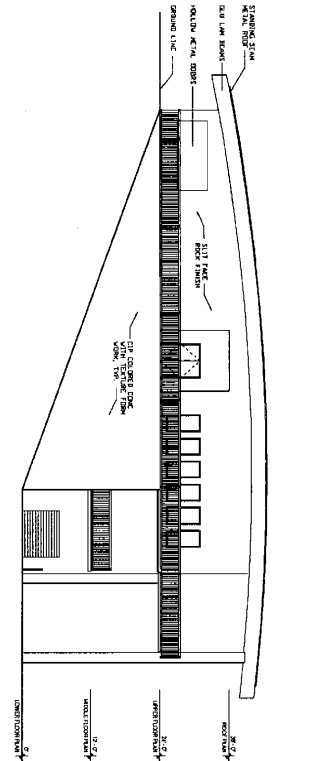
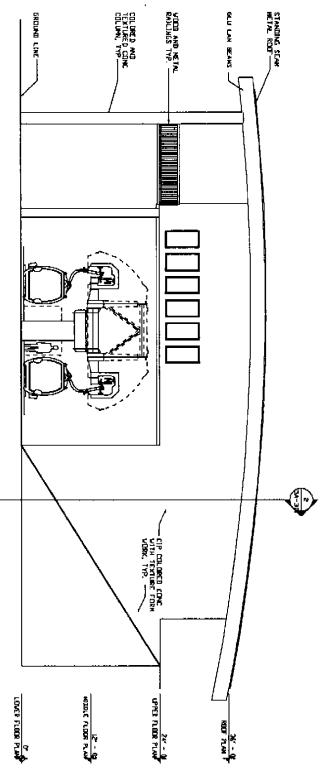
**Proposed California Exhibit
Building Footprints and Useable Area Square Footage
June 21, 2010**



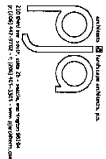
BUILDING	AREA
CALIFORNIA INTERPRETIVE CENTER:	
BUILDING A LOWER LEVEL	6160 S.F.
BUILDING B LOWER LEVEL	4470 S.F.
BUILDING A MIDDLE LEVEL	0 S.F.
BUILDING B MIDDLE LEVEL	4470 S.F.
BUILDING A UPPER LEVEL	5040 S.F.
BUILDING B UPPER LEVEL	5320 S.F.
INTERPRETIVE CENTER FOOTPRINT	15590 S.F.
COVERED WOLF PEN BUILDING FOOTPRINT	2400 S.F.
GRIZZLY HOLDING BUILDING FOOTPRINT	4675 S.F.
JAGUAR / RAPTOR VIEWING BLD FOOTPRINT	2650 S.F.
JAGUAR HOLDING BUILDING FOOTPRINT	2540 S.F.
COMPOSTING TOILET / LSS BUILDING FOOTPRINT	840 S.F.
BEAVER HOLDING BUILDING FOOTPRINT	840 S.F.
MOUNTAIN LION HOLDING BUILDING FOOTPRINT	2280 S.F.
BLACK BEAR HOLDING BUILDING FOOTPRINT	2640 S.F.
INTERPRETIVE KIOSK BUILDING FOOTPRINT	2070 S.F.

Proposed Master Plan Amendment:
 Site Plan for Proposed California Exhibit
 June 8, 2010



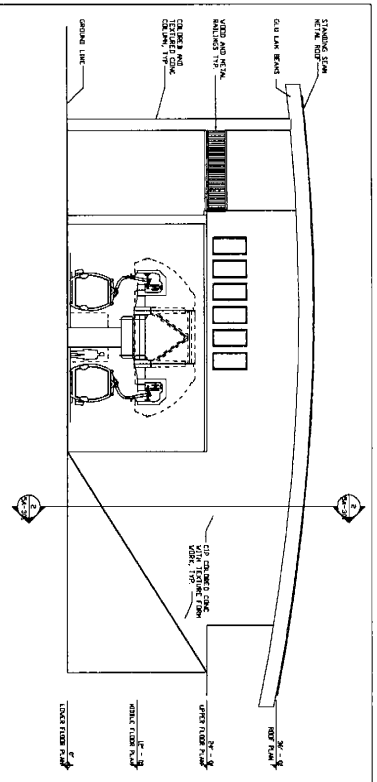


OAKLAND ZOO - CALIFORNIA EXHIBIT

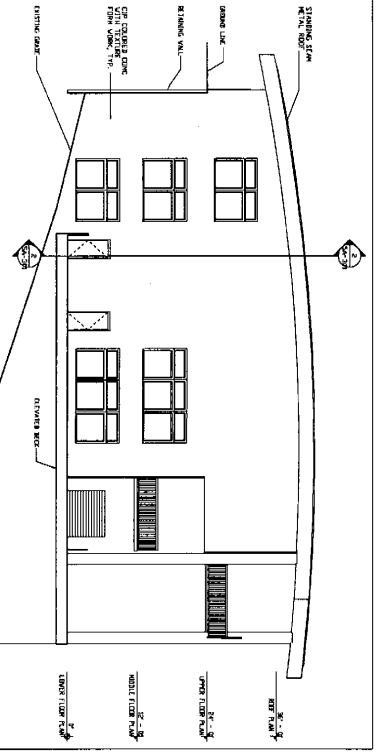


Proposed Master Plan Amendment

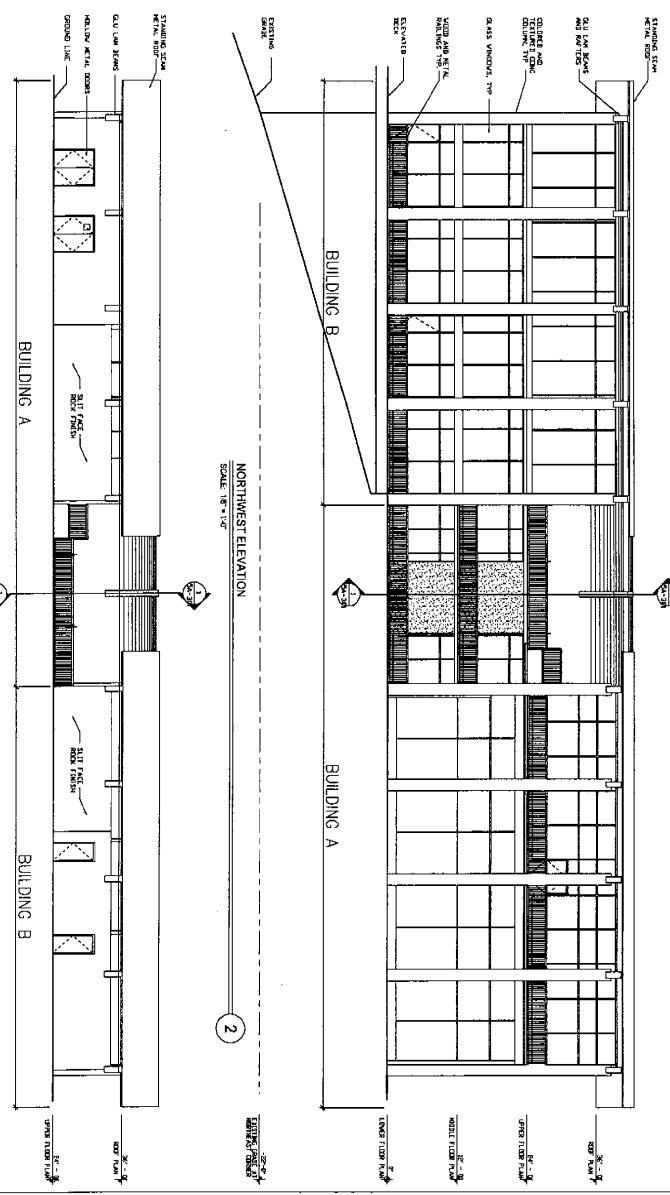
PROJECT NO.	5A-201
DATE	JAN 29, 2010
SCALE	1/8" = 1'-0"
CALIFORNIA INTERPRETIVE CENTER EXHIBIT IMPROVEMENTS	



BUILDING A - SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



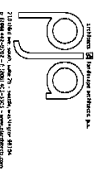
BUILDING A - NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING A - NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING A - SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

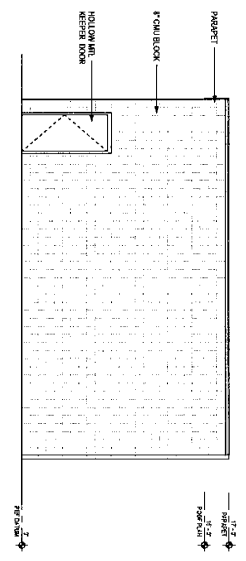
OAKLAND ZOO - CALIFORNIA EXHIBIT



Proposed Master Plan Amendment

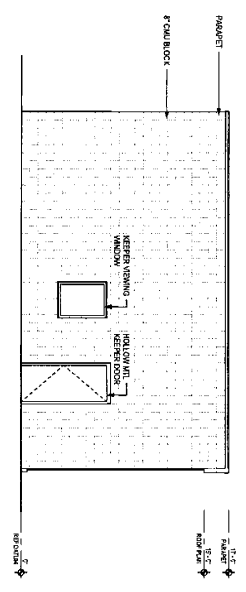
NO.	DATE	DESCRIPTION	BY	CHKD.
1				
2				
3				
4				
5				

CALIFORNIA INTERPRETIVE CENTER
EXHIBIT 2022
SA-2022
JUNE 30, 2019



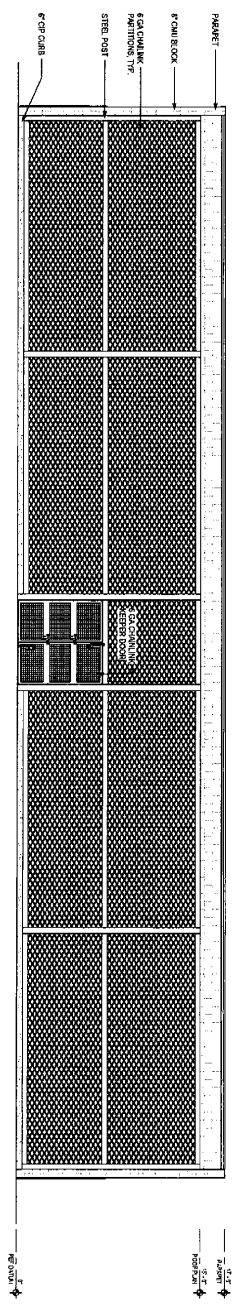
West Elevation
SCALE: 1/4" = 1'-0"

4



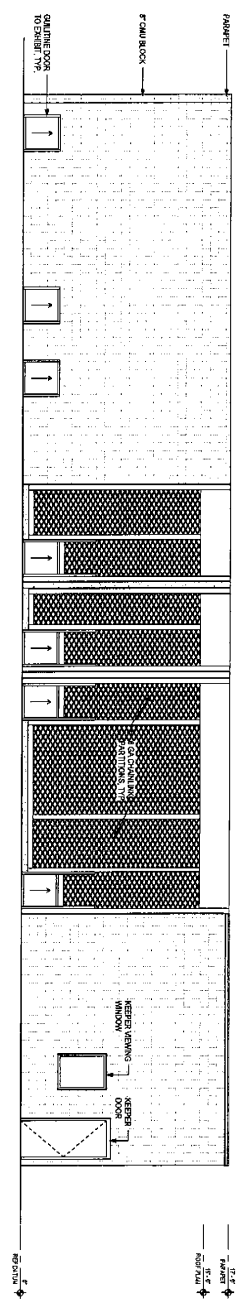
East Elevation
SCALE: 1/4" = 1'-0"

3



South Elevation
SCALE: 1/4" = 1'-0"

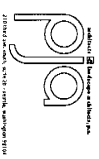
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North Elevation
SCALE: 1/4" = 1'-0"

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OAKLAND ZOO - CALIFORNIA EXHIBIT ANIMAL HOLDING BUILDING

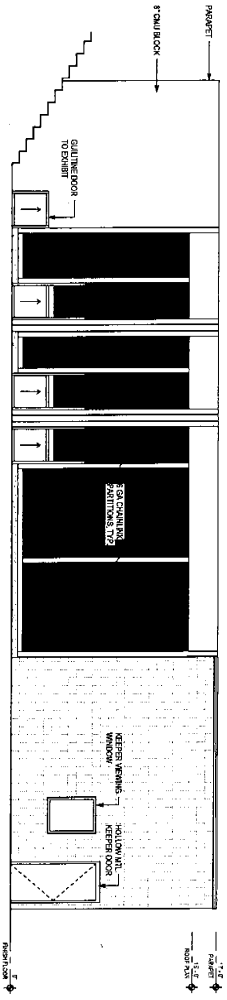
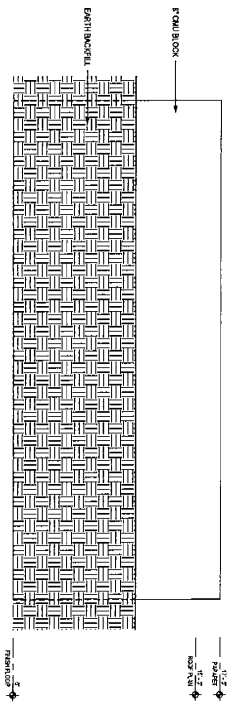
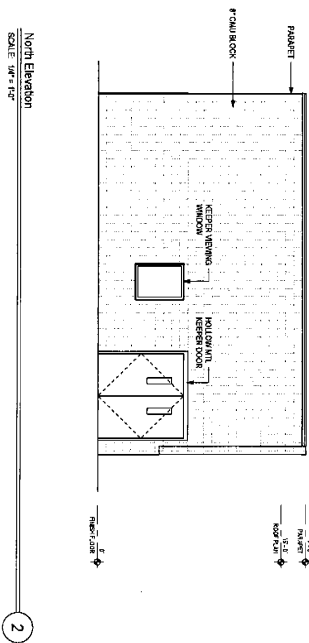
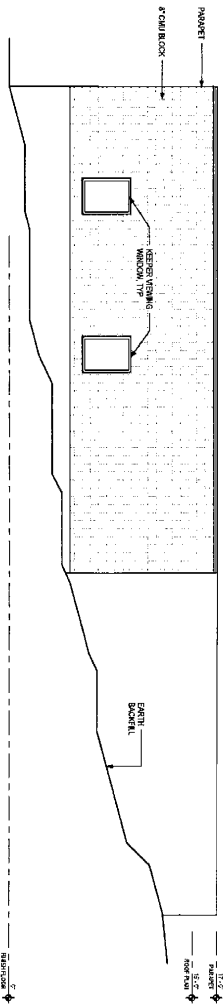


Proposed Master Plan
Arrangement

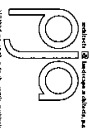
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3	11/11/09	REVISED
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5	11/11/09	REVISED
6	11/11/09	REVISED
7	11/11/09	REVISED
8	11/11/09	REVISED
9	11/11/09	REVISED
10	11/11/09	REVISED

JAGUAR HOLDING BUILDING
EXTERIOR ELEVATIONS

2A-201
DEC 11, 2007



OAKLAND ZOO - CALIFORNIA EXHIBIT ANIMAL HOLDING BUILDINGS



Professional Joint Architects, Inc.
1000 Lakeside Drive, Suite 1000, Oakland, CA 94612
Tel: 415.763.1100 Fax: 415.763.1101
www.pja.com

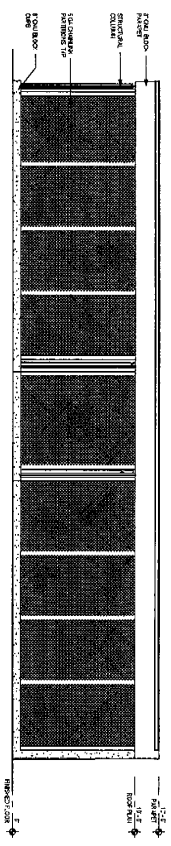
Proposed Master Plan
Amendment

NO.	DATE	DESCRIPTION
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100	01/15/10	ISSUED FOR PERMITTING

MOUNTAINION
EXTERIOR ELEVATIONS

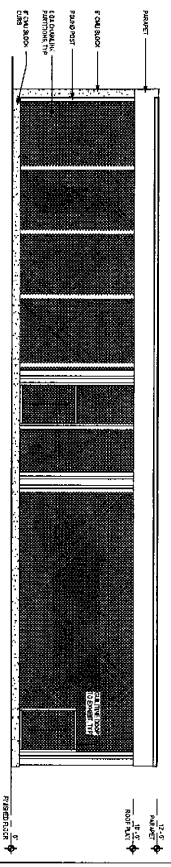
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PROJECT: 0151 (12/00)

4A-201



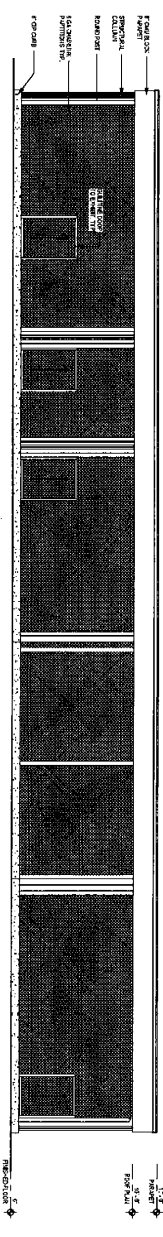
Northwest Elevation
SCALE: 1/8" = 1'-0"

4



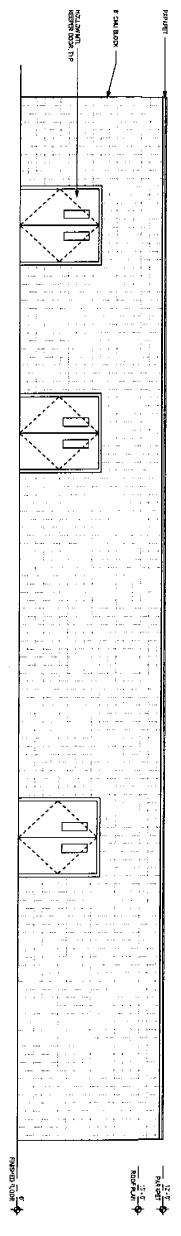
Southeast Elevation
SCALE: 1/8" = 1'-0"

3



Southwest Elevation
SCALE: 1/8" = 1'-0"

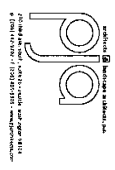
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Northeast Elevation
SCALE: 1/8" = 1'-0"

1

OAKLAND ZOO - CALIFORNIA EXHIBIT ANIMAL HOLDING BUILDINGS

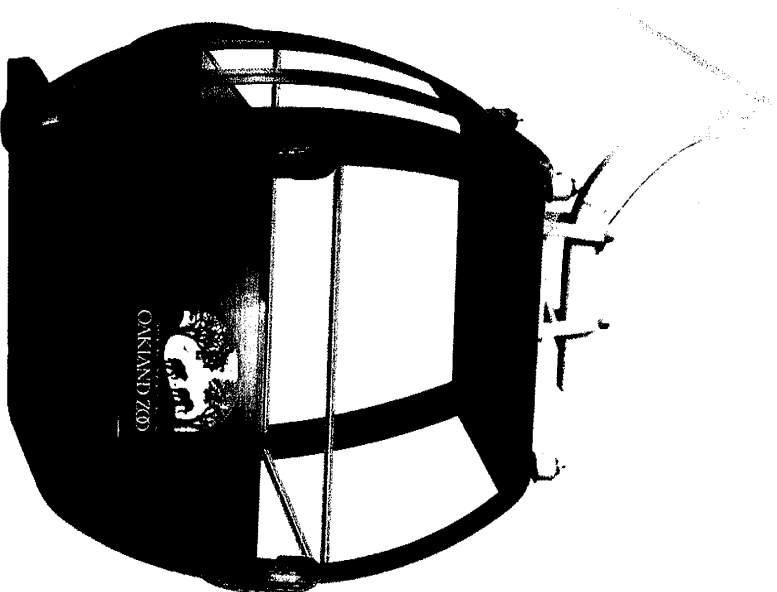
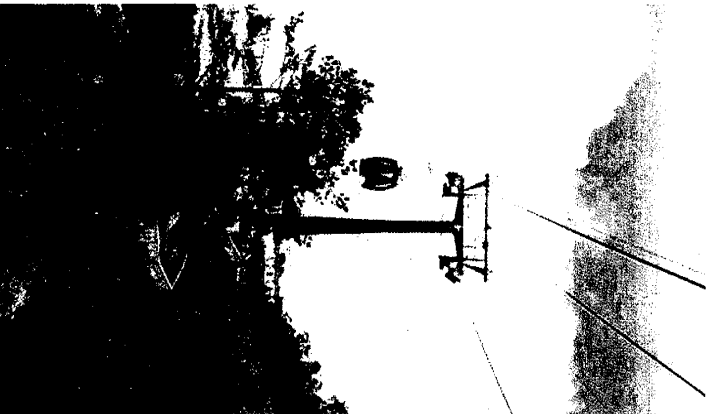
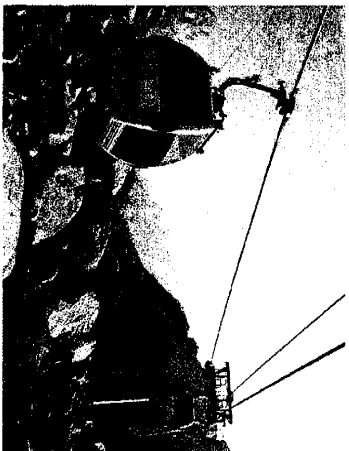
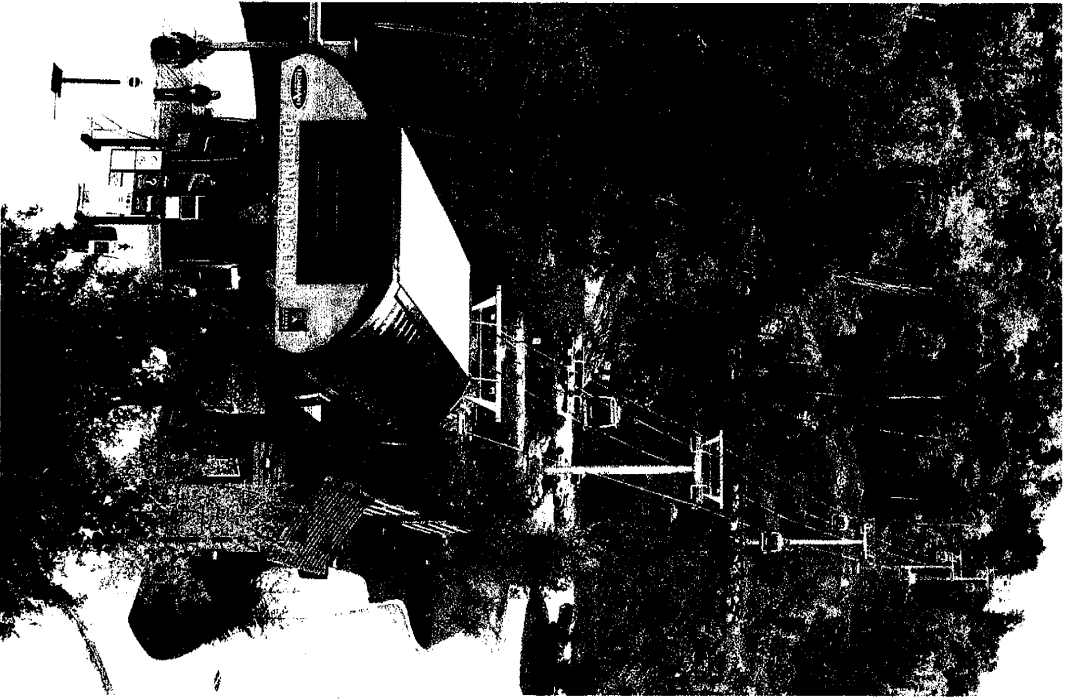


Proposed Master Plan
Amendment

NO.	DESCRIPTION	DATE	BY
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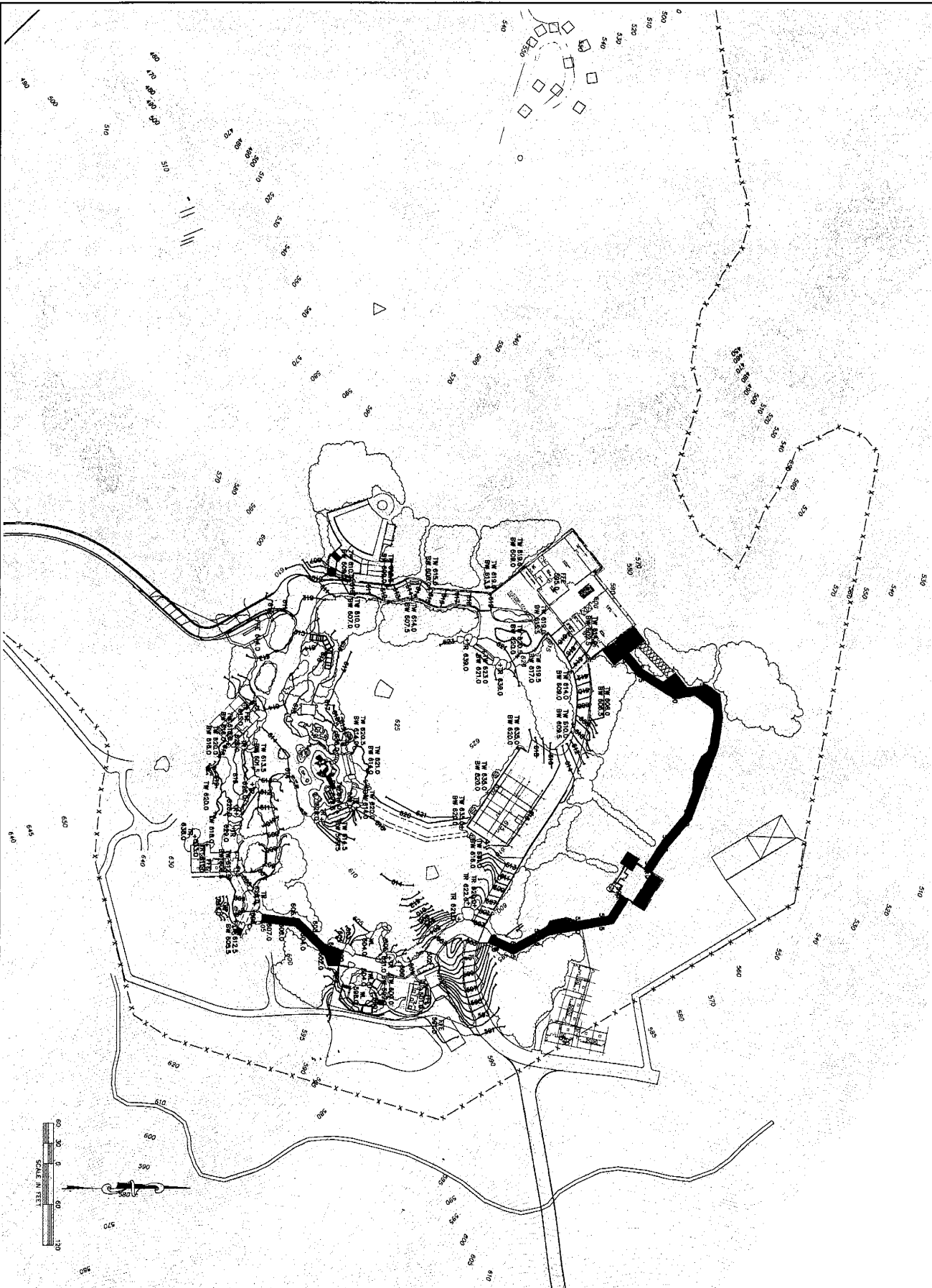
GRIZZLY HOLDING
EXTERIOR ELEVATIONS
DATE: 01/11/11
SCALE: 1/8" = 1'-0"
3A-201
JAN 2011

**Proposed Master Plan Amendment -
 Conceptual Representative Sample of Gondola Transportation System
 June 1, 2010**



Representative sample of Gondola Terminal Station, Tower Assembly, and Cabin. Tower locations vary in height based on topography. Upper terminal location in Californial Exhibit will be completely enclosed within the California Interpretive Center's gondola exit and entry section of the building. Lower terminal location will be situated in the existing Zoo. Color of gondola cabins and towers will be forest green and/or other earth tones to blend into surrounding terrain.

X:\DRAWING\2008\20080222\20080222.dwg 9/28/2010 9:28:11 AM 1/2



JOB NO 208022 SCALE 1"=60' DATE 9/28/2010 DESIGN DRAWN MC APPROVED	GRADING PLAN THE CALIFORNIA EXHIBIT CUP CM09085 - OAKLAND ZOO	OAKLAND ALAMEDA COUNTY CALIFORNIA	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>BY</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	BY	DATE	REVISIONS																	ALLIQUOT PLANNERS CIVIL ENGINEERS SURVEYORS <small> ALLIQUOT ASSOCIATE, INC. 4000 RIVERVIEW DRIVE OAKLAND, CA 94618 (916) 835-1177 FAX (916) 835-1178 </small>
No.	BY	DATE	REVISIONS																					

G1
 1 OF 2

VETERINARY MEDICAL HOSPITAL

CUT (CY)	CUT (CY) W/SHRINKAGE	FILL (CY)	DIFFERENCE (CY)
9,034	8,258	8,258	0

THE CALIFORNIA! EXHIBIT
(INCL. MAINTENANCE RD.)

CUT (CY)	CUT (CY) W/SHRINKAGE	FILL (CY)	DIFFERENCE (CY)
16,628	14,965	5,034	9,931

BALANCED SITE

CUT (CY)	CUT (CY) W/SHRINKAGE	FILL (CY)	DIFFERENCE (CY)
11,348	10,214*	10,214*	0

*ADJUSTED SITE WITH NO OFF-HAUL.

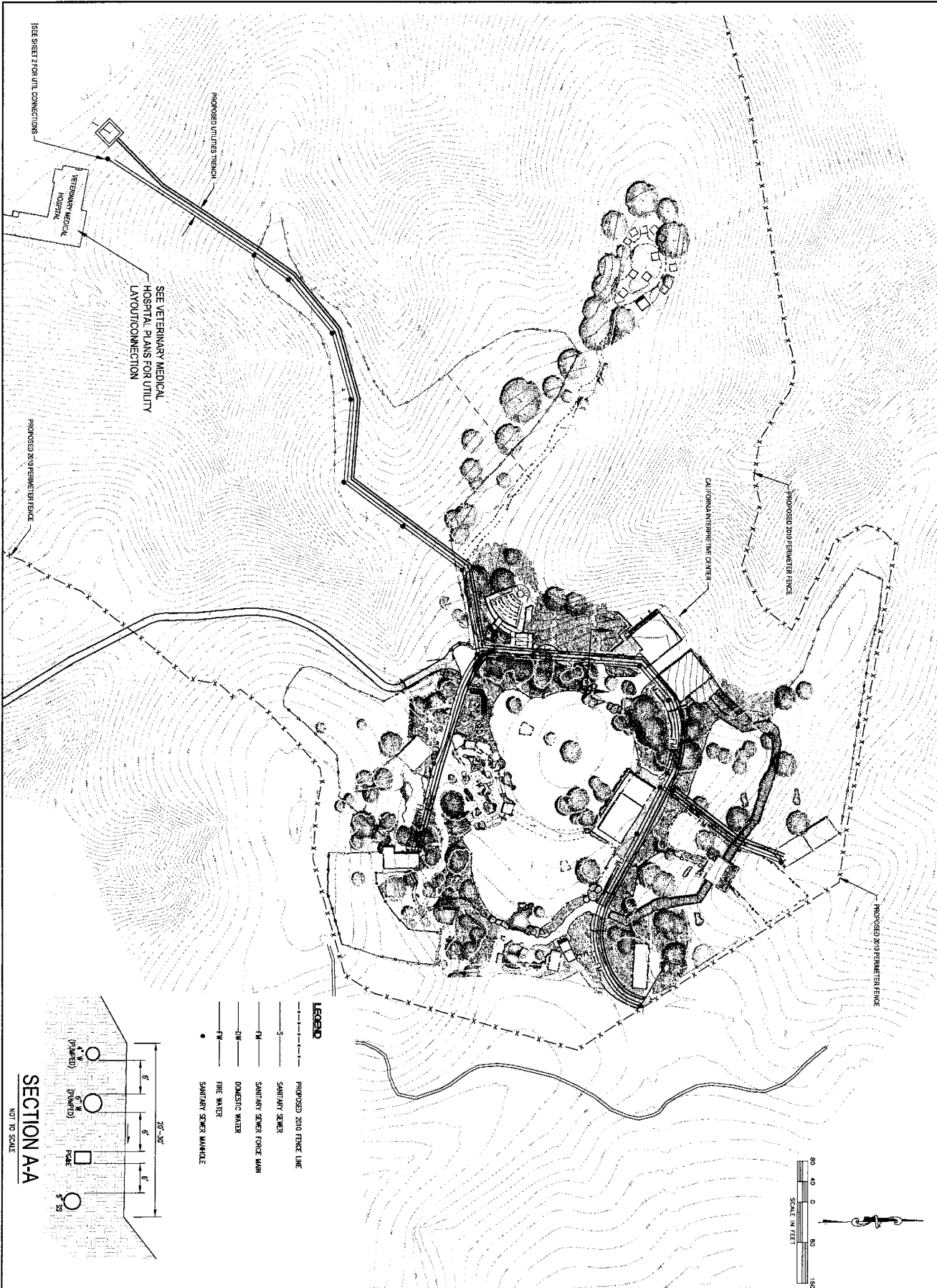


Planners
Civil Engineers
Surveyors

Aliquot Associates, Inc.
1390 S. Main St. - Ste. 310
Walnut Creek, CA 94596
Telephone: (925) 476-2300
Fax: (925) 476-2350

Subject DIRT QUANTITIES CUP CM09085
Job No. 208022 Scale NO SCALE
By MC Date 6/15/2010 Chkd. VJD
SHEET 1 OF 1

1. DESIGNER'S SEAL AND NUMBER TO BE PLACED IN THE UPPER LEFT CORNER OF THIS SHEET.



SEE SHEET 2 FOR UTIL CONNECTIONS

VETERINARY MEDICAL HOSPITAL

SEE VETERINARY MEDICAL HOSPITAL PLANS FOR UTILITY LAYOUT CONNECTION

PROPOSED 2010 PERIMETER FENCE

PROPOSED UTILITY TRENCH

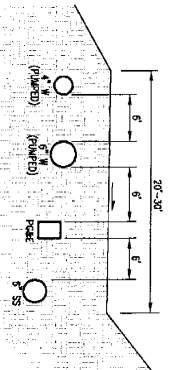
CALIFORNIA INTERPRETIVE CENTER

PROPOSED 2010 PERIMETER FENCE

PROPOSED 2010 PERIMETER FENCE

LEGEND

- PROPOSED 2010 FENCE LINE
- SANITARY SEWER
- SANITARY SEWER FORCE MAIN
- DOMESTIC WATER
- FIRE WATER
- SANITARY SEWER MANHOLE



SECTION A-A
NOT TO SCALE

JOB NO	208022
SCALE	1"=80'
DATE	9/28/2010
DESIGN	MC
DRAWN	MC
APPROVED	

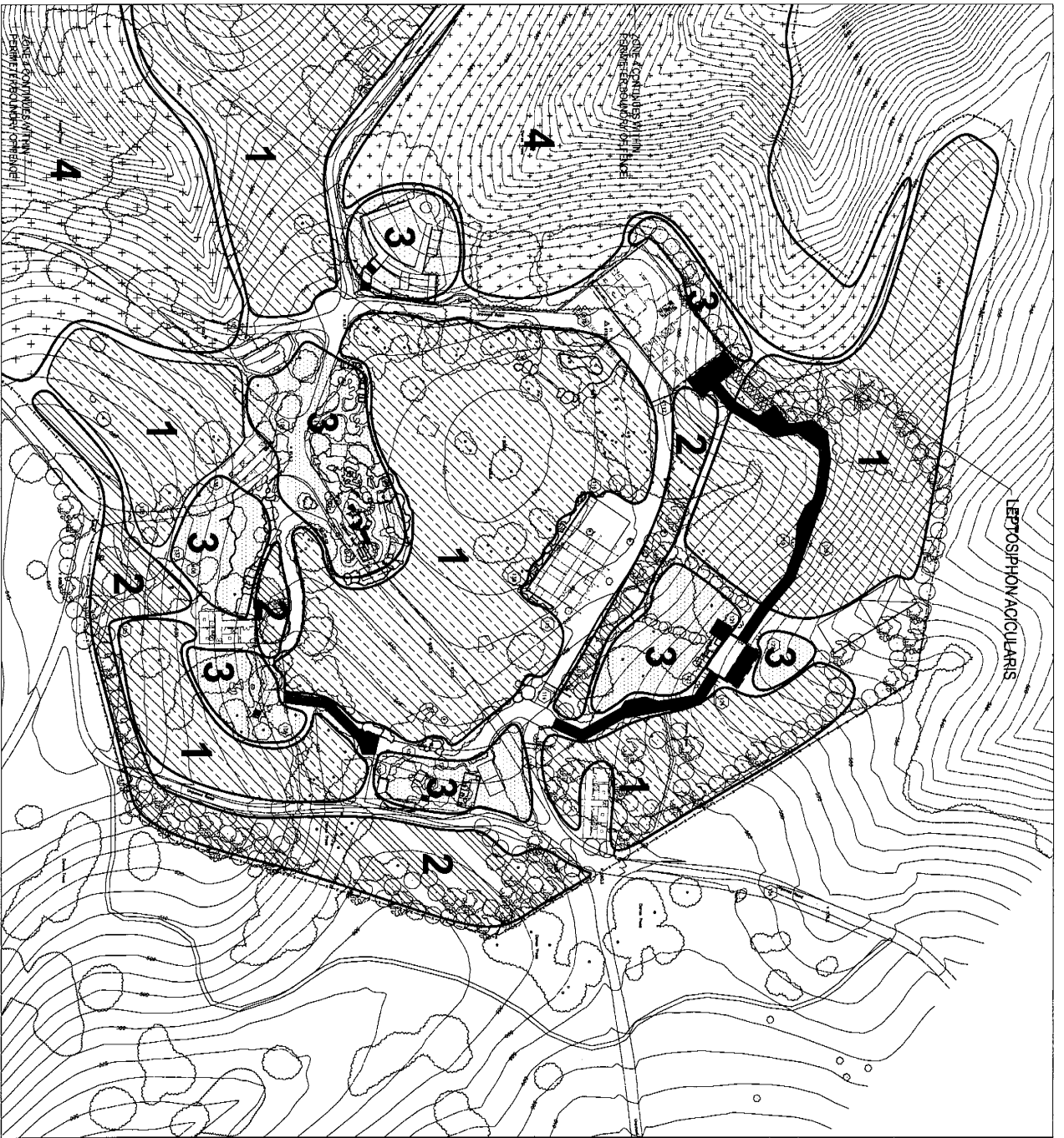
UTILITY PLAN
THE CALIFORNIA! EXHIBIT
 CUP CM09085 - OAKLAND ZOO

OAKLAND ALAMEDA COUNTY CALIFORNIA

No.	BY	DATE	REVISIONS



ALIQOTT
 PLANNERS
 CIVIL ENGINEERS
 SURVEYORS
 4601 JARVIS AVENUE, SUITE 100
 OAKLAND, CA 94618
 (916) 835-2500
 FAX: (916) 835-2501



SCHEMATIC PLANTING PLAN DIAGRAM
SCALE: 1"=30'

LEGEND:

SYMBOL	DESCRIPTION
○	NEW NATIVE DECIDUOUS TREE
⊗	NEW NATIVE BROADLEAF EVERGREEN TREE
⊙	EXISTING TREE & SHRUB CANOPY
⊛	EXISTING PLANT SPECIES - PROTECTION AND MONITORING MEASURES TO BE IMPLEMENTED
★	PLANTING SCHEMATIC 1: RETAIN ALL NATIVE PLANT SPECIES • REMOVE ALL HIGHLY INVASIVE NONNATIVE PLANT SPECIES • PROVIDE ADDITIONAL PLANTINGS OF NATIVE TREES, SHRUBS, & GRASSES FOR HABITAT ENHANCEMENT. • NO GRADING • ANNUAL HABITAT
▨	PLANTING SCHEMATIC 2: • RETAIN ALL NATIVE PLANT SPECIES • REMOVE ALL HIGHLY INVASIVE NONNATIVE PLANT SPECIES • PROVIDE ADDITIONAL PLANTINGS OF NATIVE TREES, SHRUBS, & GRASSES FOR HABITAT ENHANCEMENT. • NO GRADING & NO ANIMALS
▩	PLANTING SCHEMATIC 3: • PRESERVE ALL NATIVE TREES • REMOVE ALL HIGHLY INVASIVE NONNATIVE PLANT SPECIES • PROVIDE HABITAT ENHANCEMENT BY REPLANTING DISTURBED AREAS WITH NATIVE TREES, SHRUBS, & GRASSES. • GRADING • ANNUAL HABITAT
⊕	HABITAT PROTECTION AND ENHANCEMENT ZONE 4: • NATURAL AREAS TO BE ENHANCED THROUGH INVASIVE SPECIES REMOVAL & NATIVE ENHANCEMENT PLANTINGS • TREATMENT AREA FOR ENHANCEMENT WILL BE DEFINED AS PART OF THE WORK AND SHALL BE PROVIDED AS PART OF THE PLANTINGS OF NATIVE TREES, SHRUBS, & GRASSES FOR HABITAT ENHANCEMENT.

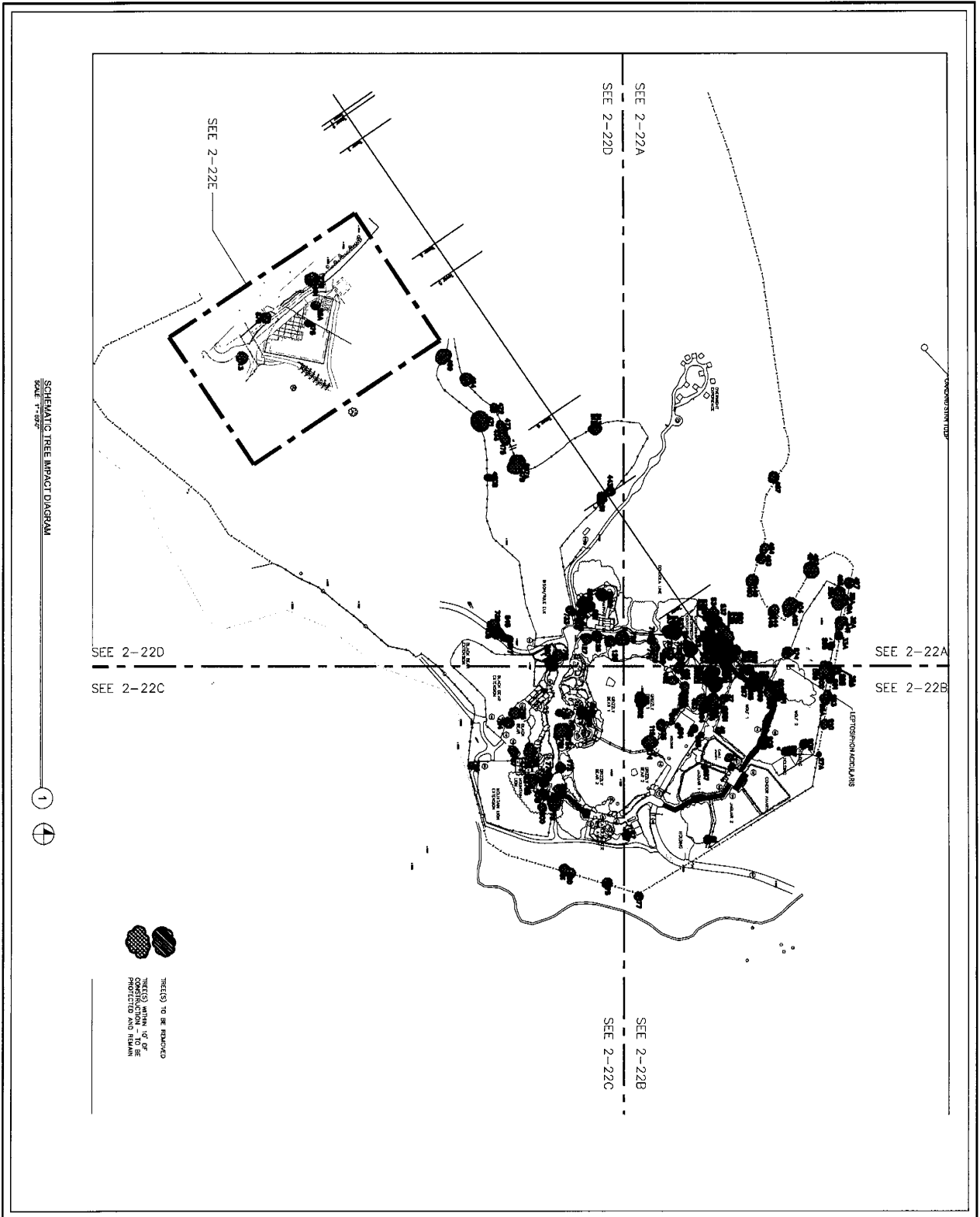
OAKLAND ZOO
CALIFORNIA EXHIBIT



SD

SCHEMATIC
PLANTING PLAN

DATE	07/26	BY	SD
SCALE	1"=30'-0"		
NO.	1		
DATE	01/27/11		



SCHEMATIC TREE IMPACT DIAGRAM
SCALE 1" = 20'



TREES TO BE REMOVED
TREES TO REMAIN - TO BE
PROTECTED AND REMAIN

DATE	BY	REVISION
11-20-00	1-307-J	2-22
SCHEMATIC TREE IMPACT DIAGRAM		

Knowland Park

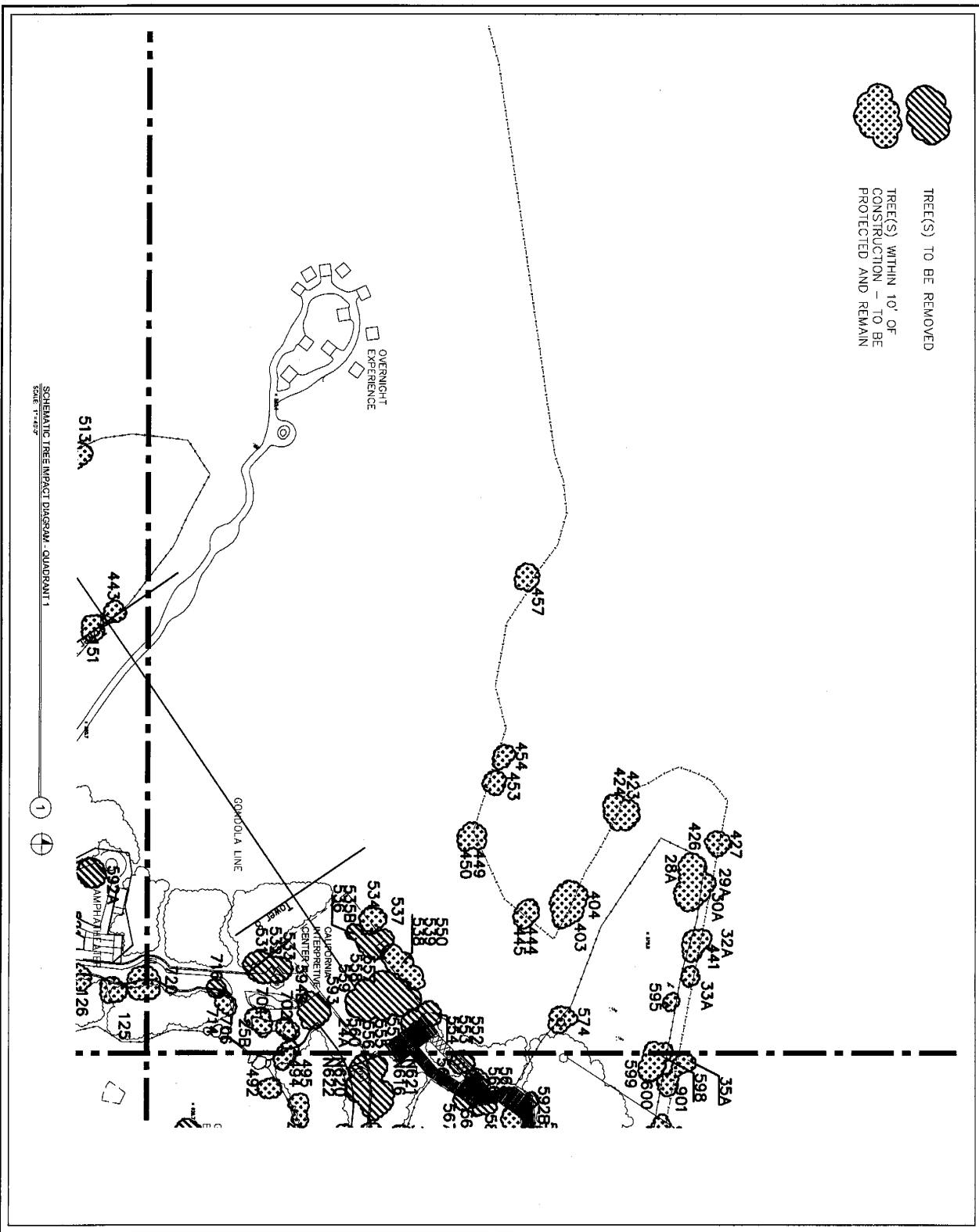


OAKLAND ZOO CALIFORNIA!





TREE(S) TO BE REMOVED
 TREE(S) WITHIN 10' OF
 CONSTRUCTION - TO BE
 PROTECTED AND REMAIN



SCHEMATIC TREE IMPACT DIAGRAM - QUADRANT 1
 SCALE: 1"=40'

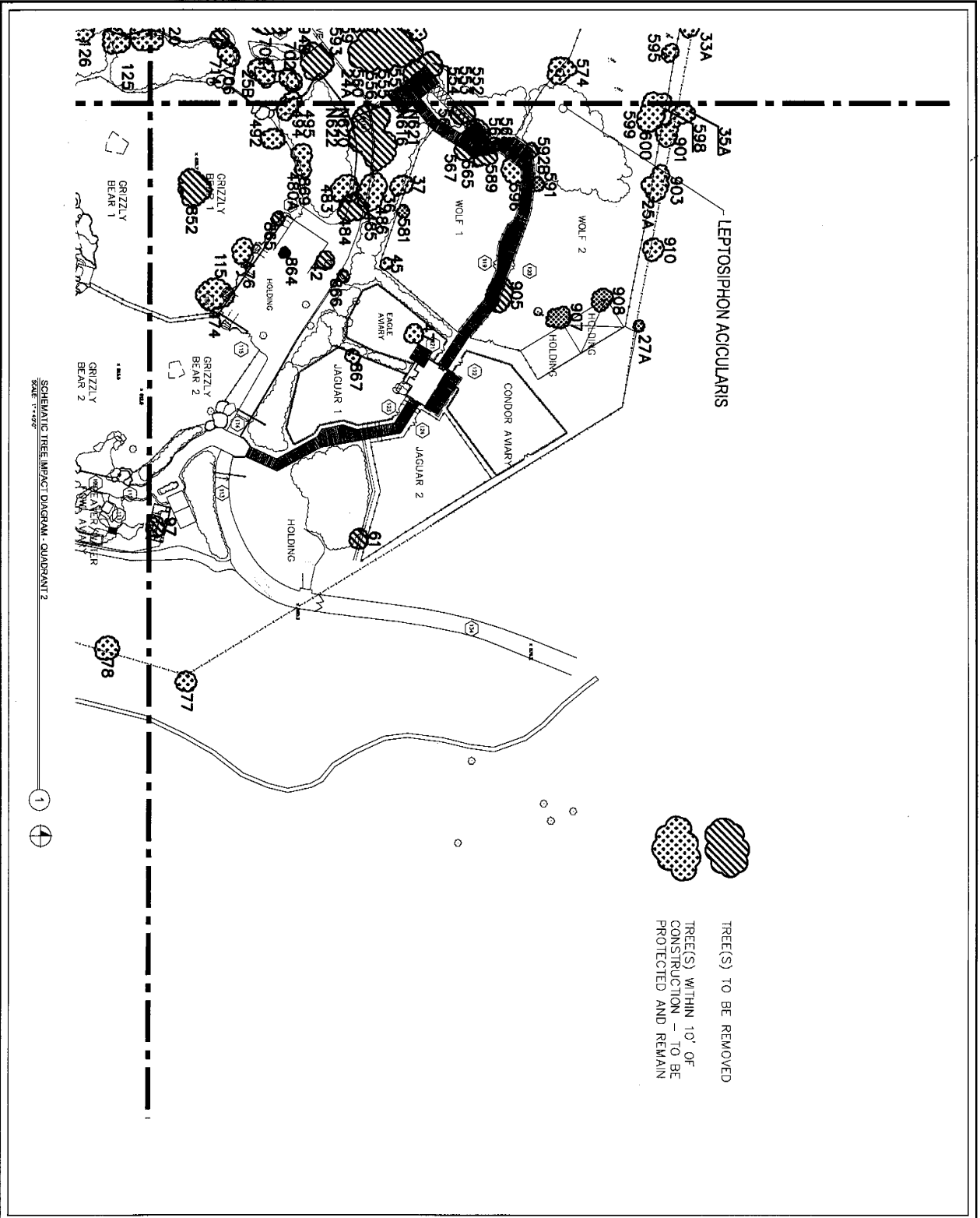
DATE	07/18	BY	T-40/G
PROJECT	SCHEMATIC TREE IMPACT DIAGRAM		
NO.	2-22A	DATE	11/30/09

Knowland Park



OAKLAND ZOO CALIFORNIA!





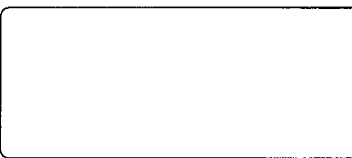
TREE(S) TO BE REMOVED

TREE(S) WITHIN 10' OF CONSTRUCTION - TO BE PROTECTED AND REMAIN

SCHEMATIC TREE IMPACT DIAGRAM - QUADRANT 2
SCALE: 1" = 40'

DATE	DESCRIPTION	BY

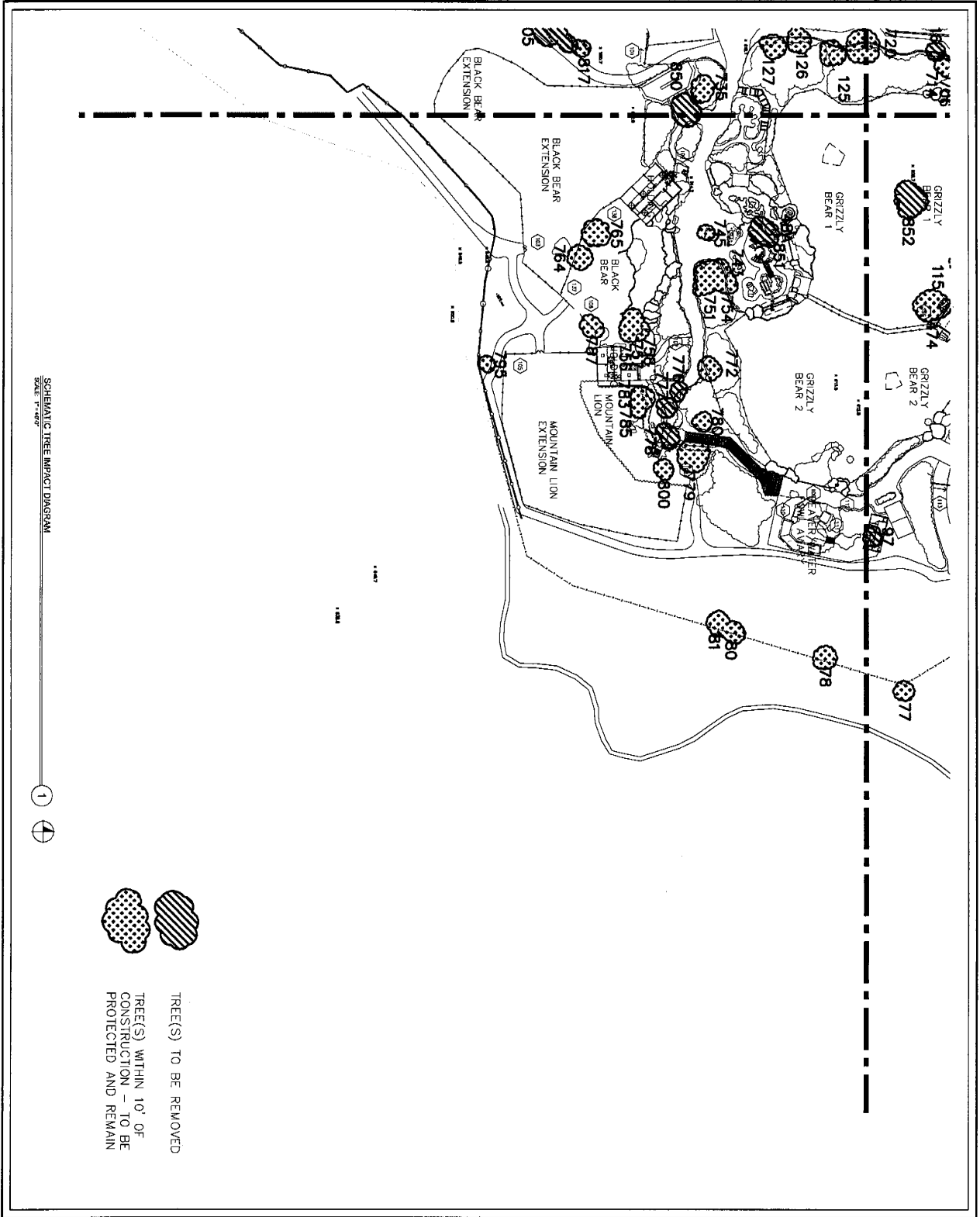
Known Park



OAKLAND ZOO CALIFORNIA!





SCHEMATIC TREE IMPACT DIAGRAM
DATE: 11-14-07
SCALE: 1" = 40'
PROJECT: 2-22B
ISSUED: 11/15/07



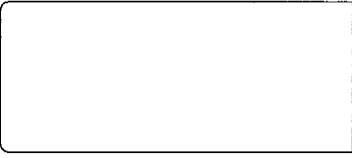
SCHMATIC TREE IMPACT DIAGRAM
SCALE 1"=40'



 TREE(S) TO BE REMOVED
 TREE(S) WITHIN 10' OF CONSTRUCTION - TO BE PROTECTED AND REMAIN

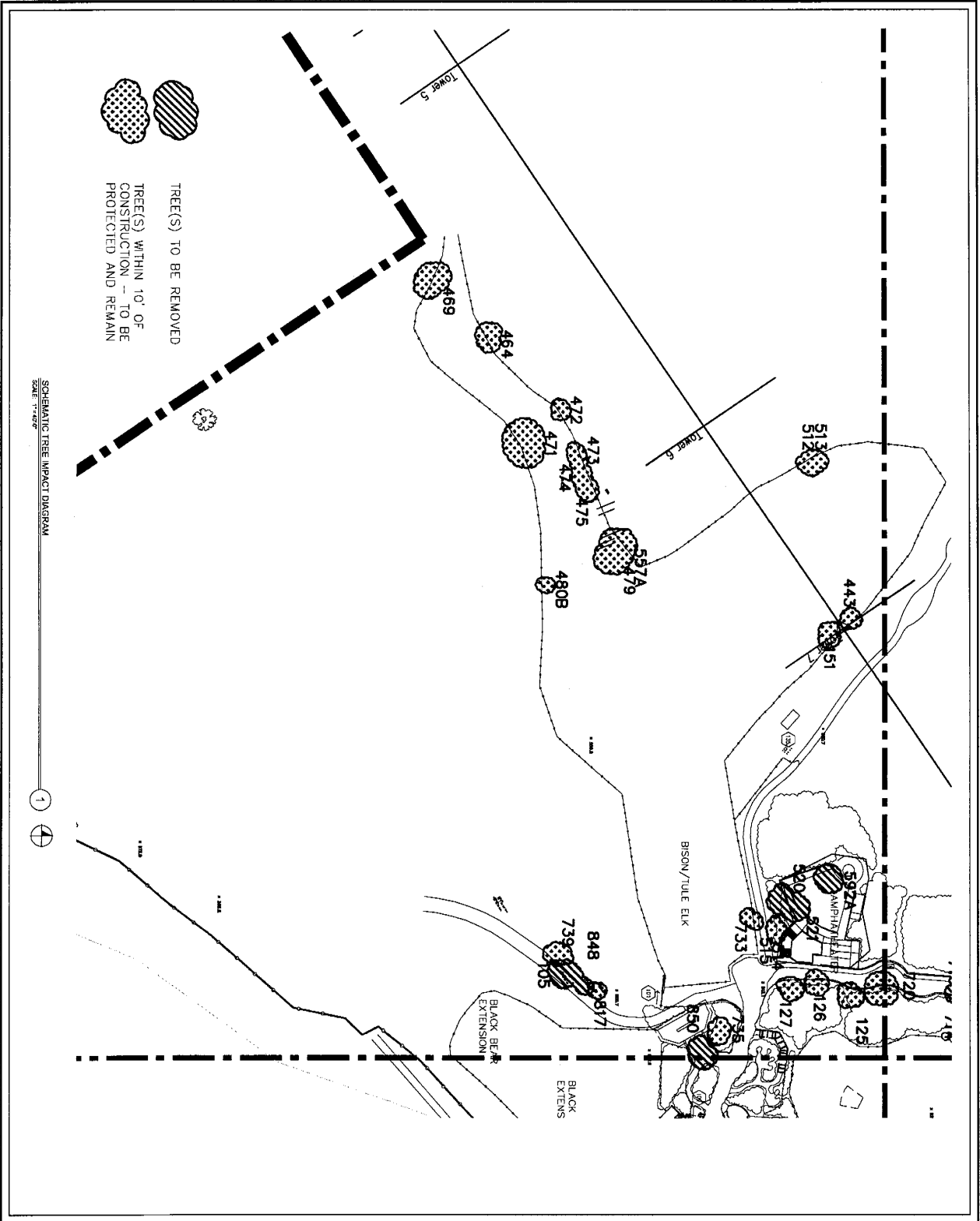
DATE	3/18
SCALE	1"=40'
PROJECT	222C
SCHMATIC TREE IMPACT DIAGRAM	
NO.	
DATE	
BY	
CHECKED	
APPROVED	

Knowlton Park



OAKLAND ZOO CALIFORNIA!





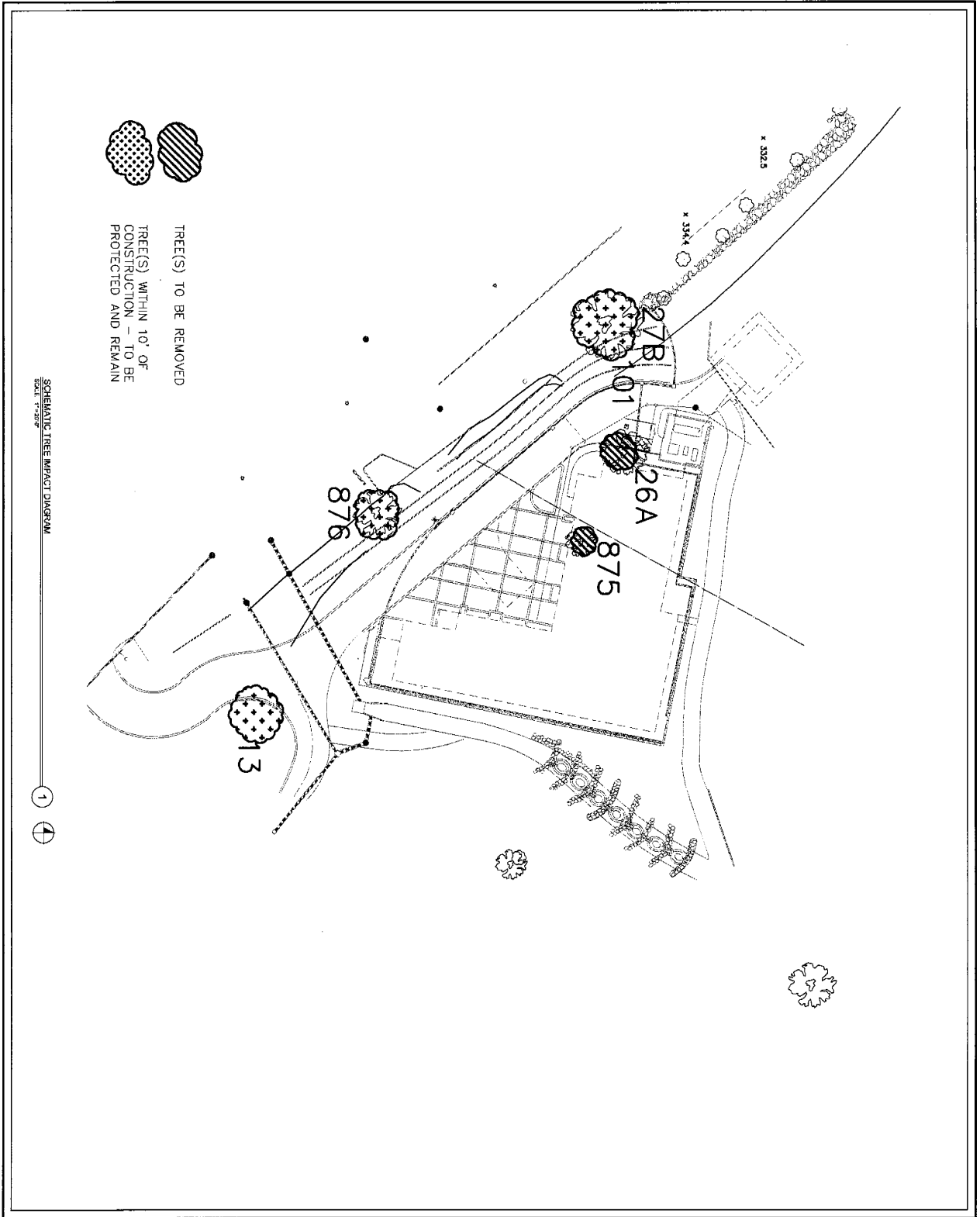
NO.	DATE	DESCRIPTION	BY
1	11/18/03	2-22D	

Knowlton Park



OAKLAND ZOO CALIFORNIA!





DATE	DESCRIPTION	BY

Knowlton Park



OAKLAND ZOO CALIFORNIA!



SCHMATTREE
IMPACT DIAGRAM

DATE: 1-20-07
DRAWN BY: 2-2ZE



OAKLAND ZOO
CALIFORNIA!



Knowland Park

DATE	3/16
TIME	11:30-12
PROJECT	2-22F
SCHEMATIC TREE IMPACT SCHEDULE	
DATE	
TIME	
PROJECT	

Oakland Zoo - California Project - Tree Survey

Tree Number	Type	Trunk Diameter	Remove	To Remain - 1/2 of Const.	Sheet Location
403	BAY	48"		X	2-22A
404	OAK	24-30		X	2-22A
423	OAK	36"		X	2-22A
424	BAY	36"		X	2-22A
426	OAK	18		X	2-22A
427	OAK	36S-24-24		X	2-22A
441	OAK	18		X	2-22A
444	OAK	18		X	2-22A
446	OAK	18		X	2-22A
448	OAK	6		X	2-22A
450	OAK	24		X	2-22A
453	OAK	24		X	2-22A
454	OAK	10		X	2-22A
457	OAK	12		X	2-22A
531	OAK	30		X	2-22A
532	OAK	12		X	2-22A
533	OAK	30		X	2-22A
534	OAK	18		X	2-22A
535	OAK	10-11-10-8		X	2-22A
537	OAK	12-6		X	2-22A
538	OAK	30		X	2-22A
539	OAK	18		X	2-22A
550	OAK	12		X	2-22A
551	OAK	36		X	2-22A
552	OAK	15-20-20-6		X	2-22A
553	OAK	6		X	2-22A
554	OAK	30		X	2-22A

Oakland Zoo - California Project - Tree Survey

Tree Number	Type	Trunk Diameter	Remove	To Remain - 1/2 of Const.	Sheet Location
555	OAK	12-8		X	2-22A
556	OAK	16		X	2-22A
559	OAK	10		X	2-22A
559	OAK	18		X	2-22A
560	OAK	24		X	2-22A
574	OAK	18		X	2-22A
585	OAK	16		X	2-22A
586	OAK	12		X	2-22A
702	OAK	16		X	2-22A
704	OAK	18		X	2-22A
706	OAK	16		X	2-22A
714	OAK	8		X	2-22A
718	OAK	8		X	2-22A
720	OAK	24		X	2-22A
728	OAK	4		X	2-22A
738	OAK	18		X	2-22A
754	OAK	18		X	2-22A
754	OAK	18		X	2-22A
754	OAK	10-10-10-3		X	2-22A
754	OAK	30		X	2-22A
754	OAK	10-8		X	2-22A
5568	OAK	10-8		X	2-22A
5578	OAK	18		X	2-22A
5948	OAK	10-12		X	2-22A
78	OAK	8		X	2-22B
27	OAK	20		X	2-22B
42	OAK	4-6		X	2-22B
49	BAY	12		X	2-22B
47	OAK	24		X	2-22B

Oakland Zoo - California Project - Tree Survey

Tree Number	Type	Trunk Diameter	Remove	To Remain - 1/2 of Const.	Sheet Location
61	BAY	12		X	2-22B
77	OAK	14		X	2-22B
97	OAK	12		X	2-22B
115	OAK	10-12		X	2-22B
474	OAK	8		X	2-22B
475	OAK	16		X	2-22B
483	OAK	12		X	2-22B
484	OAK	18		X	2-22B
485	OAK	12		X	2-22B
486	OAK	12		X	2-22B
492	OAK	16		X	2-22B
494	OAK	12		X	2-22B
495	OAK	10		X	2-22B
544	OAK	4		X	2-22B
555	OAK	4		X	2-22B
556	OAK	5		X	2-22B
557	OAK	4		X	2-22B
558	OAK	6		X	2-22B
561	OAK	4		X	2-22B
589	OAK	6-6		X	2-22B
591	BAY	12		X	2-22B
596	OAK	24		X	2-22B
598	OAK	18		X	2-22B
599	OAK	10		X	2-22B
600	OAK	36		X	2-22B
602	ELC	80		X	2-22B
604	OAK	4		X	2-22B

GENERAL NOTES:

1. PLS Surveys Inc., an Oakland-based surveying company, surveyed the trees within the Oakland Zoo's California Exhibit and Veterinary Medical Hospital Master Plan area on several occasions in 2009 and 2010. Provided with a plan of the Zoo's project, PLS Surveys tagged those trees protected for removal and within 10 feet of construction. Some trees already included a unique identifying tag resulting from prior surveys while other trees required new tags and number systems. The latest tree surveys were then reviewed by Seattle-based PJA Architects, the Oakland Zoo's principal architect for the Master Plan. PJA Architects compared and verified the PLS Surveys tree survey against the latest planned project to determine potential impact to trees.



OAKLAND ZOO
CALIFORNIA!

Oakland Zoo - California Project - Tree Survey

Tree Number	Type	Trunk Diameter	Remove	To Remain - # of Cops	Sheet Location
866	OKM	4	X		2-22B
867	OKM	4	X		2-22B
869	OKM	4		X	2-22B
870	OKM	4		X	2-22B
871	OKM	10		X	2-22B
872	OKM	24		X	2-22B
873	OKM	10-18		X	2-22B
874	BAY	10	X		2-22B
875	BAY	30-30		X	2-22B
876	TREE	12-18-10		X	2-22B
877	TREE			X	2-22B
878	TREE			X	2-22B
879	TREE			X	2-22B
880	TREE			X	2-22B
881	OKM	18		X	2-22B
882	OKM	18		X	2-22B
883	OKM	30		X	2-22B
884	OKM	30		X	2-22B
885	OKM	6		X	2-22B
886	OKM	42		X	2-22B
887	OKM	42		X	2-22B
888	OKM	18	X		2-22B
889	OKM	8		X	2-22B
890	OKM	14		X	2-22C
891	OKM	12		X	2-22C
892	OKM	12		X	2-22C
893	OKM	12		X	2-22C
894	OKM	8		X	2-22C
895	OKM	12		X	2-22C
896	OKM	12		X	2-22C
897	OKM	12		X	2-22C

Oakland Zoo - California Project - Tree Survey

Tree Number	Type	Trunk Diameter	Remove	To Remain - # of Cops	Sheet Location
726	BAY	18		X	2-22C
727	BAY	12		X	2-22C
728	OKM	18		X	2-22C
729	OKM	30		X	2-22C
730	OKM	398		X	2-22C
731	BAY	12		X	2-22C
732	OKM	12		X	2-22C
733	BAY	8		X	2-22C
734	OKM	8		X	2-22C
735	OKM	12		X	2-22C
736	OKM	248		X	2-22C
737	BAY	10		X	2-22C
738	BAY	14		X	2-22C
739	OKM	12		X	2-22C
740	BAY	10		X	2-22C
741	OKM	8		X	2-22C
742	BAY	24		X	2-22C
743	BAY	12	X		2-22C
744	BAY	24		X	2-22C
745	BAY	12		X	2-22C
746	OKM	12		X	2-22C
747	OKM	12		X	2-22C
748	OKM	508		X	2-22C
749	OKM	508		X	2-22C
750	OKM	508		X	2-22C

Oakland Zoo - California Project - Tree Survey

Tree Number	Type	Trunk Diameter	Remove	To Remain - # of Cops	Sheet Location
472	OKM	8		X	2-22D
473	OKM	12		X	2-22D
474	OKM	18		X	2-22D
475	OKM	18		X	2-22D
476	OKM	18		X	2-22D
477	OKM	18-18		X	2-22D
478	OKM	10-10		X	2-22D
479	OKM	10-4		X	2-22D
480	OKM	6		X	2-22D
481	OKM	8		X	2-22D
482	OKM	14		X	2-22D
483	OKM	18		X	2-22D
484	OKM	18		X	2-22D
485	OKM	10-10		X	2-22D
486	OKM	8		X	2-22D
487	OKM	12		X	2-22D
488	OKM	12		X	2-22D
489	OKM	12		X	2-22D
490	OKM	10		X	2-22D
491	OKM	10		X	2-22D
492	OKM	10		X	2-22D
493	OKM	10		X	2-22D
494	OKM	8		X	2-22E
495	OKM	8		X	2-22E
496	OKM	8		X	2-22E
497	OKM	6-4		X	2-22E
498	OKM	24		X	2-22E
Total			52	110	

* The designation 'B' after the trunk diameter indicates the measurement is taken in the base of the trunk.

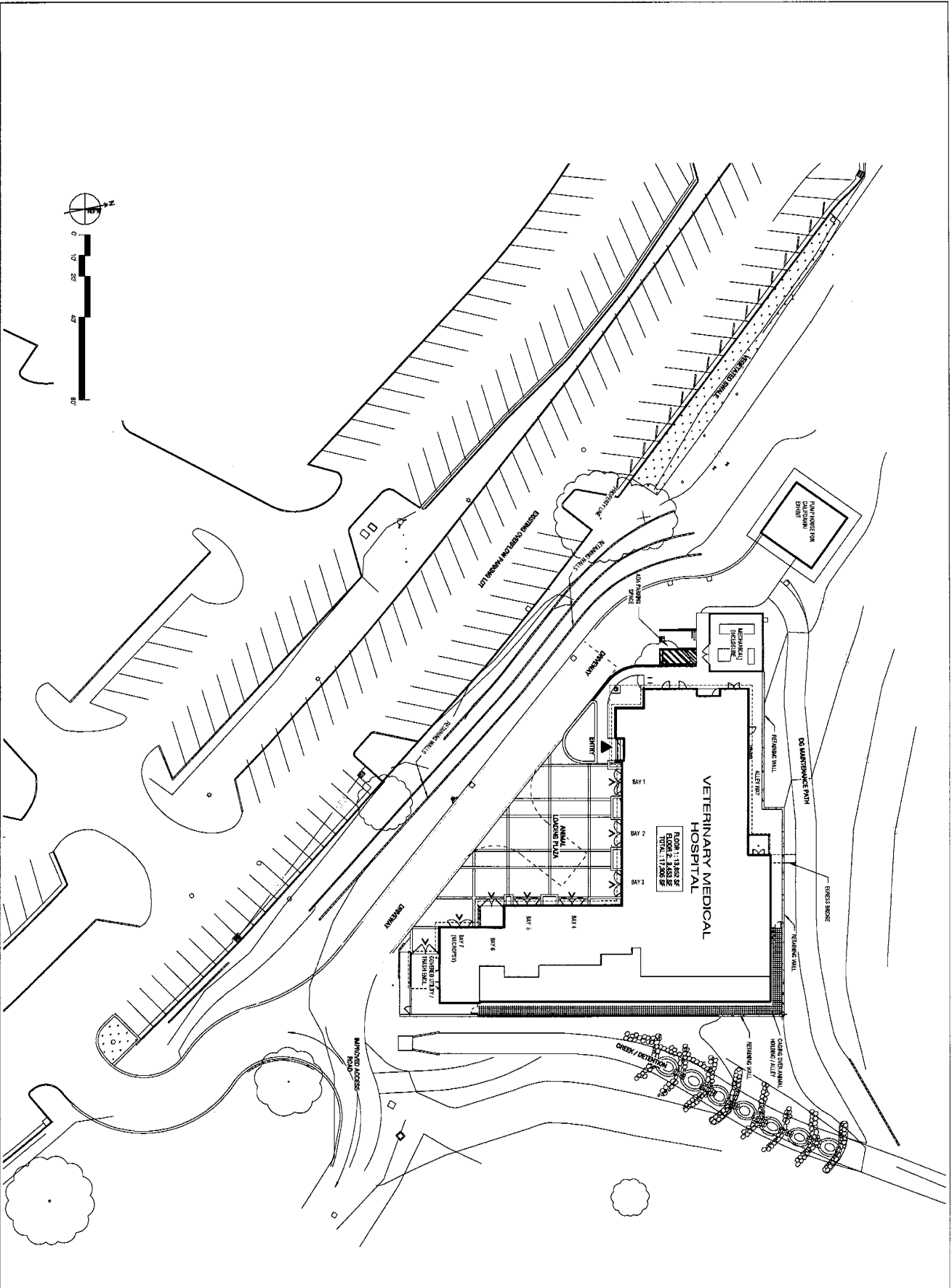
GENERAL NOTES:

1. PLS Surveys Inc, an Oakland-based surveying company, surveyed the trees within the Oakland Zoo's California Exhibit and Veterinary Medical Hospital Master Plan area on several occasions in 2009 and 2010. Provided with a plan of the Zoo's project, PLS Surveys tagged those trees projected for removal and within 10-feet of construction. Some trees already included a unique identifying tag resulting from prior surveys while other trees required new tags and number systems. The latest tree surveys were then reviewed by Seattle-based PJA Architects, the Oakland Zoo's principal architect for the Master Plan. PJA Architects compared and verified the PLS Surveys tree survey against the latest planned project to determine potential impact to trees.

Knowland Park



SCHEMATIC TREE IMPACT SCHEDULE	
Date	11-18-10
Scale	1"=30'-0"
Sheet	2-22G



ARCHITECTS AND PLANNERS

725 SHAW AVENUE
BERKELEY, CA 94710
STOCK NUMBER: 125
754 STOCK NUMBER

OAKLAND ZOO
VETERINARY
HOSPITAL
9777 GOLF LINKS ROAD
OAKLAND, CALIFORNIA 94665

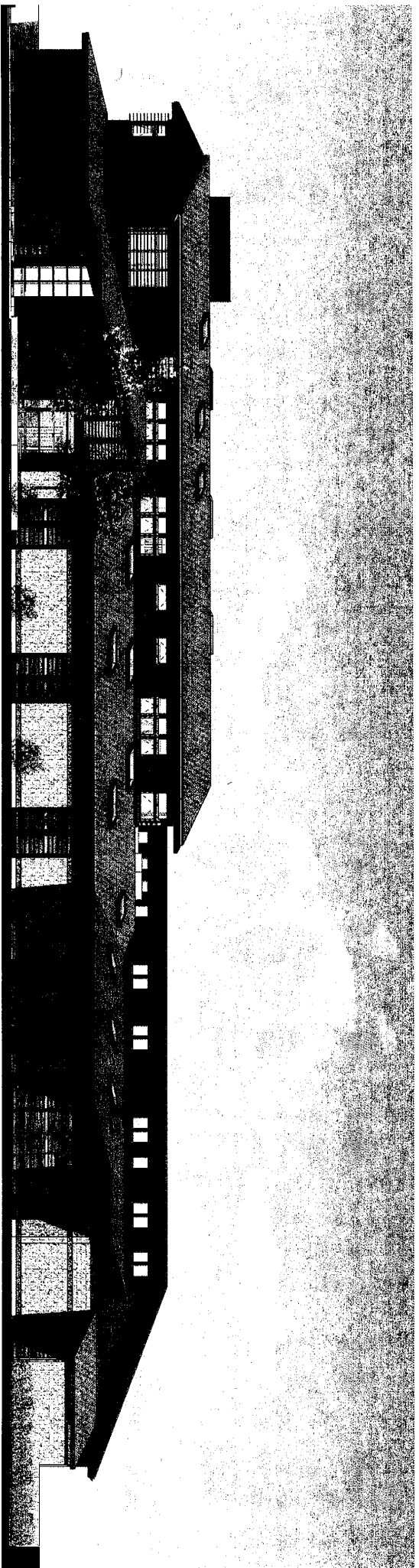


PERMIT SET

PROJECT: VETERINARY MEDICAL HOSPITAL
CHECK SITE PLAN

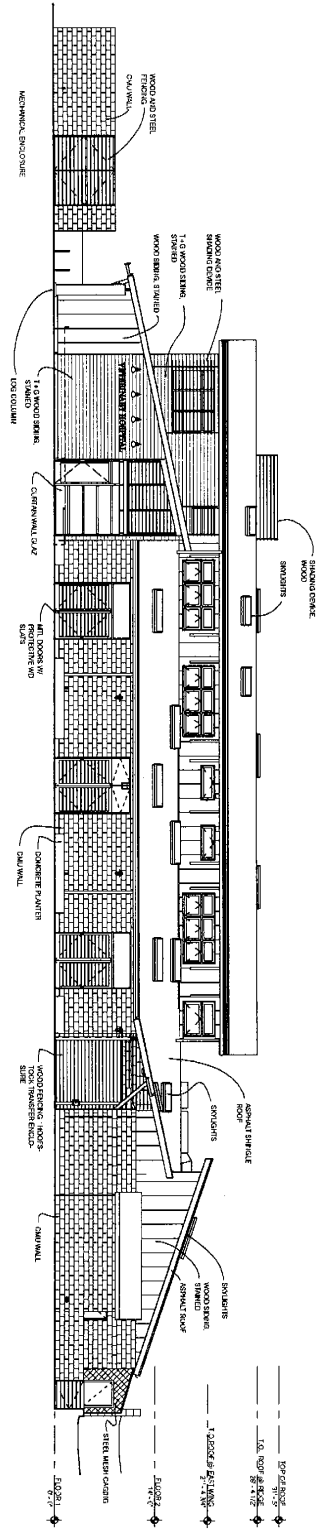
NO.	DATE	DESCRIPTION

DATE	12/28/2009
DRAWN BY	AMBER
CHECKED BY	DAVID
SCALE	1" = 20'-0"
JOB NO.	2813
SHEET NUMBER	
X1.01	

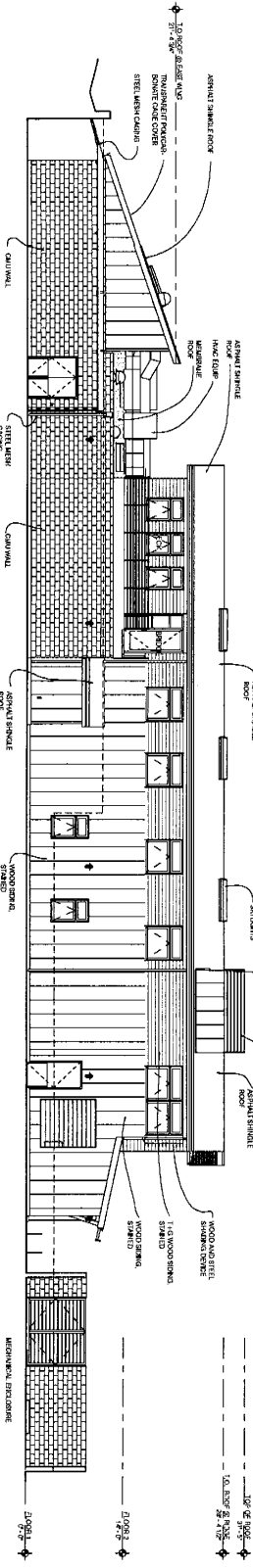


Planned Veterinary Medical Building
South West Elevation: Shadows at Spring Equinox

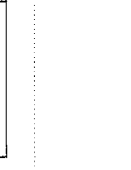
noll&gram
architects and planners



1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



723 14th Street
Berkeley, CA 94710
415.861.2700
Fax: 415.861.2800
www.nollandtam.com



OAKLAND ZOO
VETERINARY HOSPITAL
877 GOV FILING ROAD
OAKLAND, CALIFORNIA 94605

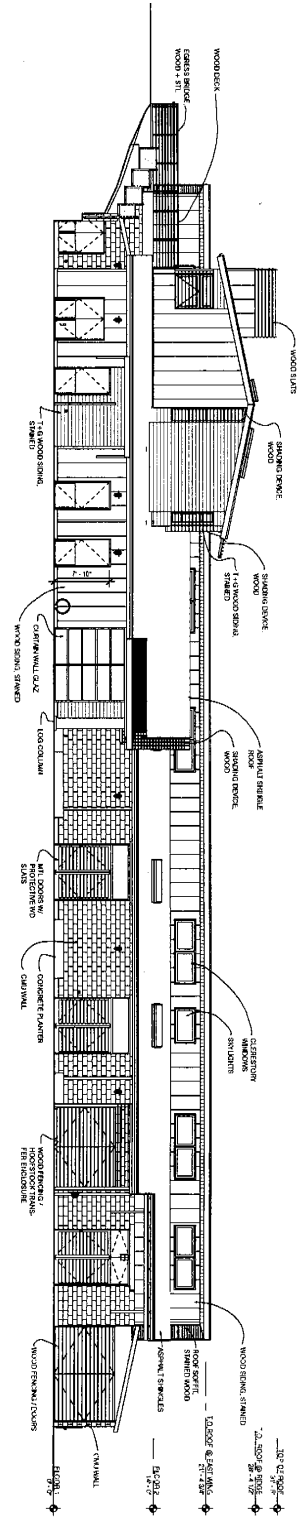
PERMIT SET

VERTICAL
BUILDING
ELEVATIONS

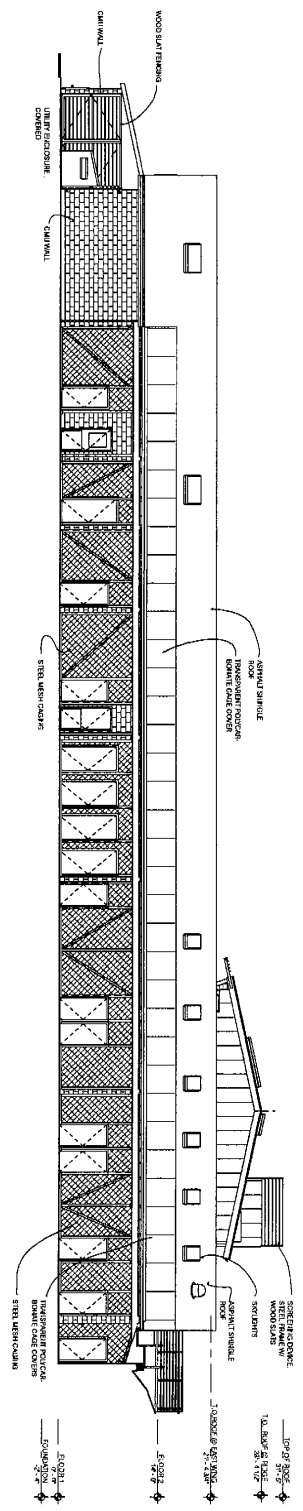
NO.	DATE	DESCRIPTION

DATE	12/28/2009
DRAWN	JB
CHECKED	MM
SCALE	1/8" = 1'-0"
POSTED	2/19
SHEET NUMBER	A3.01

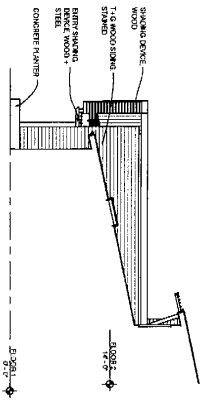
WEST ELEVATION
 1/8" = 1'-0"



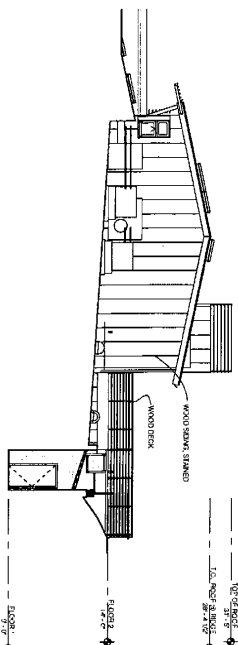
EAST ELEVATION
 1/8" = 1'-0"



PARTIAL EAST ELEVATION @ COL 4
 1/8" = 1'-0"



PARTIAL EAST ELEVATION @ COL 7
 1/8" = 1'-0"



OAKLAND ZOO
 VETERINARY HOSPITAL
 8777 OAKLEAVES BLVD
 OAKLAND, CALIFORNIA 94605

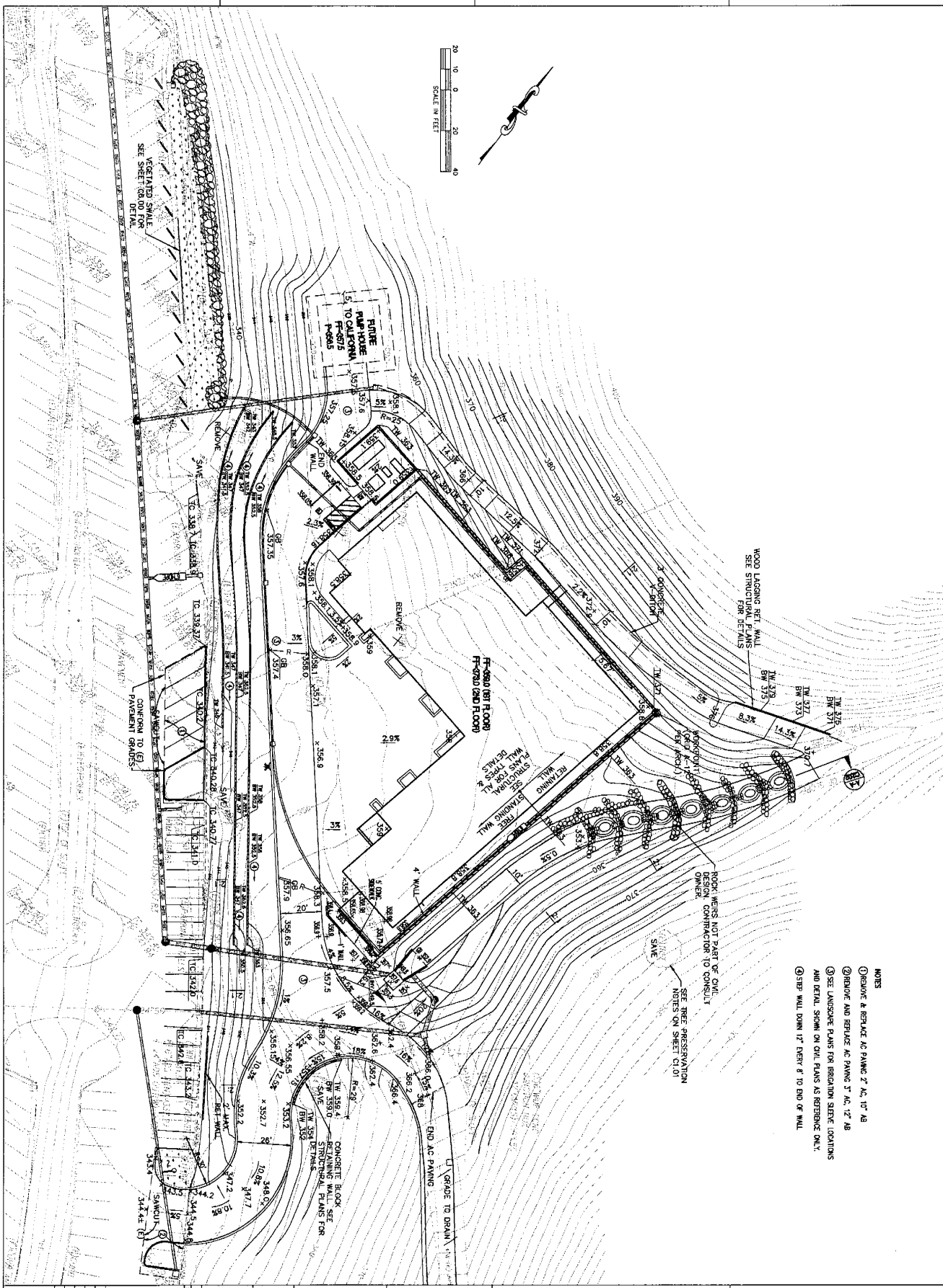


PERMIT SET

SHEET TITLE: PARTIAL EAST ELEVATIONS

NO.	DATE	DESCRIPTION
1	12/28/2008	DATE
2		DRAWN BY
3		CHECKED BY
4		SCALE 1/8" = 1'-0"
5		JOB NO. 2019
6		SHEET NUMBER

A3.02



- NOTES
- ① REMOVE & REPLACE AC PAVING 2" AC, 10" AS
 - ② REMOVE AND REPLACE AC PAVING 1" AC, 12" AS
 - ③ SEE LANDSCAPE PLANS FOR IRRIGATION SERVE LOCATIONS AND DETAIL SCHEDULE ON CIVIL PLANS AS REFERENCE ONLY.
 - ④ STEP WALL DOWN 12" EVERY 8' TO END OF WALL

WOOD LAGGING RET. WALL
SEE STRUCTURAL PLANS
FOR DETAILS

ROCK WEIRS NOT PART OF CIVIL
DESIGN. CONTRACTOR TO CONSULT
OWNER.

SEE TREE PRESERVATION
NOTES ON SHEET C110



ALPQUOT
CIVIL ENGINEERS
& SURVEYORS
AN ASSOCIATE OF THE FIRM OF
MCDERMOTT INTERNATIONAL, INC.
405 BULLHORN WAY - 2ND
DALLAS, TX 75202
PHONE (214) 801-3171
FAX (214) 801-3171

OAKLAND ZOO
VETERINARY
HOSPITAL

3777 DOW LINKS ROAD
DALLAS, CALIFORNIA 94655



PERMIT SET

SHEET TITLE
DRAINAGE AND
DRAINAGE PLAN

REVISIONS	NO.	DATE	DESCRIPTION

DESIGN OR APPROVAL

DATE	1/28/2008
DRAWN BY	MC
CHECKED BY	VD
SCALE	AS SHOWN
JOB NO.	2008210
9" SET NUMBER	

C2.00



726 Rice Avenue
Boulder, CO 80502
303.440.8888
no. 31442800

contractors and planners



architects and planners

200 West 14th Street
 Berkeley, CA 94710
 Tel: 415.841.2200
 Fax: 415.841.2202
 www.nolltam.com



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 PLANNERS
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 OAKLAND, CA 94612
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8777 OAK LEANS ROAD
 OAKLAND, CALIFORNIA 94618



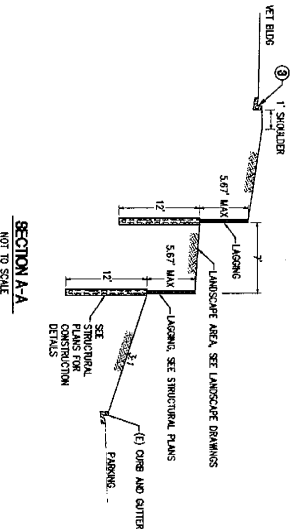
PERMIT SET

SECTION A-A
DETAILS

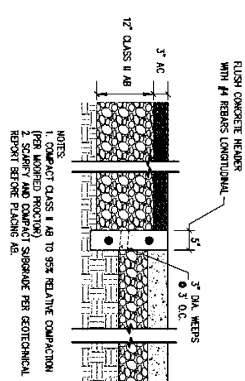
REVISIONS

NO.	DATE	REVISION

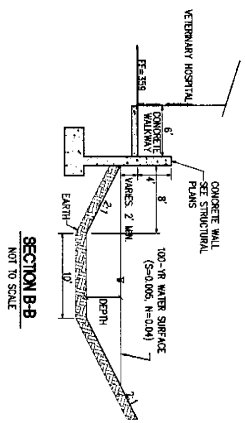
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DRAWN BY	MC
CHECKED BY	WJ
SCALE	AS SHOWN
JOB NO.	20082210
SHEET NUMBER	
C2.01	



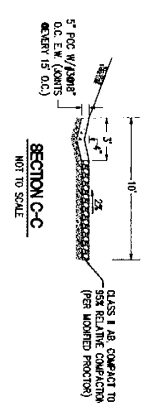
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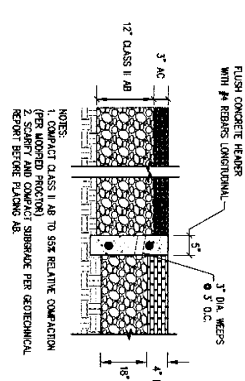
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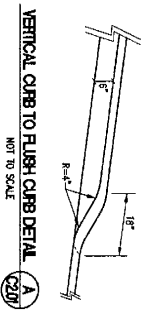
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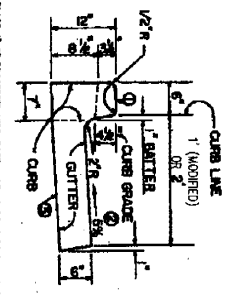
SECTION C-C
NOT TO SCALE



SECTION E-E
NOT TO SCALE

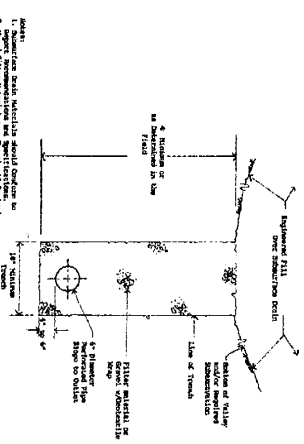


VERTICAL CURB TO FLUSH CURB DETAIL
NOT TO SCALE



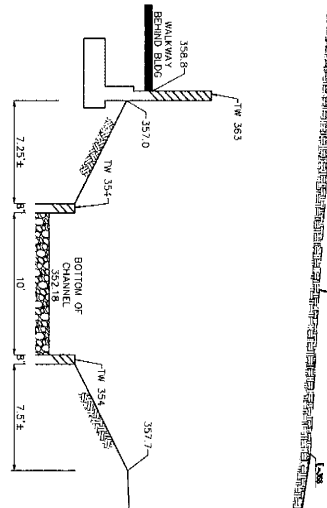
PLACE 4\"/>

TYPE 'A' and MODIFIED TYPE 'A' CURB AND GUTTER
PER OAKLAND STANDARD DETAILS S-1
 NOT TO SCALE

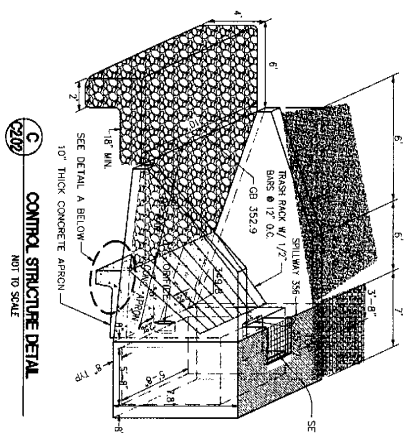


SURFACE DRAIN BEHIND FILL
NOT TO SCALE

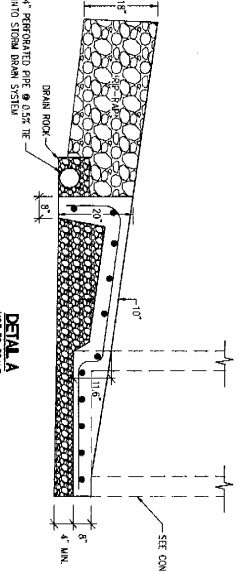
SEE DETAIL A ABOVE



B CONTROL STRUCTURE CROSS SECTION
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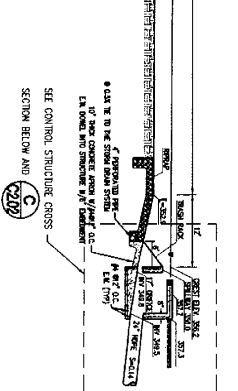


C CONTROL STRUCTURE DETAIL
NOT TO SCALE

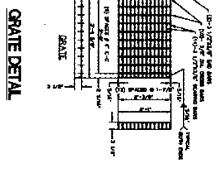


DETAIL A
NOT TO SCALE

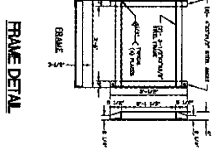
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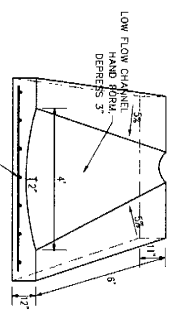
CONTROL STRUCTURE CROSS SECTION
NOT TO SCALE



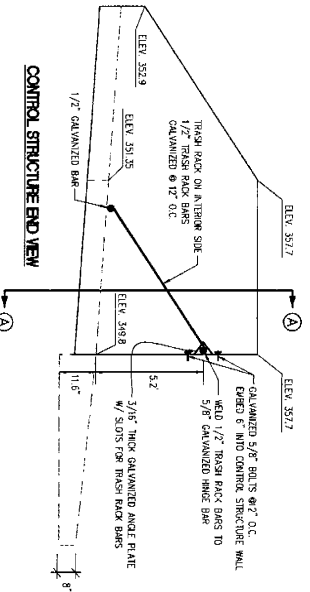
GRATE DETAIL



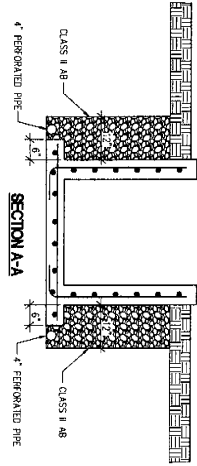
FRAME DETAIL



CONCRETE APRON



CONTROL STRUCTURE END VIEW



SECTION A-A

Contractors and Planner

729 North Alameda
Oakland, CA 94612
Phone: (415) 831-1234
Fax: (415) 831-1234
www.nolltam.com

ALIQUOT
PLANNERS
CIVIL ENGINEERS
SURVEYORS

460 BAYVIEW AVENUE
OAKLAND, CA 94612
PHONE: (415) 761-1111
FAX: (415) 761-1111

OAKLAND ZOO

VETERINARY
HOSPITAL

8777 BOULDER BLVD
OAKLAND, CALIFORNIA 94661



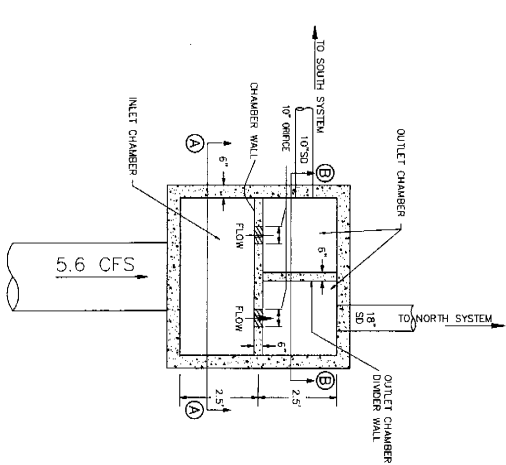
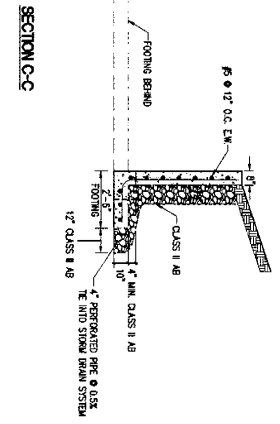
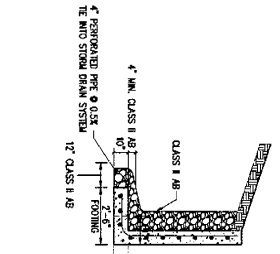
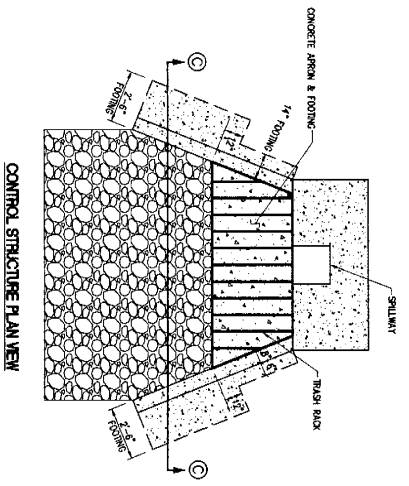
PERMIT SET

**SHEETING
DETAILS AND
NOTES**

NO.	DATE	DESCRIPTION

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DRAWN:	MC
CHECKED:	VJD
SCALE:	AS SHOWN
JOB NO.:	20022700
SHEET NUMBER:	

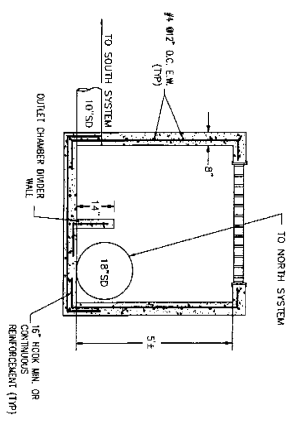
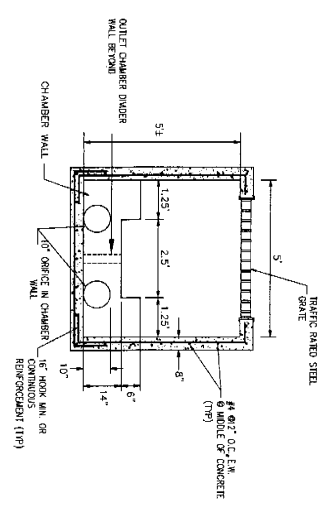
C2.02



DIMENSION STRUCTURE A
NOT TO SCALE

SECTION A

SECTION B



728 North Lincoln
 Berkeley, CA 94710
 925.834.2222
 FAX 925.834.2200

ALLIQUOT
 PLANNERS
 CIVIL ENGINEERS
 SURVEYORS

4400 Rockledge Way, Ste. 100
 Oakland, Ca 94609
 FAX (510) 528-3411

OAKLAND ZOO
VETERINARY
HOSPITAL
 8777 SAGE LANE ROAD
 OAKLAND, CALIFORNIA 94605



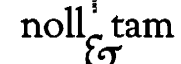
PERMIT SET
SHEET NO. 02.03
DETAILS

NO.	DATE	REVISIONS
1	12/28/2005	DESIGN
2	1/10/2006	REVISED
3	1/10/2006	REVISED
4	1/10/2006	REVISED
5	1/10/2006	REVISED
6	1/10/2006	REVISED
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8	1/10/2006	REVISED
9	1/10/2006	REVISED
10	1/10/2006	REVISED

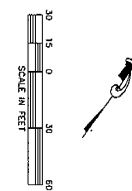
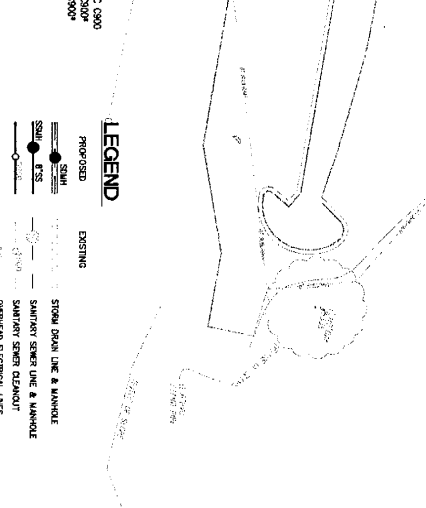
DATE: 12/28/2005
 DRAWN: MC
 CHECKED: VJD
 SCALE: AS SHOWN
 JOB NO.: 20022120
 SHEET NUMBER: 02.03

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PLANNERS
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SURVEYORS
440 BOURGEOIS WALK, 2ND
FLOOR
OAKLAND, CALIFORNIA 94612
TEL: (415) 764-9371

728 HOOK AVENUE
BERKELEY, CA 94701
(415) 524-5511
WWW.NOLL&TAM.COM



- NOTES**
- EXISTING 2" WATER SERVICE AT HELMAN STREET TO BE RELOCATED TO SERVICE NEW VETERINARY BUILDING WORK BY HELMAN STREET AND EXISTING WATER MAINS TO BE REMOVED OUT, COVERED AT BOTH ENDS AND RETIRED FOR FUTURE FUTURE USE. THE PORTION UNDERBURN VETERINARY 2" PORTAGE TO VERIFY POSITIVE GRADE FROM HA STR. # WITH AN OVER OF 2" TO VENT TOP OF PRE ELEVATION AND CONTACT WATER AND THE LINES TO HAVE 5' MIN COVER OF PAVEMENT AREAS.
 - ALL THE APPROPRIATE REGULATIONS FOR 2007 NEMA 24 AND REQUIREMENTS AND SPECIFICATIONS ALL INSTRUCTIONS TO BE FOR LOCAL AGENCY REQUIREMENTS.
 - HOSE OUTLET CONNECTIONS REMAINING WILL INSTALL CONNECTIONS TO THE 2" MAIN.
 - CONNECTIONS TO THE 2" MAIN SHALL BE MANUFACTURED LETTERED THE INHIBIT OR AS PER FIRE DEPT REQUIREMENTS.
 - INSTALLATION OF CONNECTIONS FOR FIRE SPRAWLER PERFORMING THE CHECKS AND THE CODE (OCCUPANCY) PERMITS.



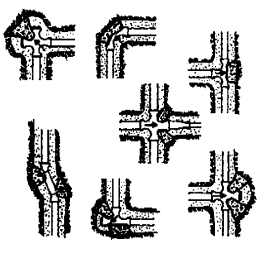
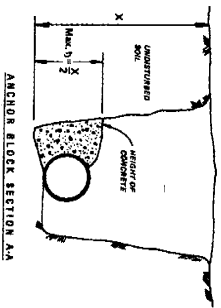
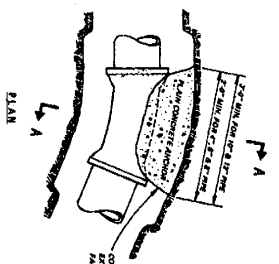
DETAIL 'A'
SCALE 1/8"=1'-0"

LEGEND

PROPOSED		EXISTING	
SMH	STORM SEWER LINE & MANHOLE	S	STORM SEWER
SW	SAINTARY SEWER LINE & MANHOLE	SW	SAINTARY SEWER
U	UNDERGROUND ELECTRICAL	U	UNDERGROUND ELECTRICAL
W	DOMESTIC WATER	W	DOMESTIC WATER
GW	GAS LINE	GW	GAS LINE
CP	CONTROL PANEL	CP	CONTROL PANEL
FP	FIRE PORTANT (PER FIRE DEPT SECS)	FP	FIRE PORTANT (PER FIRE DEPT SECS)
CB	CONCRETE 1'-0" DIA	CB	CONCRETE 1'-0" DIA
AN	ANCHOR BLOCK	AN	ANCHOR BLOCK
BR	BRICK/CONCRETE AREA	BR	BRICK/CONCRETE AREA

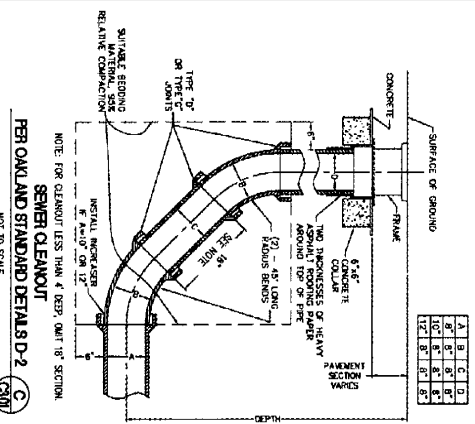
PERMIT SET
SHEET TITLE: UTILITY PLAN
NO. DATE: RESUBMITION
NO. DATE: RESUBMITION
REVISIONS: ORIGINAL QUASI-FINAL

CAUTION!
EXISTING UNDERGROUND UTILITY LINES ARE NOT SHOWN TO OWNERS, ARCHITECTS AND CIVIL ENGINEERS.

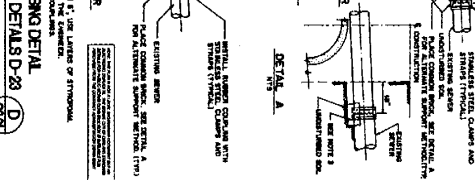


REQUIRED SIZE OF ANCHOR BEARING AREA IN SQ. FT.	SOFT CLAY	MEDIUM CLAY or LOOSE GRANULAR SOIL	HARD CLAY or MEDIUM GRANULAR SOIL
4"	2	2	2
6"	3	3	3
8"	4	4	4
10"	5	5	5
12"	6	6	6
14"	7	7	7
16"	8	8	8
18"	9	9	9
20"	10	10	10
22"	11	11	11
24"	12	12	12
26"	13	13	13
28"	14	14	14
30"	15	15	15
32"	16	16	16
34"	17	17	17
36"	18	18	18
38"	19	19	19
40"	20	20	20
42"	21	21	21
44"	22	22	22
46"	23	23	23
48"	24	24	24
50"	25	25	25
52"	26	26	26
54"	27	27	27
56"	28	28	28
58"	29	29	29
60"	30	30	30

- ANCHOR BLOCK NOTES:**
1. POUR CONCRETE AGAINST UNFINISHED SIDE.
 2. NO CONCRETE IS TO BE PLACED BEYOND THE FACE OF THE BLOCK.
 3. ALL REBAR SHALL BE SET IN THE FINISH GROUND SURFACE TO THE TOP OF THE BLOCK.
 4. COAT PORTION OF REBAR IN CONTACT WITH CONCRETE WITH MASTIC, OR ANOTHER APPROPRIATE MATERIAL.
 5. CONTRACTOR SHALL INSTALL THURST RODS AND/OR ANCHORS ON ALL PRESSURIZED WATER PIPE RUNS AND TEES.



REQUIRED SIZE OF ANCHOR BEARING AREA IN SQ. FT.	SOFT CLAY	MEDIUM CLAY or LOOSE GRANULAR SOIL	HARD CLAY or MEDIUM GRANULAR SOIL
4"	2	2	2
6"	3	3	3
8"	4	4	4
10"	5	5	5
12"	6	6	6
14"	7	7	7
16"	8	8	8
18"	9	9	9
20"	10	10	10
22"	11	11	11
24"	12	12	12
26"	13	13	13
28"	14	14	14
30"	15	15	15
32"	16	16	16
34"	17	17	17
36"	18	18	18
38"	19	19	19
40"	20	20	20
42"	21	21	21
44"	22	22	22
46"	23	23	23
48"	24	24	24
50"	25	25	25
52"	26	26	26
54"	27	27	27
56"	28	28	28
58"	29	29	29
60"	30	30	30



TYPE F WAPHOLE
PEN OAKLAND STANDARD DETAILS D-1
 NOT TO SCALE

TYPE H
PEN OAKLAND STANDARD DETAILS D-2
 NOT TO SCALE

CROSSING OVER SANITARY SEWER
PEN OAKLAND STANDARD DETAILS D-23
 NOT TO SCALE

SEWER CLEANOUT
PEN OAKLAND STANDARD DETAILS D-2
 NOT TO SCALE

ANCHOR BLOCK LOCATIONS
PEN OAKLAND STANDARD DETAILS D-1
 NOT TO SCALE

SECTIONAL ELEVATION
PEN OAKLAND STANDARD DETAILS D-1
 NOT TO SCALE

PLAN
PEN OAKLAND STANDARD DETAILS D-1
 NOT TO SCALE

PROFILE SECTION
PEN OAKLAND STANDARD DETAILS D-1
 NOT TO SCALE

FRAME AND COVER DETAILS
PEN OAKLAND STANDARD DETAILS D-1
 NOT TO SCALE

SEWER CLEANOUT
PEN OAKLAND STANDARD DETAILS D-2
 NOT TO SCALE

ANCHOR BLOCK LOCATIONS
PEN OAKLAND STANDARD DETAILS D-1
 NOT TO SCALE

SECTIONAL ELEVATION
PEN OAKLAND STANDARD DETAILS D-1
 NOT TO SCALE

PLAN
PEN OAKLAND STANDARD DETAILS D-1
 NOT TO SCALE

PROFILE SECTION
PEN OAKLAND STANDARD DETAILS D-1
 NOT TO SCALE

FRAME AND COVER DETAILS
PEN OAKLAND STANDARD DETAILS D-1
 NOT TO SCALE

engineered and drawn by
noll & tam
 725 Main Avenue
 Berkeley, CA 94710
 925.864.0925
 www.nolltam.com
 NO. 200000000

ALPQUOT
 PLANNERS
 CIVIL ENGINEERS
 480 BOLLINGER WAY #200
 OAKLAND, CA 94612
 FAX: (925) 531-5111

OAKLAND ZOO
 5777 DUFF DR. ROAD
 OAKLAND, CALIFORNIA 94620



PERMIT SET

SHEET TITLE
 UTILITY PLAN DETAILS

NO. DATE DESCRIPTION

DATE 1/26/05

DRAWN BY JLD

CHECKED BY AS/SKIN

SCALE AS SHOWN

PROJECT NO. 2002210

SHEET NUMBER C3.01

GENERAL NOTES

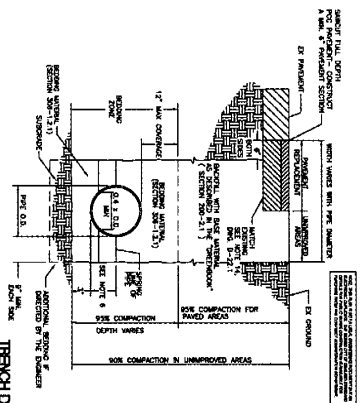
1. MINIMUM COVER FOR SUE SERVICE IN TRAFFIC AREAS SHALL BE FIVE FEET.
2. MINIMUM COVER FOR SUE SERVICE IN TRAFFIC AREAS SHALL BE FOUR FEET.
3. MINIMUM COVER FOR SUE SERVICE IN TRAFFIC AREAS SHALL BE THREE FEET.
4. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN POLE FACILITIES AND MET FACILITIES IS 6 FEET.

PAVEMENT TYPES

TYPE A	TYPE B	TYPE C	TYPE D	TYPE E
1" CONC. ASP. OVER 2" SAND	1" CONC. ASP. OVER 2" SAND	1" CONC. ASP. OVER 2" SAND	1" CONC. ASP. OVER 2" SAND	1" CONC. ASP. OVER 2" SAND
3" CONC. ASP. OVER 2" SAND	3" CONC. ASP. OVER 2" SAND	3" CONC. ASP. OVER 2" SAND	3" CONC. ASP. OVER 2" SAND	3" CONC. ASP. OVER 2" SAND
4" CONC. ASP. OVER 2" SAND	4" CONC. ASP. OVER 2" SAND	4" CONC. ASP. OVER 2" SAND	4" CONC. ASP. OVER 2" SAND	4" CONC. ASP. OVER 2" SAND

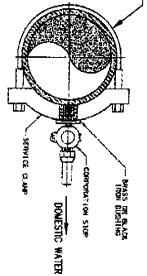
NOTES:

1. Concrete materials shall not be used to its value caused by overwaterage. The Engineer, at his discretion, shall be made for overwaterage. Details by the Engineer, to maintain pavement will be made for overwaterage. Details by the Engineer, to maintain pavement will be made for overwaterage.
2. Report bearing material shall conform to Specification 305-1.21.
3. 305-1.21 shall be used for all subgrade material.
4. 305-1.21 shall be used for all subgrade material.
5. 305-1.21 shall be used for all subgrade material.
6. 305-1.21 shall be used for all subgrade material.
7. 305-1.21 shall be used for all subgrade material.
8. 305-1.21 shall be used for all subgrade material.
9. 305-1.21 shall be used for all subgrade material.
10. 305-1.21 shall be used for all subgrade material.
11. 305-1.21 shall be used for all subgrade material.
12. 305-1.21 shall be used for all subgrade material.
13. 305-1.21 shall be used for all subgrade material.
14. 305-1.21 shall be used for all subgrade material.

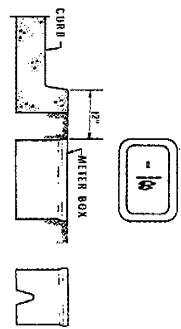


TRENCH DETAIL AND NOTES
FBI OAKLAND STANDARD DETAILS D-22
NOT TO SCALE

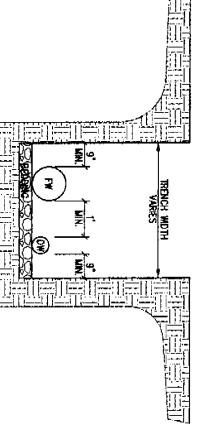
DISTRIBUTION MAIN SERVICE CONNECTION DETAIL
NOT TO SCALE



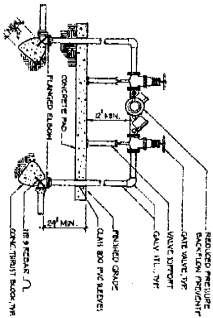
WATER METER BOX INSTALLATION DETAIL
NOT TO SCALE



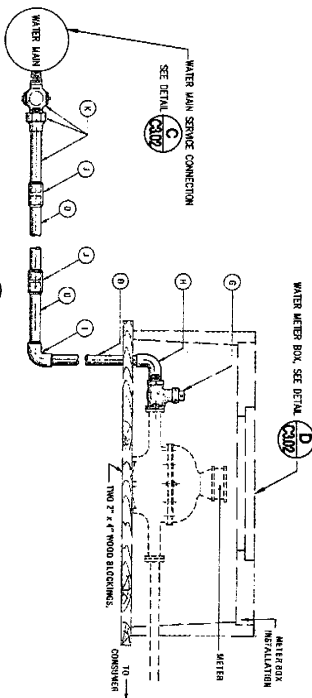
OPTIONAL FREE SERVICE AND DOMESTIC WATER TRENCH DETAIL
NOT TO SCALE



REDUCE PRESSURE BACKFLOW PREVENTER FOR 2\"/>



WATER SERVICE INSTALLATION DETAIL
NOT TO SCALE



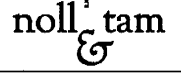
REVISIONS

- D. CORRECT WATER METER HEAD MOUNTING POINT, OUTLET METER FLANGE
- H. ELBOW CORRECT TO DETAIL C
- E. CORRECT CORNER TO DETAIL D
- K. CORRECT JOINT ASSEMBLY - INCLUDING COPPER WATER TUBE & COMPACTION STOP



OAKLAND ZOO
VETERINARY HOSPITAL
9777 SOLO LANE BLDG
OAKLAND, CALIFORNIA 94616

ALLOQUIOT PLANNERS CIVIL ENGINEERS SURVEYORS
ALLOQUIOT ASSOCIATES, INC.
OAKLAND, CA 94612
PHONE: (415) 878-3511
FAX: (415) 878-3511



732 HOBBS AVENUE
BERKELEY, CA 94710
910-848-8897
910-848-8898
NO. 0301433000

DATE	12/28/2005
DRAWN	MC
CHECKED	VJD
SCALE	AS SHOWN
CAD NO.	2002022.00
SHEET NUMBER	

C3.02

PERMIT SET
UTILITY PLAN DETAILS

NO.	DATE	DESCRIPTION
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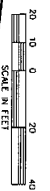
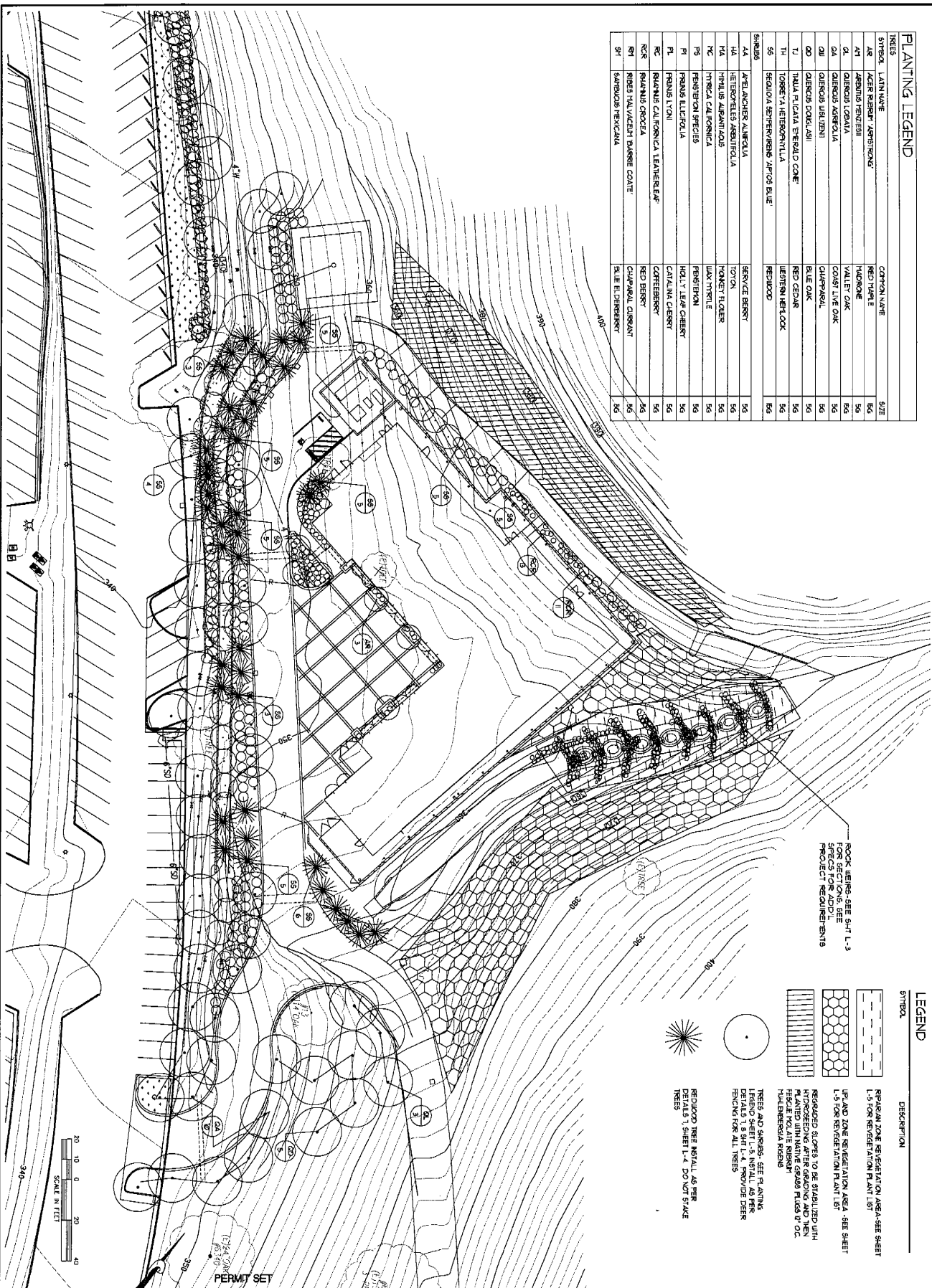
PLANTING LEGEND

SYMBOL	LATIN NAME	COMMON NAME	SIZE
AK	ACER FRAXINIFOLIUM	RED MAPLE	56
AT	ARTEMISA TRINATHI	MONARDella	56
OL	QUERCUS LOBATA	VALLEY OAK	56
OA	QUERCUS AGROBOLIA	COAST LIVE OAK	56
OU	QUERCUS UBIORNI	CHAPARRAL	56
OO	QUERCUS DOUGLASSII	BLUE OAK	56
U	ULMUS FLORENTINUS	RED CEDAR	56
TI	TORREYA HEERMANNII	LEITCHEN HEMLOCK	56
SS	SECOIJA SERRIFRONS	REDWOOD	56
AA	APACHEAN ARBOREA	SERVICE BERRY	56
UA	UNIONED FLORENTINUS	LYON	56
TA	TAXUS AMERICANA	HONEY LOCUST	56
TC	TYNOCAL CALIFORNICA	YUKA FRUIT	56
TS	TRISTEMA SPECIOSA	PERGEMON	56
PL	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	56
PC	PRUNUS CALIFORNICA	CATALINA CHERRY	56
RC	RHAMNUS CALIFORNICA	LEATHER LEAF	56
SC	SAMOLUS CALIFORNICA	RED BERRY	56
BN	BURNING BUSH	RED BERRY	56
BT	BURNING BUSH	RED BERRY	56
ST	SAMBORUS HEUCAZANA	CURRY LEAF	56

LEGEND

SYMBOL	DESCRIPTION
[Hatched pattern]	REPAIR ZONE REVEGETATION AREA-SEE SHEET L-5 FOR REVEGETATION PLANT LIST
[Vertical lines]	UPLAND ZONE REVEGETATION AREA-SEE SHEET L-5 FOR REVEGETATION PLANT LIST
[Hexagonal pattern]	REVEGETED SLOPES TO BE STABILIZED WITH PLANTED JUNGLE NATIVE GRASSES PLUGS TO O.C. NUMBERED NOTES
[Starburst symbol]	TREES AND SHRUBS-SEE PLANTING LEGEND SHEET L-3 INSTALL AS PER DETAILS FOR EACH SPECIES
[Circle with dot]	REDWOOD TREE INSTALL AS PER DETAILS 3 SHEET L-4 DO NOT STAKE TREES

ROCK WEIRS-SEE SHEET L-3 FOR SECTIONS, SEE SPECIFICATIONS FOR ADD'L PROJECT REQUIREMENTS



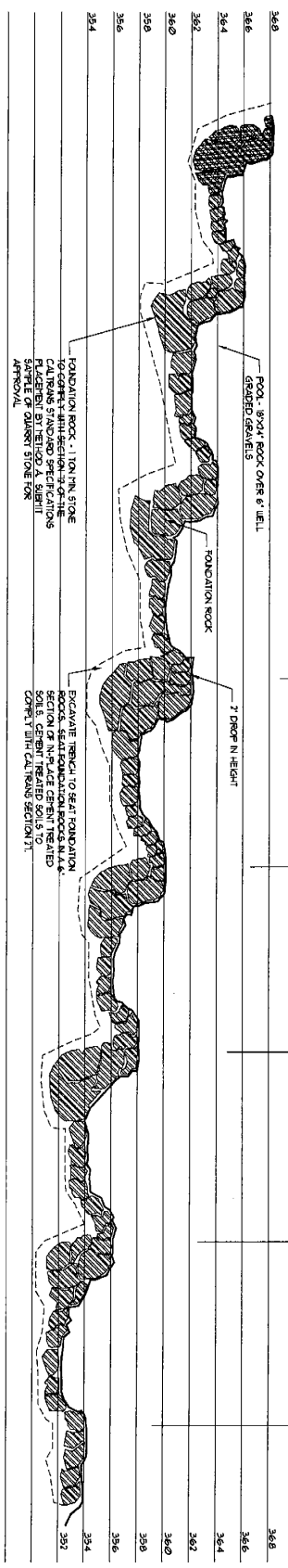
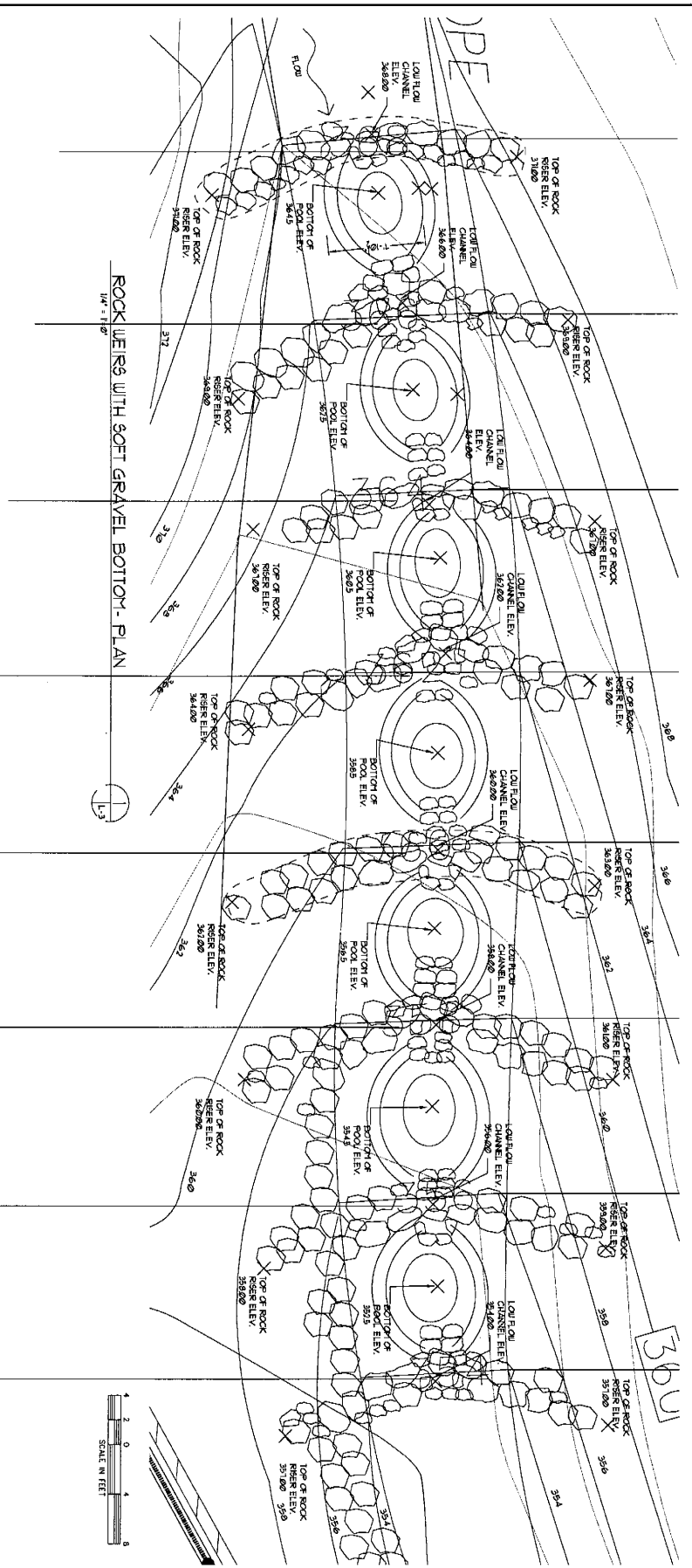
**KNOWLAND PARK-OAKLAND ZOO
VETERINARY HOSPITAL SITE
LANDSCAPE PLAN**



NO.	BY	DATE	REVISIONS

JOB NO.	
SCALE	1"=20'
DATE	12/28/09
DESIGN	RD
DRAWN	RD
APPROVED	RCW

ROSEANN
DAL BELLO
LANDSCAPE
ARCHITECT
P.O. BOX 613
OAKLAND
CA 94617
415-579-9170



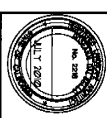
ROCK WEIRS WITH SOFT GRAVEL BOTTOM - SECTION @ LOW FLOW CHANNEL

2

- NOTES**
1. FINAL CONFIGURATION OF ROCK WEIRS TO BE DETERMINED IN THE FIELD AFTER THE COMPLETION OF ROUGH GRADING, ASSIGNMENT OF TYPICAL SOIL VOLUMES AND VOLUME OF STORAGE WATER FLOWS BY ENGINEER WILL DETERMINE FINAL WEIR PLACEMENT.
 2. CONTRACTOR TO MAKE LAYOUT OF ONE TON STONES FOR APPROVAL BY ENGINEER AND LANDSCAPE ARCHITECT.
 3. CONTRACTOR TO HAVE SUCCESSFULLY COMPLETED 5 CREEK STABILIZATION PROJECTS IN THE LAST 3 YEARS.
 4. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING ALL SAFETY PROTECTION AT THE PROJECT SITE.



PERMIT SET



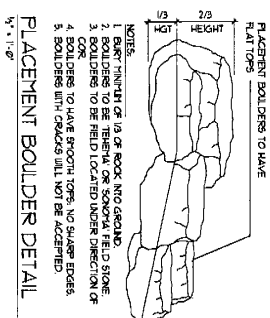
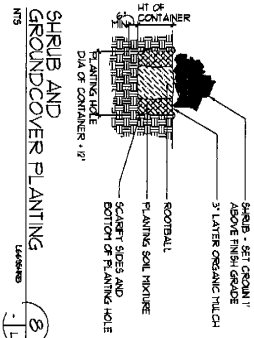
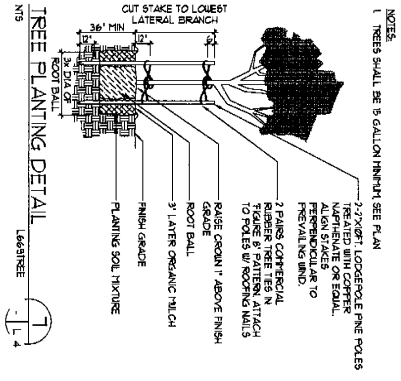
No.	BY	DATE	REVISIONS

ROSEANN
DALE BELLIO
ARCHITECT
100 BOX 913
CALIFORNIA
44712 11/17/09

VETERINARY HOSPITAL SITE
KOWLAND PARK - OAKLAND ZOO
CREEK PLAN AND SECTION

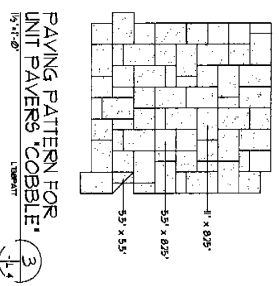
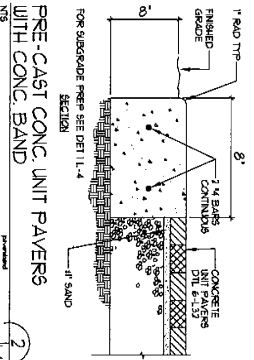
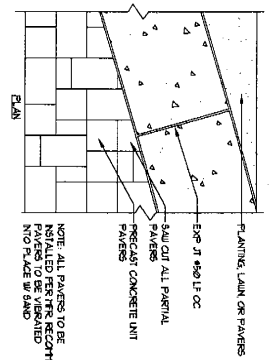
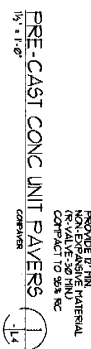
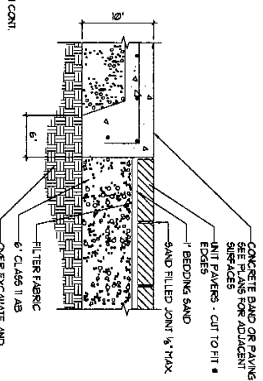
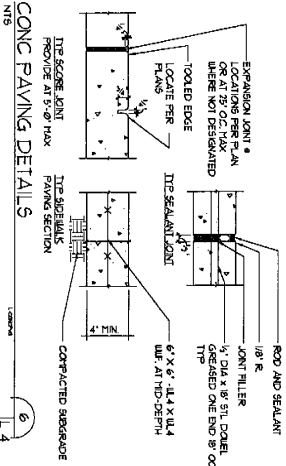
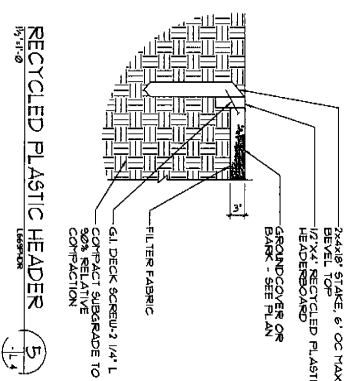
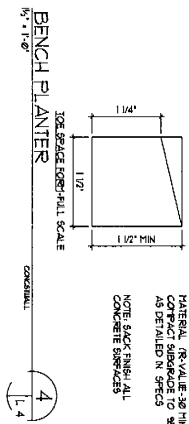
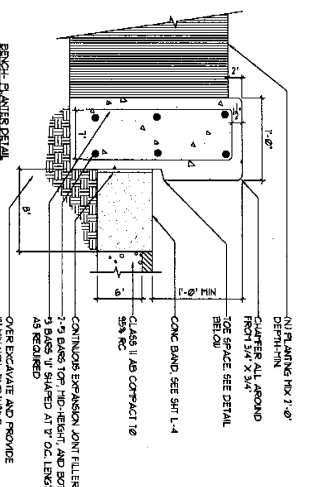
JOB NO -	
SCALE 1"=4'	
DATE 12/28/09	
DESIGN RD	
DRAWN RD	
DRAWING NUMBER	
APPROVED RCW	

L-3



STONE / BOULDER SCHEDULE

TYPE	LENGTH	WIDTH	DEPTH	NOTES
A	1'-0"	1'-0"	1'-0"	STONE EDGING, STONE WALL
B	7'-0"	1'-6"	1'-6"	PLACEMENT BOULDER
C	7'-0"	1'-0"	7'-0"	
D	3'-0"	3'-0"	7'-0"	
E	3'-0"	3'-0"	7'-0"	
F	4'-0"	4'-0"	7'-6"	



**VETERINARY HOSPITAL SITE
KNOWLAND PARK-OAKLAND ZOO**

NOTES AND DETAILS

ROSEBANK
DIAL BELLO
DALLAS TEXAS
ARCHITECT

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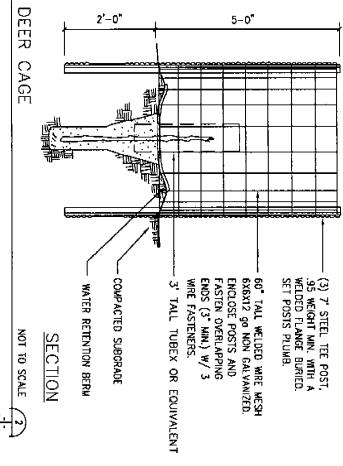
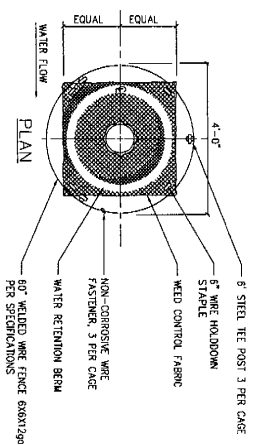
NO. 314
ALL 7/20/09

NO.	BY	DATE	REVISIONS

JOB NO. -
SCALE 1"=20'
DATE 12/28/09
DESIGNER
DRAWN
APPROVED RCW

L-4

CONTRACTOR FURNISHED REVEGETATION PLANT MATERIAL



SECTION NOT TO SCALE

RIPARIAN ZONE

Scientific Name	Common Name	Container Size	Spacing	Percent	Quantity
<i>Quercus lobata</i>	Valley Oak	Treepot	10 FT	O.C.	5
<i>Quercus agrifolia</i>	Coast Live Oak	Treepot	10 FT	O.C.	5
<i>Populus fremontii</i>	Bowlder	Treepot	10 FT	O.C.	5
<i>Acer negundo</i>	Bowlder	Treepot	10 FT	O.C.	5
Shrub Species				40%	19
<i>Salix lasiolepis</i>	Ampel Weiler	Deepot	6 FT	O.C.	11
<i>Rosa californica</i>	California Wild Rose	Deepot	6 FT	O.C.	11
<i>Rubus spectabilis</i>	Samberry	Deepot	6 FT	O.C.	11
<i>Heteromeles arbutifolia</i>	Toyon	Deepot	6 FT	O.C.	11
<i>Rhamnus californica</i>	Coffeeberry	Deepot	6 FT	O.C.	11
<i>Symphoricarpos albus</i>	Snowberry	Deepot	6 FT	O.C.	11
Riparian Total				60%	67
				100%	85

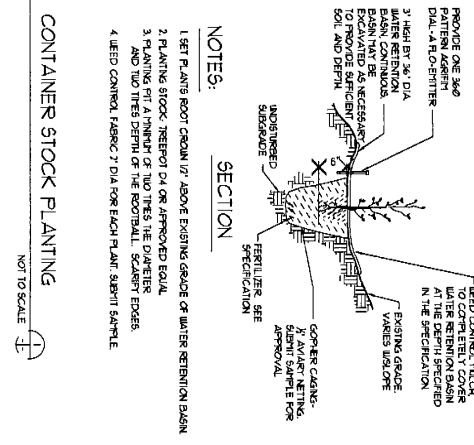
UPLAND ZONE

Scientific Name	Common Name	Container Size	Spacing	Percent	Quantity
<i>Quercus lobata</i>	Valley Oak	Treepot	10 FT	O.C.	9
<i>Quercus agrifolia</i>	Coast Live Oak	Treepot	10 FT	O.C.	23
<i>Quercus wislizeni</i>	Chaparral Oak	Treepot	10 FT	O.C.	9
<i>Quercus douglasii</i>	Blue Oak	Treepot	10 FT	O.C.	5
<i>Umbellularia californica</i>	Say Tree	Treepot	10 FT	O.C.	5
Shrub Species				55%	51
<i>Baccharis pilularis</i>	Coyote Brush	Deepot	10 FT	O.C.	5
<i>Rosa californica</i>	California Wild Rose	Deepot	10 FT	O.C.	9
<i>Sambucus mexicana</i>	Blue Elderberry	Deepot	10 FT	O.C.	9
<i>Rhamnus californica</i>	Coffeeberry	Deepot	10 FT	O.C.	9
<i>Prunus laurofolia</i>	Hollyleaf Cherry	Deepot	10 FT	O.C.	9
Upland Total				45%	41
				100%	92

REVEGETATION PLANTING NOTES:

1. PROVIDE EROSION CONTROL FOR AREA THAT HAVE BEEN DISTURBED DUE TO SITE DEVELOPMENT AND CONSTRUCTION CONTRACTOR TO FOLLOW REQUIREMENTS OF BMP.
2. PROTECT IN PLACE EXISTING SHRUBS AND TREES UNLESS OTHERWISE NOTED ON PLANS.
3. RIPARIAN PLANTS AND UPLAND PLANTS TO BE PLANTED IN THE HATCHED AREAS AS SHOWN ON SHEET L-1.
4. THE LIMITS OF THE REVEGETATION AREAS SHOWN ARE APPROXIMATE. THE LOCATION OF THE LIMITS OF THE REVEGETATION AREA AND THE PLANTING AREAS AS SHOWN ON THESE PLANS SHALL BE LAID OUT AND MARKED BY THE CONTRACTOR. THE LANDSCAPE ARCHITECT WILL THEN DIRECT THE CONTRACTOR TO MAKE ADJUSTMENTS AS DEEMED NECESSARY PRIOR TO APPROVAL OF THE LAYOUT.
5. CONTRACTOR TO PROVIDE DRAIN IRRIGATION TO EACH PLANT. SEE IRRIGATION PLANS FOR VALVE LOCATIONS.
6. REVEGETATION AREA TO BE USED FREE BEFORE PLANTING BEGINS. SEE REVEGETATION SPECIFICATIONS FOR WEED REMOVAL REQUIREMENTS.
7. REMOVE OR CUT ALL FRENCH BIRCH WITHIN THE LIMITS OF CONSTRUCTION.

CONTAINER STOCK PLANTING



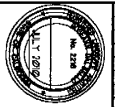
SECTION NOT TO SCALE

- NOTES:**
1. SET PLANTS ROOT CROWN 1/2" ABOVE EXISTING GRADE OF WATER RETENTION BASIN.
 2. PLANTING STOCK: TREEPOT 24 OR APPROVED EQUIV.
 3. PLANTING STOCK: SHRUBS 4 OR APPROVED EQUIV.
 4. WEED CONTROL FABRIC: 7' DIA FOR EACH PLANT. SERRINI SAMPLE.

PROVIDE ONE 3/4" PATTERNS RIGHT AND LEFT DIAL-A-FLO-ENTER. 3/4" HIGH BY 3/4" DIA WATER RETENTION BASIN. EXISTING GRADE TO PROVIDE SUFFICIENT BOLL AND DEPTH. LEED CONTROL, TYPICAL TO COMPLETELY COVER WATER RETENTION BASIN WITH FABRIC. EXISTING GRADE VAPORS UNIFORM. CORNER CANS: 1/2" ANGLE LETING. SERRINI SAMPLE FOR APPROVAL. FERTILIZER: SEE SPECIFICATION.

PERMIT SET

VETERINARY HOSPITAL SITE
KNOWLAND PARK-OAKLAND ZOO
REVEGETATION PLANT LIST AND DETAILS

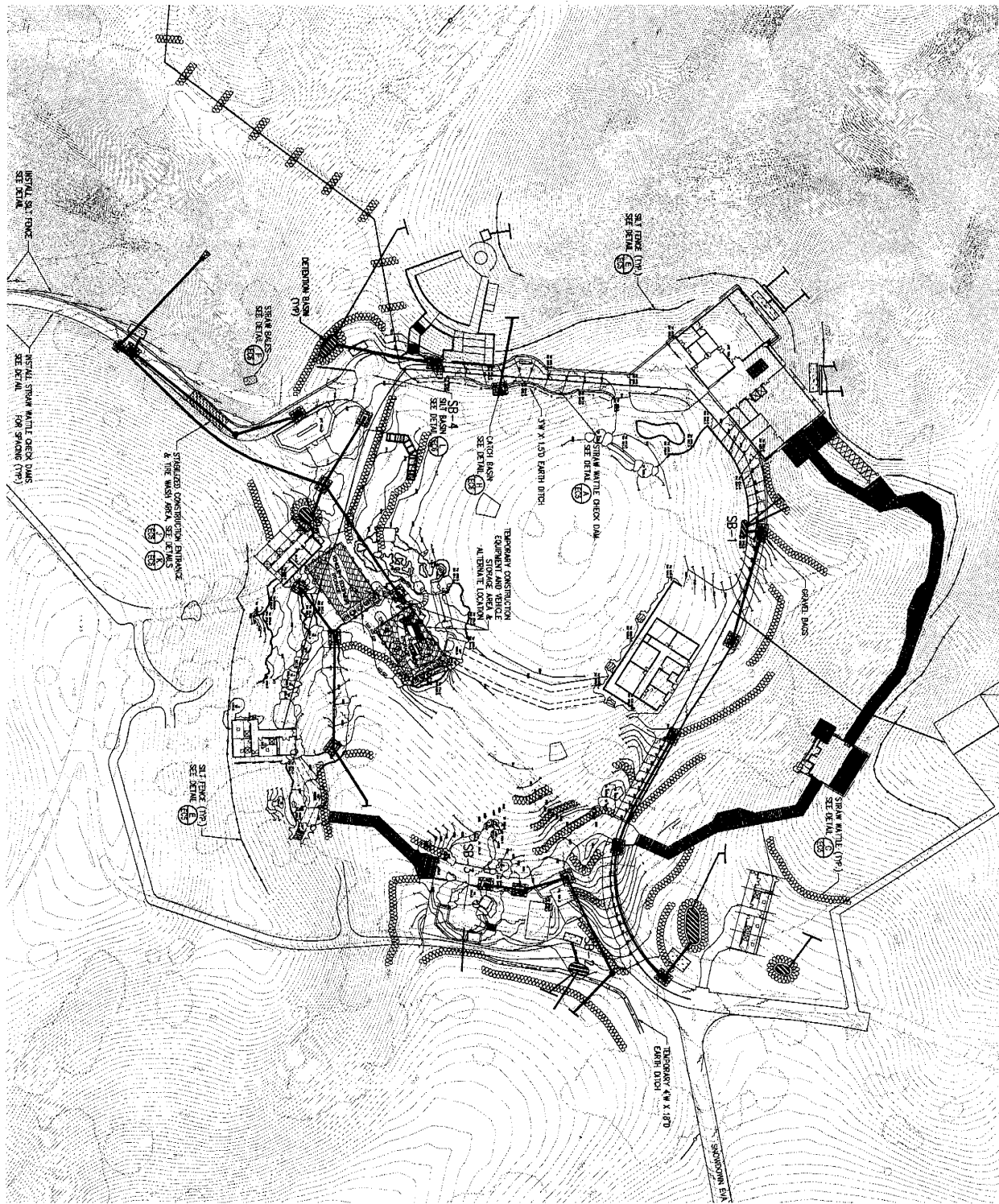


ROSEANN DAL BELLO LANDSCAPE ARCHITECT
 PO BOX 673
 WILSONVILLE, OREGON 97156
 (503) 637-9126

NO.	BY	DATE	REVISIONS

JOB NO -	
SCALE 1"=4'	
DATE 12/26/09	
DESIGN RD	
DRAWN RD	
APPROVED RCW	

L-5
of 1

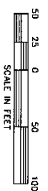


LEGEND

- ████████████████████ STRAW WHITE ALONG SLOPE LESS THAN 15% EXCEPT AS NOTED.
- ▨ GRAVEL BASE
- ▨ STABILIZED CONSTRUCTION ENTRANCE & TIRE WASH AREA
- ▨ STRAW WHITE CHECK DAM
- SILT FENCE ALONG SLOPES GREATER THAN 15% EXCEPT AS NOTED.
- SILT BASIN
- ▭ STRAW BALE
- ▭ DETENTION BASIN
- ▭ TEMPORARY 8" SILT BASIN FLEX PER
- ▭ STORM DRAIN PER

SILT BASIN AREAS

AREA (S.F.)	AREA (S.F.)
SB-1	200
SB-2	200
SB-3	430
SB-4	370



JOB NO 208022
 SCALE 1"=50'
 DATE 6/15/2010
 DESIGN
 DRAWN MC
 APPROVED

**EROSION CONTROL PLAN
 THE CALIFORNIA! EXHIBIT
 CUP CM09085 - OAKLAND ZOO**

OAKLAND

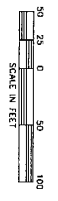
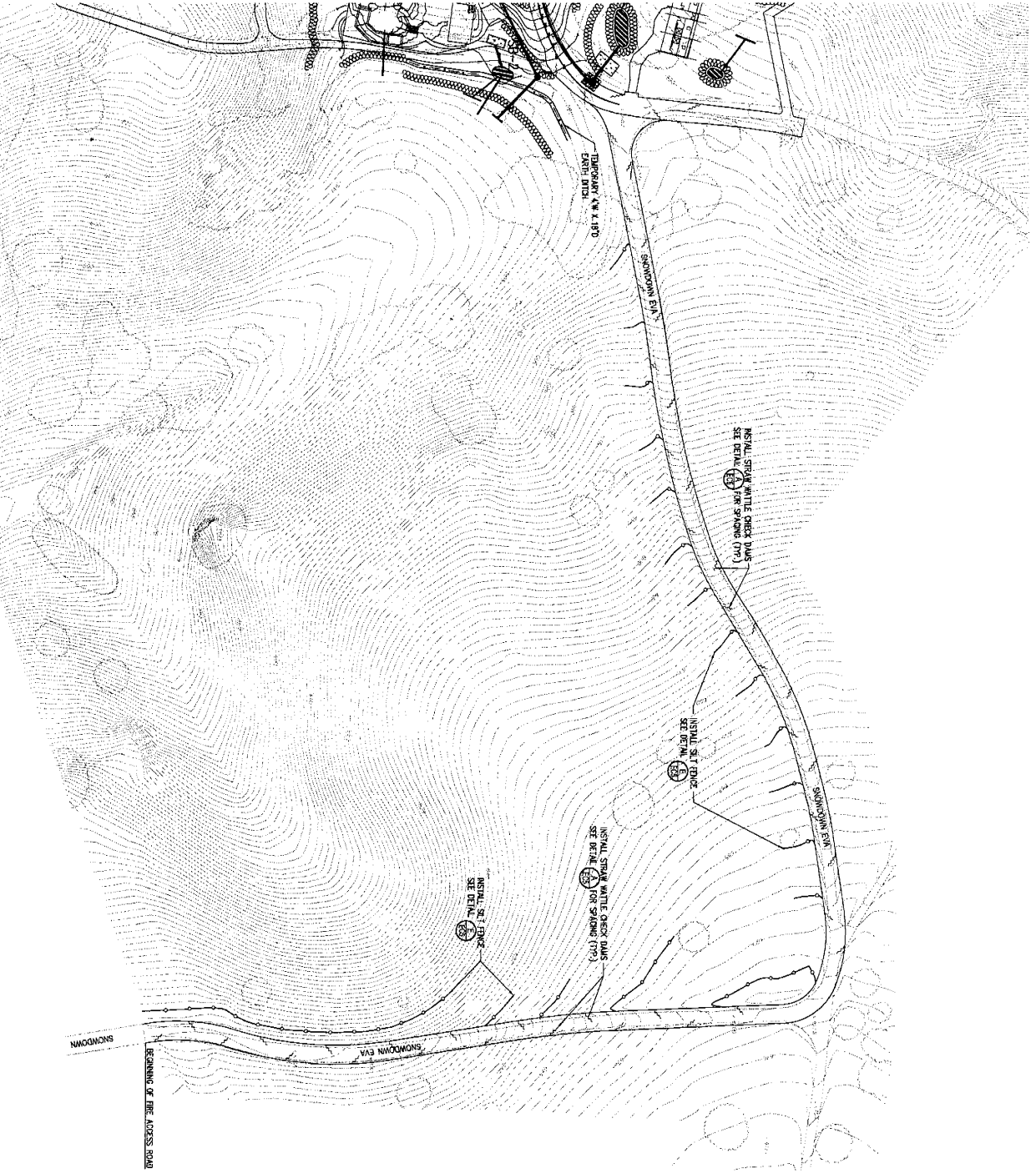
ALAMEDA COUNTY

CALIFORNIA

EC1
 1 OF 6

NO.	BY	DATE	REVISIONS

ALBUQUOT
 ENGINEERS
 CIVIL ENGINEERS
 SLURRYCORS
 440 BOWLING WAY # 200
 OAKLAND, CA 94612
 FAX: (925) 887-5178



- LEGEND**
- STRAW WATTLE ALONG SLOPE LESS THAN 10% EXCEPT AS NOTED.
 - GRAVEL BASIN
 - STABILIZED CONSTRUCTION ENTRANCE & THE WASH AREA
 - STRAW WATTLE CHECK DAM
 - SILT FENCE ALONG SLOPES GREATER THAN 10% EXCEPT AS NOTED.
 - SILT BASIN
 - STRAW BALE
 - DETENTION BASIN
 - TEMPORARY 6" SILT BASIN FLEX PIPE
 - STEEL DRAIN PIPE

JOB NO 208022
 SCALE 1"=50'
 DATE 6/15/2010
 DESIGN
 DRAWN MC
 APPROVED

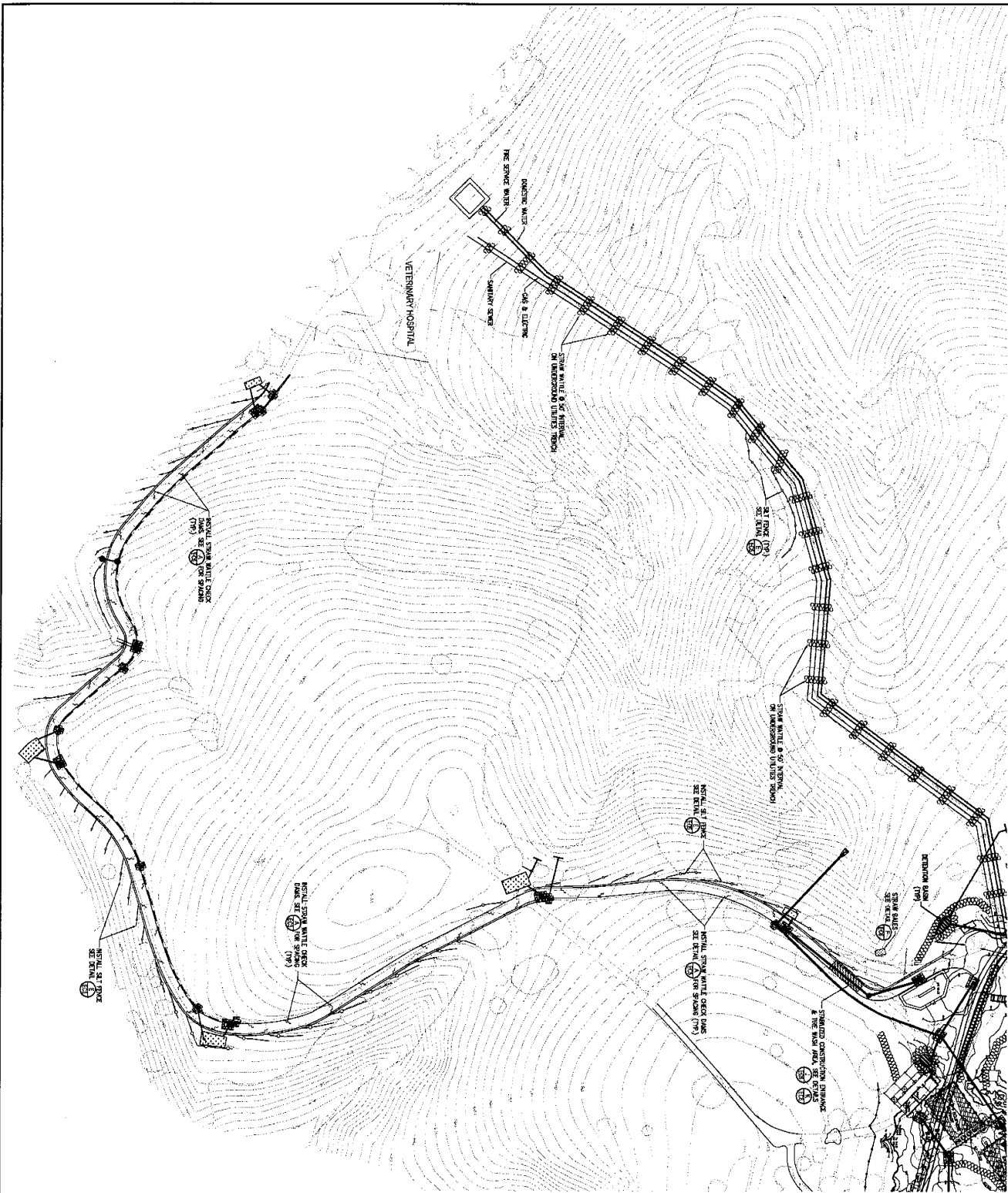
EROSION CONTROL PLAN
THE CALIFORNIA! EXHIBIT
CUP CM09085 - OAKLAND ZOO

OAKLAND ALAMEDA COUNTY CALIFORNIA

NO.	BY	DATE	REVISIONS

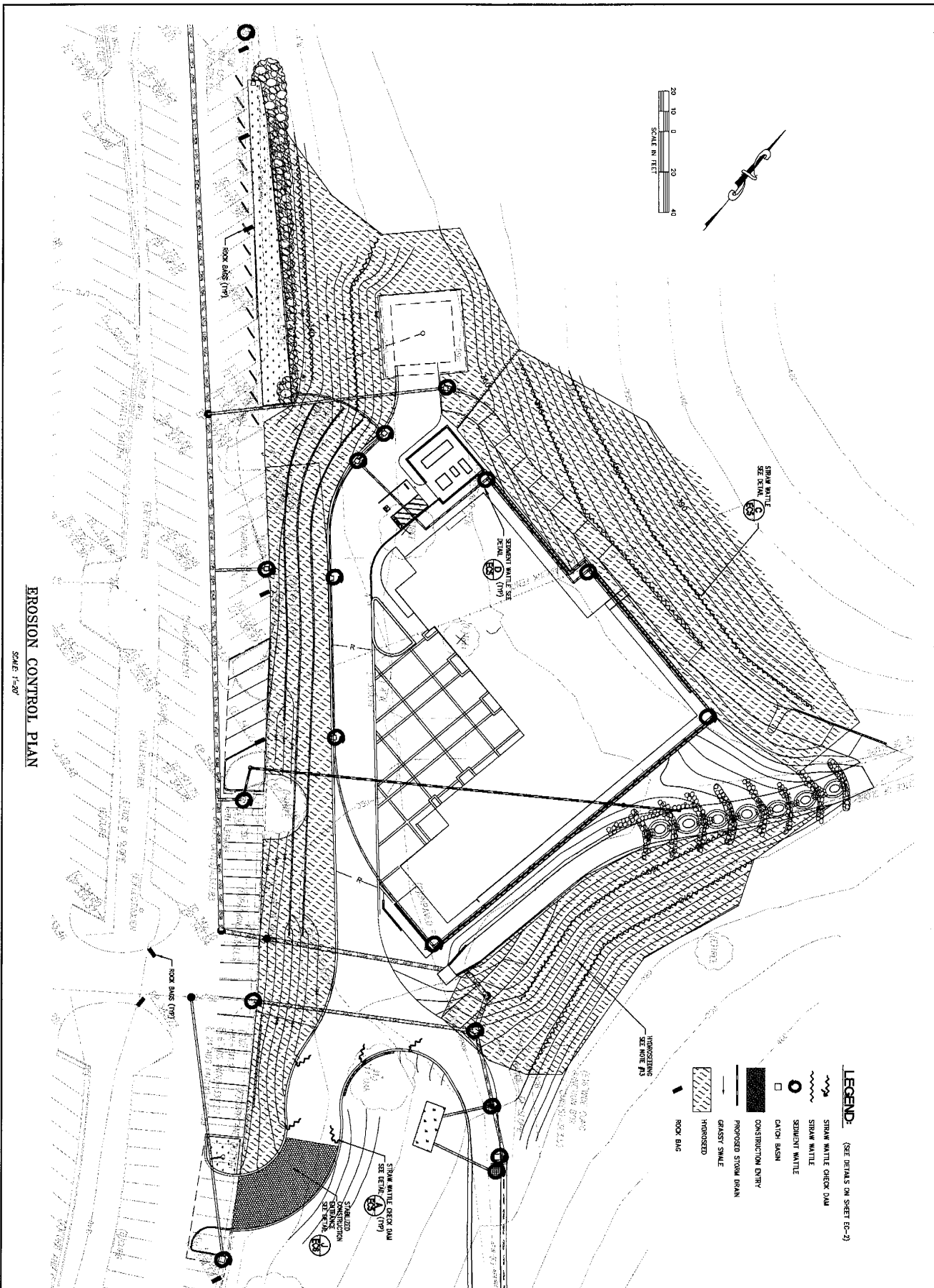
ALIQUOT
 PLANNERS
 CIVIL ENGINEERS
 SURVEYORS
 440 BOWLING BALL BLVD
 OAKLAND, CA 94612
 FAX (925) 862-3178

EC2
 2 OF 9



- LEGEND**
- STRAW WHITE ALONG SLOPE LESS THAN 10% EXCEPT AS NOTED
 - GRAVEL BASIN
 - STABILIZED CONSTRUCTION ENTRANCE & THE WASH AREA
 - STRAW WHITE CHECK DAM
 - SILT FENCE ALONG SLOPE GREATER THAN 10% EXCEPT AS NOTED
 - SILT BASIN
 - STRAW BALE
 - DETENTION BASIN
 - TEMPORARY 5' SILT BASIN FLEX PIPE
 - STRAW DRAIN PIPE

<p>JOB NO. 208022</p> <p>SCALE 1"=60'</p> <p>DATE 5/15/2010</p> <p>DESIGN</p> <p>DRAWN MC</p> <p>APPROVED</p>	<p>EROSION CONTROL PLAN</p> <p>THE CALIFORNIA EXHIBIT</p> <p>CUP CM09085 - OAKLAND ZOO</p>	<p>ALTIQOTT</p> <p>CIVIL ENGINEERS</p> <p>405 BROADWAY, SUITE 200</p> <p>OAKLAND, CA 94612</p> <p>TEL: (415) 881-2171</p>	<p>OAKLAND</p> <p>ALAMEDA COUNTY</p> <p>CALIFORNIA</p>																
<p>ECS</p> <p>3 OF 6</p>			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	BY	DATE	REVISIONS												
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EROSION CONTROL PLAN

SCALE: 1"=20'



- LEGEND:** (SEE DETAILS ON SHEET EC-2)
- STRAW WATTLE
 - STRAW WATTLE CHECK DAM
 - SEDIMENT WATTLE
 - CATCH BASIN
 - PROPOSED STORM DRAIN
 - GRASSY SWALE
 - HYDROSEED
 - ROCK BAG

<p>JOB NO: 206022</p> <p>SCALE: 1"=20'</p> <p>DATE: 6/15/2010</p> <p>DESIGN: MC</p> <p>DRAWN: MC</p> <p>APPROVED:</p>	<p>EROSION CONTROL PLAN</p> <p>THE CALIFORNIA EXHIBIT</p> <p>CUP CM09085 - OAKLAND ZOO</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	BY	DATE	REVISIONS																																								
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OAKLAND ALAMEDA COUNTY CALIFORNIA

ALICOTT
 ENGINEERS
 CIVIL ENGINEERS
 SUPERVISORS
 4600Y ASSOCIATES, INC.
 405 BOWLAND WAY - 2ND
 OAKLAND, CA 94612
 TEL: (510) 863-3370

- EROSION CONTROL NOTES:**
- TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLANS WHICH INTERFERE WITH THE WORK SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE WORK PROGRESS.
 - EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL PLACES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. ALL EROSION CONTROL FACILITIES MUST BE CONSTRUCTED RAINY SEASONS AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15).
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS' EROSION CONTROL MEASURES AND SEDIMENT CONTROL MEASURES UNLESS OTHERWISE STATED WITHIN THESE GENERAL NOTES. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY ENGINEER.
 - ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY BE MAINTAINED TO PREVENT SEDIMENT LOADS RUNOFF TO ANY STORM DRAIN SYSTEM.
 - THE CONTRACTOR SHALL PLACE 3'-4" THICKED STONE ASPHALT AS A GRAVEL ROADWAY (6" MINIMUM THICKNESS FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH ROAD ENTRANCE TO THE SITE BEING GRADDED AND SHALL BE MAINTAINED BY THE CITY ENGINEER. MINIMUM WIDTH OF GRAVEL ROADWAY IS 10 FEET.
 - A CONCRETE WASHOUT IS REQUIRED FOR ALL CONCRETE WORK. THE WASHOUT SHALL CONSIST OF A CONTAINMENT AREA ENCLOSED BY AN EARTH DIKE, A PLASTIC TARP COVERING THE ENTIRE AREA, AND A 2" DIA. HOSE WITH A 1/2" DIA. HOSE AT OUTSIDE EDGE OF EARTHEN DIKE. SHALL BE STAKED IN PLACE AND MAINTAINED THROUGHOUT THE PROJECT.
 - ADDITIONAL CONTAINMENT METHODS MUST BE PROVIDED FOR AREAS AND/OR CONSTRUCTION TOILET AREA.
 - STAND-BY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR OVERSIGHT WORK DURING RAINFALLS.
 - AFTER OCTOBER 1, ALL EROSION CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS' EROSION CONTROL MEASURES AND SEDIMENT CONTROL MEASURES UNLESS OTHERWISE STATED WITHIN THESE GENERAL NOTES. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY ENGINEER.
 - ALL GRADED AREAS, INCLUDING BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER ABE, IN ADDITION TO WHICH MAY BE REQUIRED BY THE CITY ENGINEER.
 - TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS STEEPER THAN 2% AND HIGHER THAN 2 FEET SHALL BE HYDROSEED, LANDSCAPED, OR SEALED. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW MAT TACKLER OR PERMANENT STORM DRAIN SYSTEM IS NOT INSTALLED BY OCTOBER 1, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO AVOID EROSION OF THE BANKS. TO THE EROSION AND SEDIMENT CONTROL FACILITIES.
 - ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBAK FLOW USING 4" EARTH BERMS OR SILT FENCES.
 - ALL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER CITY'S REQUIREMENT. SUGGESTED MIN. DESIGN ROLLOFFS:
 - 40 LBS./ACRE ZORNO FESCUE
 - 10 LBS./ACRE HIKON ROSE CLOVER
 - 5 LBS./ACRE CALIFORNIA NATIVE WILDFLOWER
 - 30 LBS./ACRE ORGANIC BINDER
 - 100 LBS./ACRE STRAW MULCH
 - 4000 LBS./ACRE
 - BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
 - SANDBAGS OR STRAW BALES SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
 - SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULLY APPROVED SAMMIG FILL MATERIALS AS DETERMINED BY THE INSPECTOR.
 - WHEN DIRECTED BY THE INSPECTOR, A 12" HIGH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE TILLS ON WHICH GRADING IS NOT IN PROGRESS.

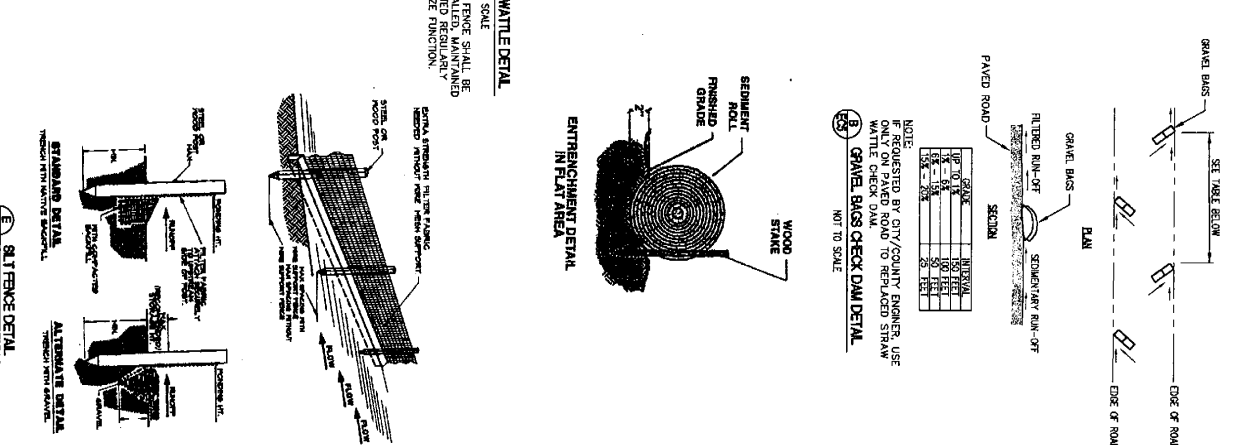
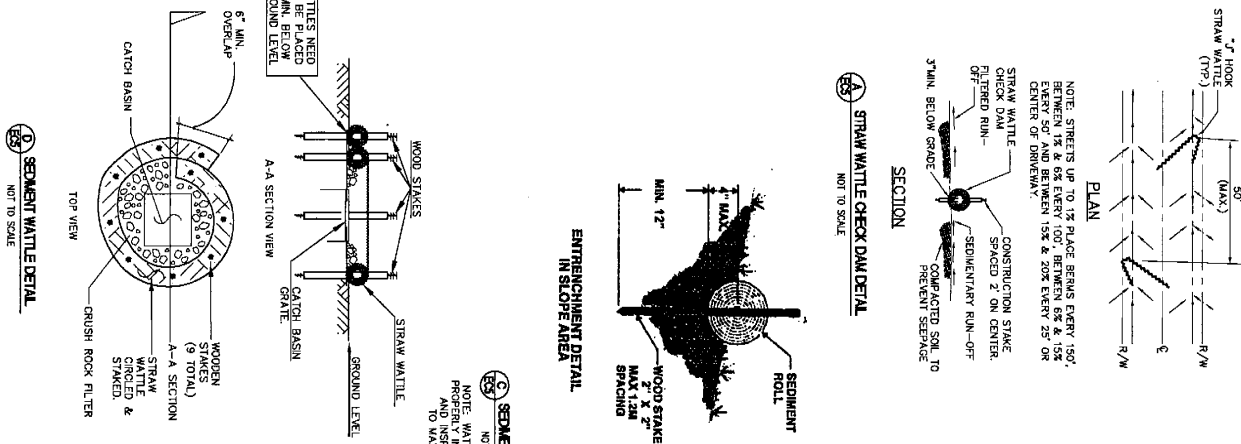
- PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREETS AT 100 FEET INTERVALS. VELOCITY CHECK DAMS SHALL BE CONSTRUCTED OF STRAW BALES, SANDBAGS OR OTHER EROSION RESISTANT MATERIALS ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKS MAY NOT BE USED AS VELOCITY CHECK DAMS.
- PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

VELOCITY CHECK DAMS	INTERVAL
LESS THAN 20 FEET	10 FEET
20 TO 50 FEET	25 FEET
50 TO 100 FEET	50 FEET
OVER 100 FEET	OVER 100 FEET
- SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH EARTH DIKS OR SANDBAG MATS SHALL BE PLUGGED WITH SANDBAGS OR OTHER EROSION RESISTANT MATERIALS. SANDBAGS ARE TO BE PLACED IN CONCRETE BEFORE SANDBAGS ARE PLACED.
- ALL OPEN UTILITY TRENCHES SHALL BE BLOCKED AT THE PROPOSED INTERVALS FROM THE BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SINKER SANDBAGS SHALL BE PLACED WITH A DOUBLE ROW OF SANDBAGS EXTENDING DOWNWARD. TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS OR MATS SHALL BE PLACED WITH A REMAINING FEET AND SPACED 2 FEET ON CENTER. SANDBAGS SHALL BE PLACED ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2% AS REQUIRED	100 FEET
2% TO 10%	25 FEET
OVER 10%	25 FEET
- AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUND SLOTTED TO PREVENT OVERFLOWING OF WATER IN THE TRENCH AREA. CORE SHOULD BE PLACED TO THE TOP OF THE TRENCH AREA. SANDBAGS SHALL BE PLACED AT THE CENTER LINE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2% AS REQUIRED	100 FEET
2% TO 10%	25 FEET
OVER 10%	25 FEET
- SEDIMENT TRAPS SHALL BE CLEANED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL INDICATED ON THE DETAIL. ON THIS SHEET, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE SEDIMENT TRAPS AND THE SEDIMENT TRAPS TO BE CLEANED SHALL BE INDICATED BY THE CONTRACTOR AND BIDDING PADS ARE BEING INSTALLED.
- EROSION CONTROL STRUCTURES SHALL BE ADVISED BY THE CONTRACTOR TO REFLECT ALL CHANGES IN GRADE.
- AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUND SLOTTED TO PREVENT OVERFLOWING OF WATER IN THE TRENCH AREA. CORE SHOULD BE PLACED TO THE TOP OF THE TRENCH AREA. SANDBAGS SHALL BE PLACED AT THE CENTER LINE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2% AS REQUIRED	100 FEET
2% TO 10%	25 FEET
OVER 10%	25 FEET
- THE PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THESE PLANS IN THE FIELD, SUBJECT TO APPROVAL OF THE CITY ENGINEER.
- EROSION CONTROL STRUCTURES SHALL BE ADVISED BY THE CONTRACTOR TO REFLECT ALL CHANGES IN GRADE.
- THE CONTRACTOR SHALL HAVE A COMPREHENSIVE PROGRAM FOR PROVISION FOR DOCUMENTING CHANGES AND NOTES.
- THE CONTRACTOR CAN STORE TEMPORARY STOCKPILES AND EROSION CONTROL STRUCTURES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL KEEP AN EMERGENCY PHONE # OF CREW CAPTAIN THAT WILL HANDLE EMERGENCIES.
- THE CONTRACTOR-ASSIGNED STANBY CREWS 24 HOURS EVERY DAYS PER WEEK TO BE CALLED TO WORK DURING EACH RAINFALL EMERGENCY.
- THE CONTRACTOR SHALL ASSIGN ONE CREW CAPTAIN RESPONSIBLE FOR DAILY, WEEKLY, MONTHLY INSPECTION DURING WEATHER AND DRY WEATHER TO BE SURE ALL EROSION CONTROL MEASURES ARE MAINTAINED AND OPERATING AS INTENDED, ESPECIALLY AFTER EACH STORM IN A LOG.



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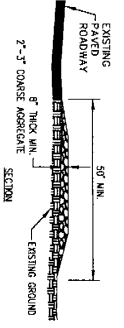
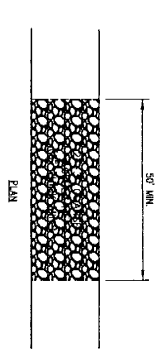
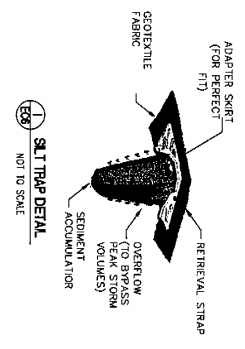
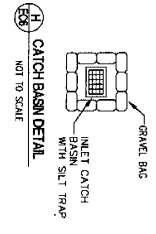
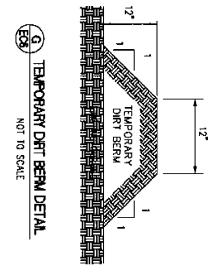
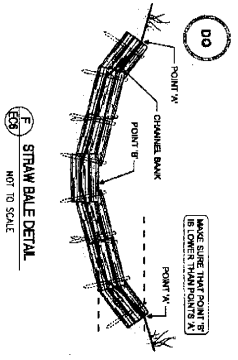
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NOT TO SCALE

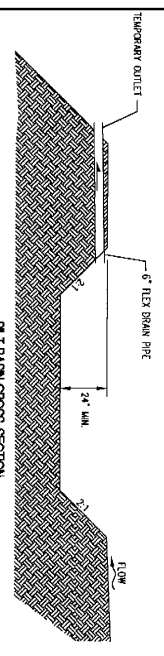
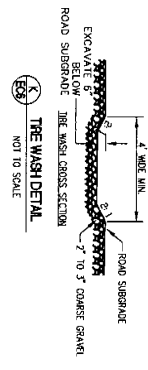
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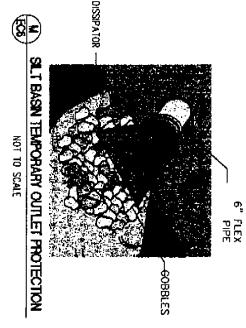
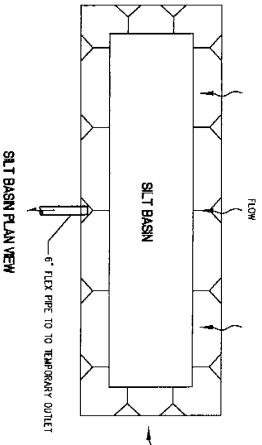


NOTE:
 1. POSITION CONTROL PLAN FOR STABILIZED ENTRANCE LOCATION.
 2. THE CURBAGE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY.

EROSION CONTROL TIRE WASH



04
ES TYPICAL SILT BASIN
 NOT TO SCALE



JOB NO	20R022
SCALE	NTS
DATE	5/15/2010
DESIGN	MC
DRAWN	MC
APPROVED	

EROSION CONTROL PLAN
THE CALIFORNIA! EXHIBIT
CUP CM09085 - OAKLAND ZOO

OAKLAND ALAMEDA COUNTY CALIFORNIA



NO.	BY	DATE	REVISIONS

ALLOUOT
 PLANNERS
 CIVIL ENGINEERS
 440 BOLLINGER AVE., 2ND
 OAKLAND, CA 94612
 FAX: (415) 862-3178



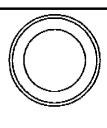
LEGEND:
 20 FT - 20 FT MINIMUM FIRE LANE
 30 FT - 30 FT MINIMUM FIRE LANE
 ALL GATES WILL BE INSTALLED WITH A RISK BOX FOR ROAD ENTRY

PROPOSED FIRE ACCESS
 SNOWDOWN E.V.A.
 WIDTH: 20 FT
 # OF TURNOUTS PER CODE
 TYPE OF MATERIAL STOCK TO
 SUPPORT FIRE TRUCK

IDB NO. 208022
 SCALE 1"=120'
 DATE 8/15/2010
 DESIGN
 DRAWN MC
 APPROVED

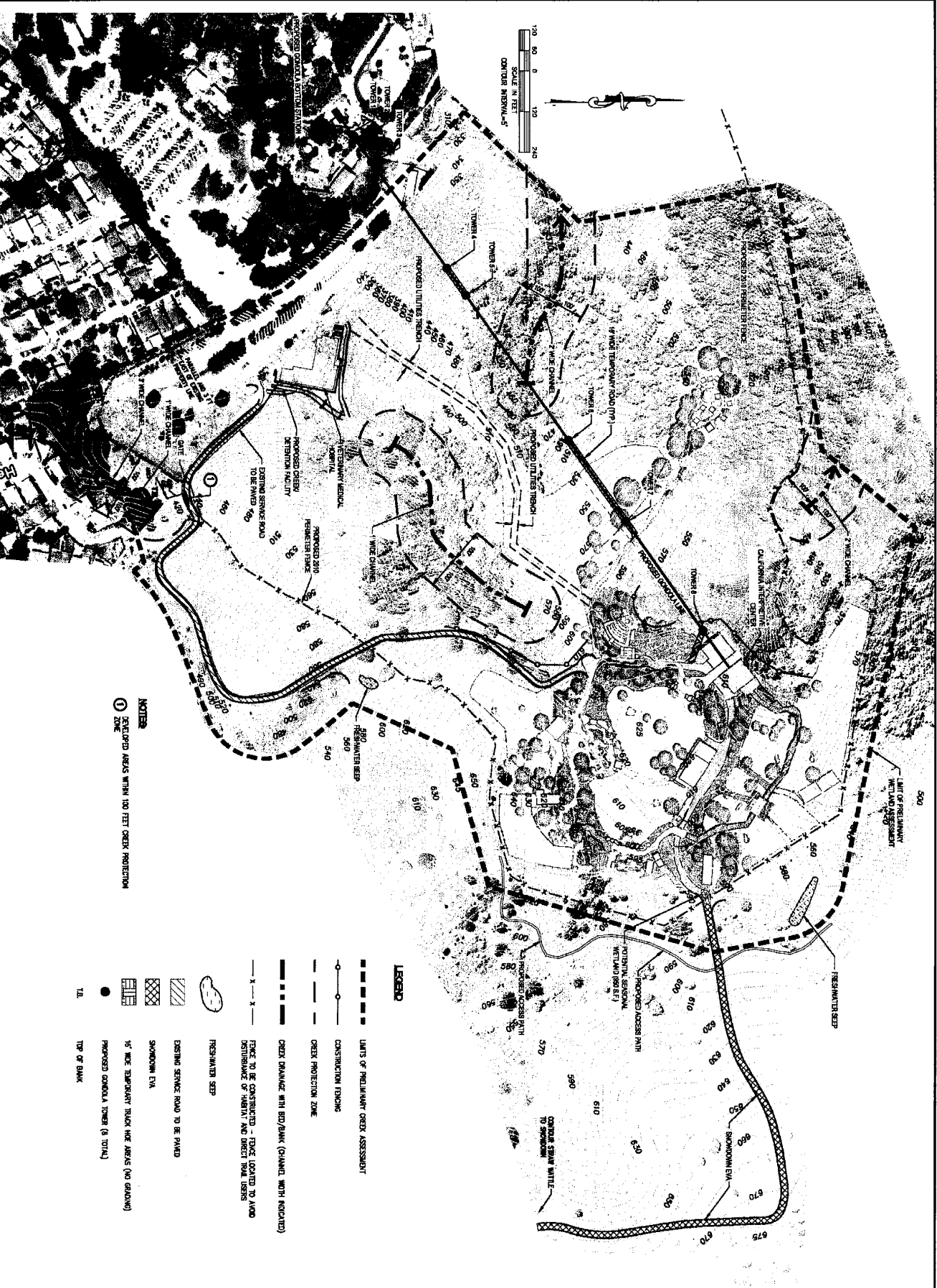
FIRE SERVICE PLAN
 CALIFORNIA EXHIBIT - CUP CM09085 - OAKLAND ZOO

OAKLAND ALAMEDA COUNTY CALIFORNIA



No.	BY	DATE	REVISIONS

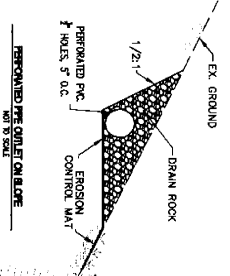
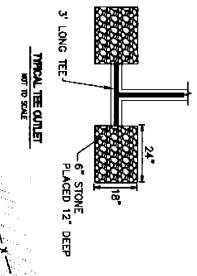
ALLIQUOT
 CIVIL ENGINEERS
 SURVEYORS
 400 BOLDWIN WAY - 2ND
 OAKLAND, CA 94612
 TEL: (415) 881-8111



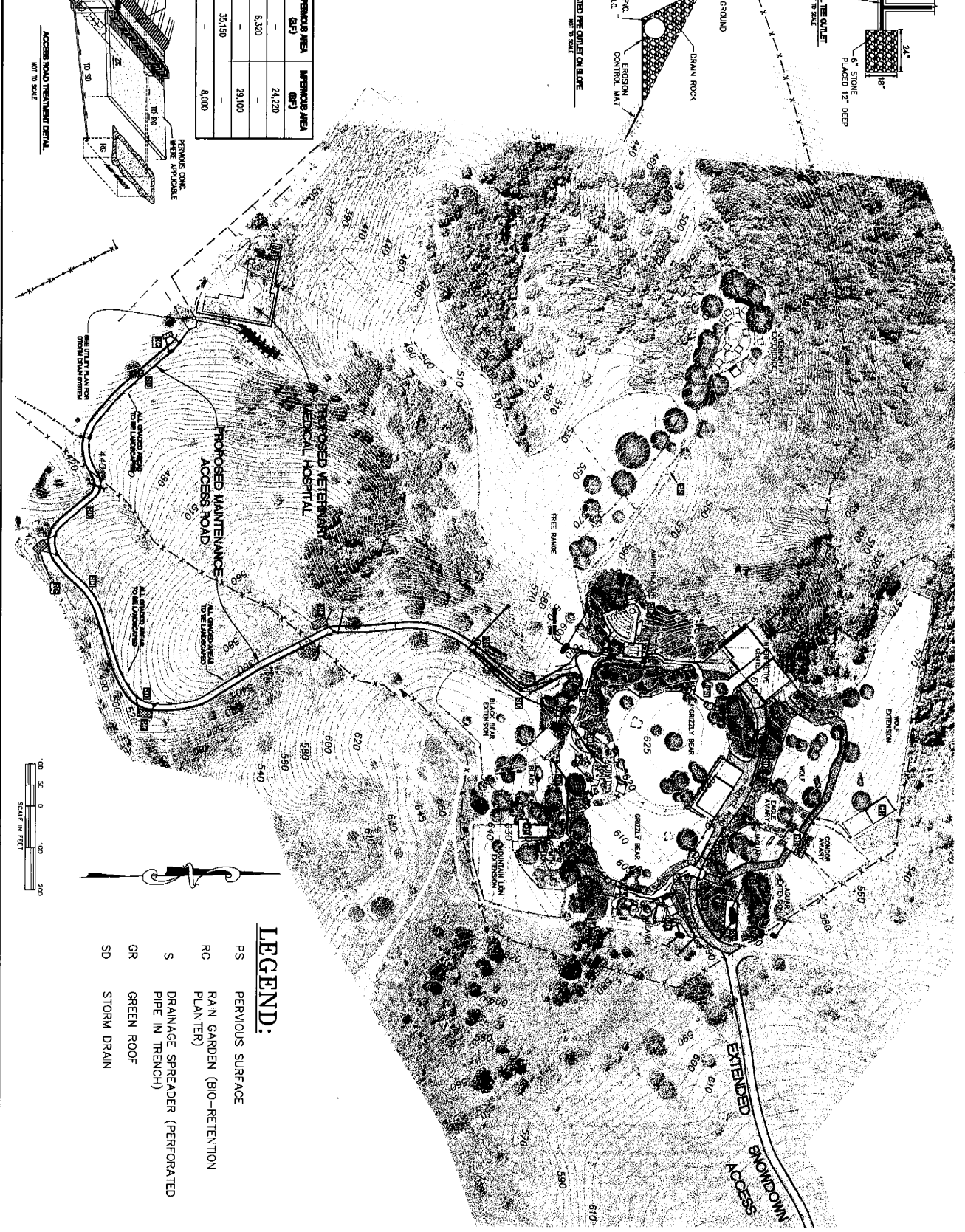
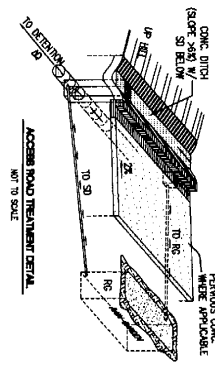
NOTES
 ① DEVELOPED AREAS WITHIN 100 FEET CREEK PROTECTION ZONE

- LEGEND**
- LIMITS OF PRELIMINARY CREEK ASSESSMENT
 - - - CONSTRUCTION FENCING
 - - - CREEK PROTECTION ZONE
 - CREEK DRAINAGE WITH BED/BANK (CHANNEL WIDTH INDICATED)
 - - - FENCE TO BE CONSTRUCTED - FENCE LOCATED TO AVOID DISTURBANCE OF HABITAT AND CREEK TRAIL USERS
 - FRESHWATER SEEP
 - EXISTING SERVICE ROAD TO BE PAVED
 - SHOWDOWN EVA
 - 1/2" WIDE TEMPORARY TRACKS (SEE AREAS (NO DRAWING))
 - PROPOSED CONDUIT TOWER (S TOTAL)
 - TOP OF BANK

<p>JOB NO 2008022</p> <p>SCALE 1"=120'</p> <p>DATE 3/6/2011</p> <p>DESIGN</p> <p>DRAWN MC</p> <p>APPROVED</p>	<p>CREEK PROTECTION PLAN</p> <p>THE CALIFORNIA EXHIBIT</p> <p>CUP CM09085 - OAKLAND ZOO</p> <p>OAKLAND ALAMEDA COUNTY CALIFORNIA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">BY</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">REVISIONS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	BY	DATE	REVISIONS													<p>ALLIQUOT PLANNERS CIVIL ENGINEERS SURVEYORS</p> <p>400 SOUTH AVENUE SUITE 700 OAKLAND, CA 94612 TEL: (415) 761-2000 FAX: (415) 761-2001</p>
NO.	BY	DATE	REVISIONS																



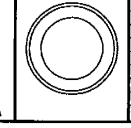
PERVIOUS AREA (SQ FT)	IMPERVIOUS AREA (SQ FT)
ROOF	24,220
GREEN ROOF	6,330
AC PANE	29,100
PERVIOUS PANE	35,150
LANDSCAPE	8,000



- LEGEND:**
- PS PERVIOUS SURFACE
 - RC RAIN GARDEN (BIO-RETENTION PLANTER)
 - S DRAINAGE SPREADER (PERFORATED PIPE IN TRENCH)
 - GR GREEN ROOF
 - SD STORM DRAIN

**PRELIMINARY POST-CONSTRUCTION
STORMWATER MANAGEMENT PLAN
THE CALIFORNIA EXHIBIT - CUP CM09085 - OAKLAND ZOO**

JOB NO 290022	OAKLAND	ALAMEDA COUNTY	CALIFORNIA
SCALE 1"=100'			
DATE 9/28/2010			
DESIGN			
DRAWN MC			
APPROVED			

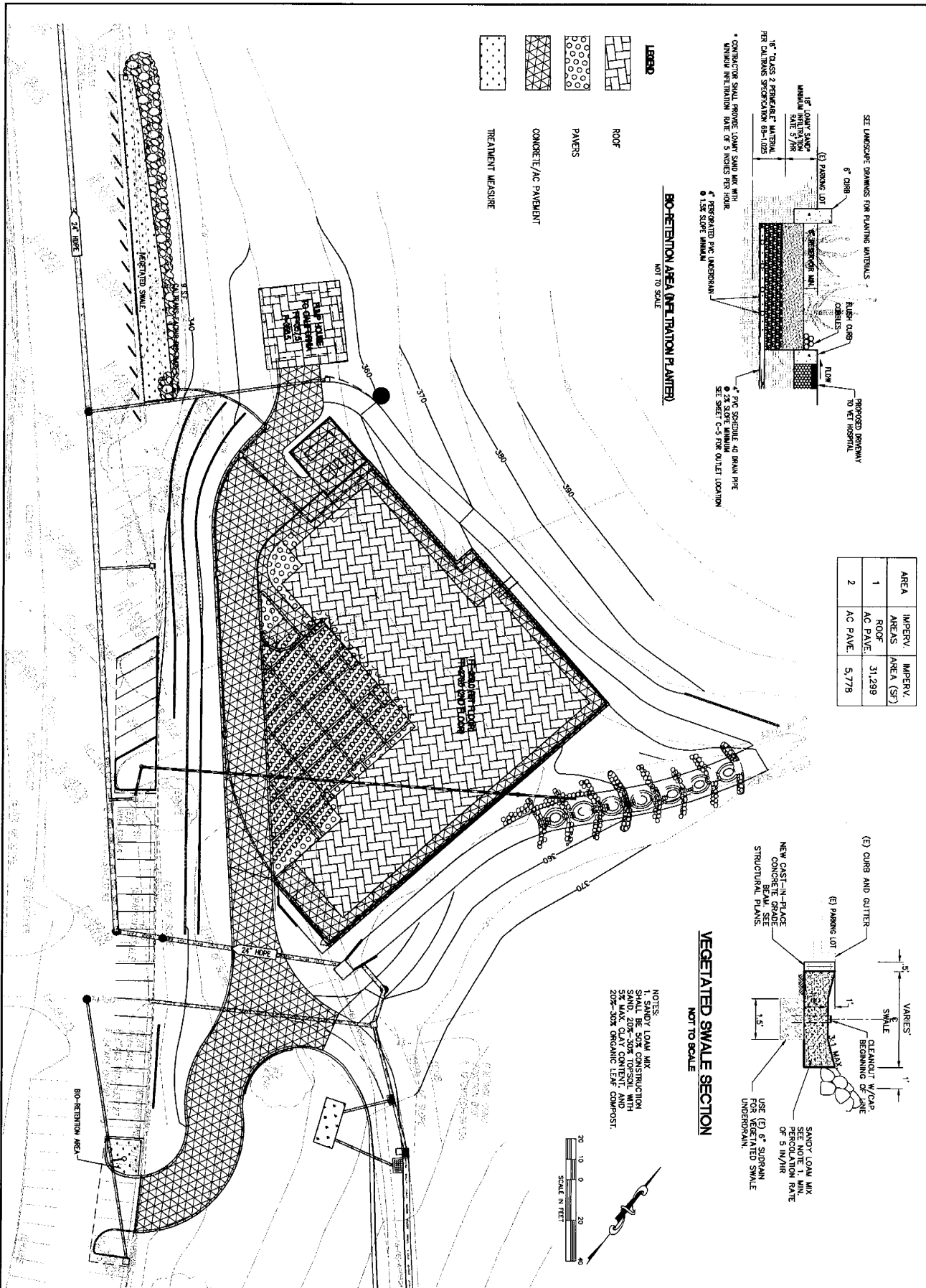


NO.	BY	DATE	REVISIONS

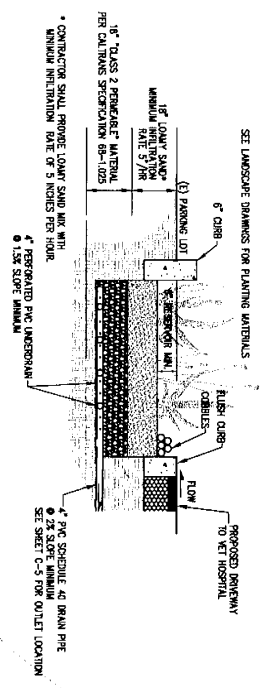
ALLIQUOT
CIVIL ENGINEERS
SUPERVISORS

ALLIQUOT ASSOCIATES, INC.
405 BOWLING BALL AVENUE
DUBLIN, CALIFORNIA 94568
TEL: (916) 875-1717

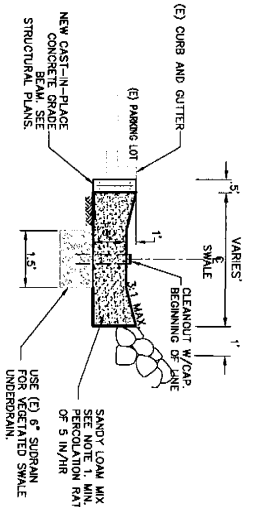
DATE: 9/28/2010 11:23 AM USER: JLD/MSD/PLN/STW



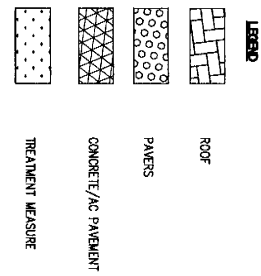
AREA	IMPERV. AREAS	IMPERV. AREA (SF)
1	ROOF	31,299
2	AC PAVEMENT	5,778



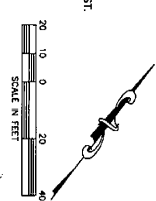
BIO-RETENTION AREA (INFILTRATION PLANTER)
NOT TO SCALE



VEGETATED SWALE SECTION
NOT TO SCALE



NOTES:
1. SANDY LOAM MIX SHALL BE 50% CONSTRUCTION SAND, 20% 5% MAX CLAY CONTENT, AND 20%-30% ORGANIC LEAF COMPOST.





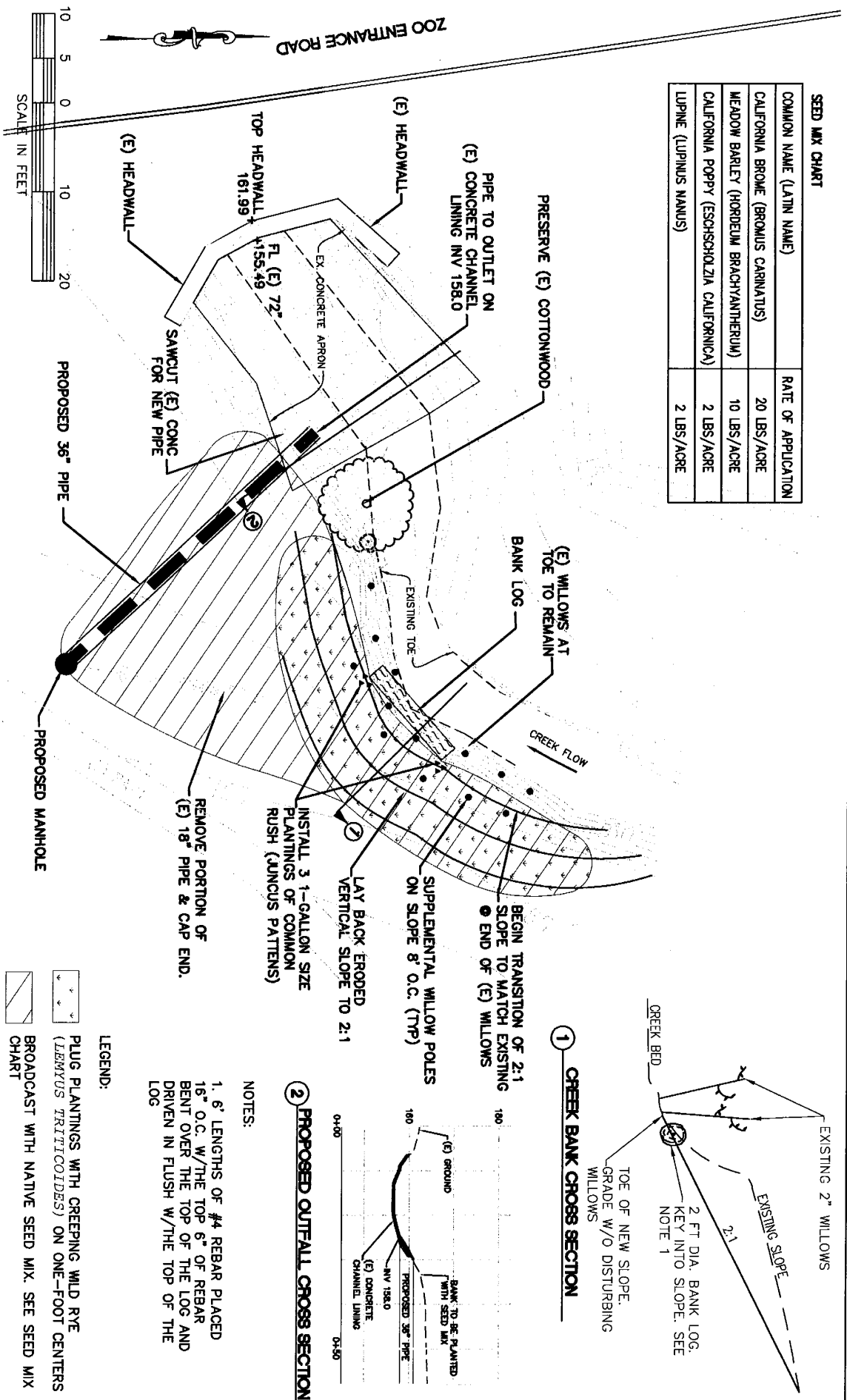
PLANNERS
 CIVIL ENGINEERS
 SURVEYORS

1390 SOUTH MAIN STREET
 SUITE 310
 WALNUT CREEK, CA. 94596
 (925) 476-2300
 FAX (925) 476-2350

Subject LOCATION MAP
 Job No. 208022 Scale _____
 By _____ Date 11/29/2010 Chkd. _____
 SHEET _____ OF _____

SEED MIX CHART

COMMON NAME (LATIN NAME)	RATE OF APPLICATION
CALIFORNIA BROME (BROMUS CARINATUS)	20 LBS./ACRE
MEADOW BARLEY (HORDEUM BRACHYANTHERUM)	10 LBS./ACRE
CALIFORNIA POPPY (ESCHSCHOLZIA CALIFORNICA)	2 LBS./ACRE
LUPINE (LUPINUS NANUS)	2 LBS./ACRE



AIQUOT
 Planners
 Civil Engineers
 Surveyors

Alquod Associates, Inc.
 1385 S. Main St., Ste. 110
 Walnut Creek, CA 94596
 Tel: (925) 474-2200
 Fax: (925) 474-2202

**PROPOSED OUTFALL MODIFICATION AT ARROYO VIEJO CREEK
 KNOWLAND AND PARK-OAKLAND ZOO**

OAKLAND ALAMEDA COUNTY CALIFORNIA

DATE	BY	REVISION
1/26/2010	AK	Initial
1/27/2010	AK	Final
1/27/2010	AK	Final
1/27/2010	AK	Final
1/27/2010	AK	Final
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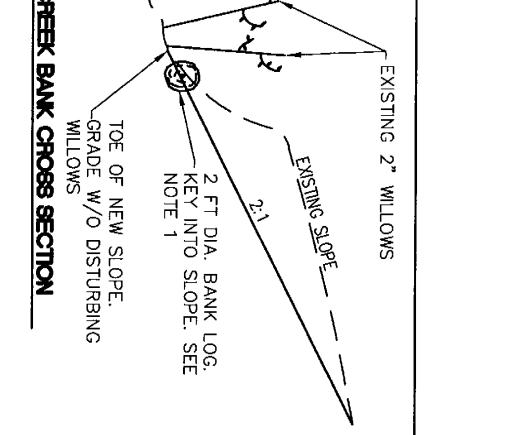
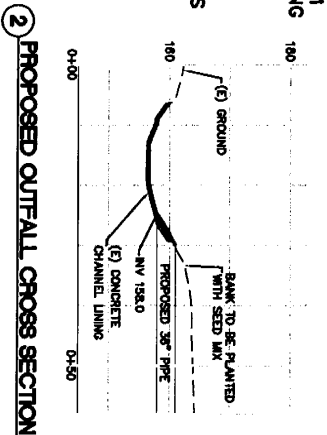
Drawing Number: 1 of 1

LEGEND:

- PLUG PLANTINGS WITH CREEPING WILD RYE (*LEMNUS TRITICOIDES*) ON ONE-FOOT CENTERS
- BROADCAST WITH NATIVE SEED MIX. SEE SEED MIX CHART

NOTES:

- 6' LENGTHS OF #4 REBAR PLACED 16" O.C. W/THE TOP 6" OF REBAR BENT OVER THE TOP OF THE LOG AND DRIVEN IN FLUSH W/THE TOP OF THE LOG





ALIQUOT

Proposed Outfall Modification at Arroyo Viejo Creek in Knowland Park
Description of Creek and Outfall Repair
November 30, 2010

An existing stormwater outfall in Arroyo Viejo Creek is located just east of the main entrance to the Zoo off Golf Links Road and is causing bank erosion by pipe flow originating within the Project area.

The bank erosion at the outfall is aggravated by an undersized 18 inch pipe, causing increased velocity, and the position of this outfall in the creek bank. In its current state the 18-inch clay pipe protrudes from the bank at an opposing angle to the direction of creek flow. Judging by the age of this clay culvert and the near vertical slope of the bank, erosion has been occurring at the outlet for years. Its location at a bend in the creek exasperates the opposing currents due to the creek flow, velocity, increase around the concave bed and bank. The bank has been sliding at the outfall location due to erosion caused by turbulence with no bank protection. As the toe of the bank recedes the pipe has been cracking and breaking off. Clay pipe was a poor choice for a storm drain outfall and its direction opposing the direction of creek flow was poor design.

The proposed outfall repair and replacement will relocate the pipe downstream of its current location and replace the pipe with a standard pipe type used for storm drainage conveyance. The proposed storm drain pipe construction will abandon or remove approximately 35 feet of the existing pipe, install a manhole, and install a 36-inch pipe directed to the northwest that will outlet to the creek onto an existing concrete apron at the bridge culvert. The 36-inch pipe will be angled to outlet with direction of creek flow.

To repair the bank at the location of the former existing outfall, a minimum of 10 feet of the existing clay culvert will be removed. A two foot diameter bank log will be keyed in across the eroded bank at its toe. Recently planted willows exist at the toe of this bank. The bank excavation and fill will begin behind the willows to minimize disturbance; the bank will be graded at a 2:1 slope. The existing willows will remain and additional willows will be planted on the new slope intermittently to approximately 5 feet up the slope and placed 8 feet on-center. Plug plantings with creeping rye will be installed 1 foot on-center above the willows to the top of the 2:1 slope. A broader area, from the concrete lining to the newly graded bank, will be broadcast with a seed mix containing California Brome, Meadow Barley, California Poppy, and Lupine. These improvements will curtail future erosion and enhance existing habitat values in this area.

ATTACHMENT B

Habitat Enhancement Plan for Knowland Park

HABITAT ENHANCEMENT PLAN
for
KNOWLAND PARK
OAKLAND, CALIFORNIA



Prepared by

Environmental Collaborative
1268 64th Street, Emeryville, CA 94608

Prepared for

East Bay Zoological Society
PO Box 5238, Oakland, CA 94605

City of Oakland
Community and Economic Development Agency
250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612

February 2011

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Native Revegetation Element	10
Native Tree Protection and Replacement Element	12
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Implementation Element.....	17

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INTRODUCTION AND SUMMARY

This Habitat Enhancement Plan (HEP) has been prepared by Environmental Collaborative for the East Bay Zoological Society. The HEP implements certain mitigation measures and conditions of approval for the Oakland Zoo in Knowland Park Master Plan (Master Plan), adopted by the City of Oakland in 1998, and updated mitigation measures from the 2011 Subsequent Mitigated Negative Declaration / Addendum prepared for the amendment to the Master Plan. Habitat enhancement provided under the HEP would be achieved through the control and eradication of the target invasive species and through revegetation with native grassland, riparian, and woodland species where the native cover types have been displaced by non-native species. This HEP provides background information on the status of the Master Plan, a brief description of habitat conditions in the HEP treatment area of Knowland Park, identifies performance standards regarding invasive species control and native revegetation in treatment areas, summarizes phasing of implementation based on construction of the California Exhibit project and resulting on-going monitoring and maintenance as part of required mitigation, and defines goals and implementing actions related to the invasive species removal, native revegetation, and sensitive resource protections.

BACKGROUND

In 1997, the Oakland Zoo submitted an application to the City of Oakland for a major conditional use permit for the Master Plan intended to allow development of certain improvements and programs at the zoo over a period of 20 years (Zoning Case No. CM97-25). On April 16, 1997, the Oakland City Planning Commission adopted a Mitigated Negative Declaration (MND) for the Master Plan and approved part of the Master Plan. On June 4, 1997, the City Planning Commission approved the remainder of the Master Plan. On December 15, 1998, the City Council adopted Resolution No. 74736 C.M.S. upholding the City Planning Commission's adoption of the 1998 MND and decision approving the California 1820 exhibit portion of the major conditional use permit, subject to certain conditions of approval and mitigation measures.

The Oakland Zoo has applied for approval of an amendment to the approved Master Plan that would refine and make certain changes to the site plan for the approved California 1820 exhibit, now identified as the California Exhibit, and provide for a new relocated Veterinary Medical Hospital. A Subsequent Mitigated Negative Declaration/ Addendum, prepared pursuant to CEQA Guidelines Section 15164, updates the information contained in the 1998 MND in light of the proposed Master Plan amendment, changed circumstances, and new information.

One of the mitigation measures from the adopted 1998 MND, Mitigation Measure 13a, calls for preparation and implementation of a HEP for the California Exhibit area and Upper Knowland Park. The HEP addresses impacts of the project on native vegetation and wildlife habitat by removing infestations of highly invasive non-native plant species and revegetating degraded areas with native plantings. These highly invasive plant species tend to outcompete and eventually replace native cover, eliminating native groundcover vegetation, and reducing the habitat values for native wildlife. Below is a copy of Mitigation Measure 13a.

13a) *The proposed Master Plan would include implementation of a Habitat Enhancement Plan that would enhance oak woodlands, native grasslands, coastal scrub and riparian woodland, and remove eucalyptus, French broom and other exotic plants from the California 1820 Exhibit area and Upper Knowland Park. The Habitat Enhancement Plan should include the following:*

- *An annual assessment of the species and distribution of invasive nonnative weeds (examples of invasive species would include artichoke thistle, French broom, giant reed, German ivy, pampas grass, Algerian ivy, acacia and eucalyptus). The assessment would include a map and estimate of abundance of weeds.*
- *A management element for the control of each weedy species. Methods used for each species should be based on current accepted best available practices, including hand-pulling, cutting followed by topical application of suitable herbicide, use of livestock, removal or burning of cut plant materials, and so on. The justification for the control methods used should be explained, and a tracking system maintained to document areas treated, methods used, and effectiveness of the results.*
- *A revegetation element for areas where heavy infestations of weeds comprise a significant portion of the existing vegetation. The riparian zone of lower Arroyo Viejo Creek, for example, is so dominated by nonnative species that planting of indigenous tree and shrub species following the removal of weeds is needed to speed up the restoration process. This element would include a tracking system for areas treated, a record of the source and species of plant materials used, methods of installation and maintenance, and an assessment of the success of each effort.*

LOCATION AND DESCRIPTION OF EXISTING HABITAT CONDITIONS

The Oakland Zoo in Knowland Park is located in south Oakland, east of Interstate 580 and adjacent to Anthony Chabot Regional Park (see **Figure 1**). Knowland Park contains a total of approximately 490 acres, of which approximately 93 acres comprise the arboretum, zoo, and related support facilities and approximately 62 acres were approved by the City Council for development of the Oakland Zoo's California 1820 exhibit. The remaining 335 acres contain upper and lower Knowland Park. Upper Knowland Park contains approximately 278 acres of open space, vegetation, public trails, and fire roads, and is bisected by Golf Links Road. Lower Knowland Park contains approximately 57 acres of open space, vegetation, zoo entrance area, and roads. The Ecological Recovery Zone encompasses that portion of the area within the proposed perimeter fence, but outside the existing zoo and California Exhibit area (see **Figure 1**). **Table 1** presents a breakdown of acreage by use area.

FIGURE 1 KNOWLAND PARK AND CALIFORNIA EXHIBIT AREA BOUNDARY



TABLE 1 KNOWLAND PARK ACREAGE BY AREA

Area	Number of Acres	Zoning
Upper Knowland Park	278 ^a	Open Space (Resource Conservation Area)
Approved California 1820 Exhibit	62 ^b	Open Space (Special Use)
Arboretum, Zoo, and Related Support Facilities	93 ^c	Open Space (Special Use)
Lower Knowland Park	57 ^d	Open Space (Resource Conservation Area)
Total	490	

^a Zoo-City Management Agreement, May 2005. This agreement identifies 340 acres in the upper area of Knowland Park. Subtracting the 62 acres for the approved California 1820 exhibit leaves a balance of 278 acres.

^b The project conditions of approval did not identify a total acreage for the California 1820 exhibit. This figure was calculated based on the Final Revised Plan approved by the City Council on December 15, 1998.

^c Oakland Zoo In Knowland Park Master Plan Mitigated Negative Declaration/Initial Study, 1998.

^d Zoo-City Management Agreement, May 2005. This agreement identifies 150 acres in the lower area of Knowland Park. Subtracting the 93 acres for the arboretum, zoo, and related support facilities leaves a balance of 57 acres.

Source: Placemakers, 2011 Subsequent Mitigated Negative Declaration / Addendum, Oakland Zoo Master Plan.

Vegetation in the California Exhibit and Upper Knowland Park area consists of a mosaic of grassland, woodland, scrub, and chaparral vegetation as indicated in aerial photographs of the vicinity (see **Figure 1**). The developed exhibit area of the existing zoo forms the southwestern edge of the Master Plan area and contains large paved parking lots, ornamental landscaping, structures, and animal enclosures. Arroyo Viejo Creek is a perennial creek that flows approximately 600 feet north of the proposed California Exhibit area, at its closest location, and supports a dense cover of riparian trees and shrubs. The creek continues as an open channel through Upper Knowland Park, passing through a culvert under Golf Links Road. A major habitat restoration effort of the lower reach of Arroyo Viejo Creek was undertaken in 2007 as a joint effort of the City of Oakland, Oakland Zoo, California Coastal Conservancy, the California Department of Parks and Recreation, and Alameda County Flood Control and Water Conservation District. Highly invasive species were removed and native enhancement plantings installed along approximately 1,000 feet of the creek corridor as part of this habitat restoration project.

Knowland Park supports a wide range of animal species, including a variety of birds, mammals, amphibians, reptiles, and invertebrates. The mosaic of vegetation types, protective cover, and available surface water provides important habitat resources to resident and migratory species that use the largely undeveloped parklands. Golf Links Road bisects the parklands, and Skyline Boulevard separates Knowland Park from the nearby Anthony Chabot Regional Park to the east. These roadways disrupt movement opportunities between natural areas for some terrestrial wildlife species but do not form complete barriers to wildlife movement. Existing residential development to the north and south, and Highway 580 and the urbanized area to the west limit opportunities for movement and dispersal of terrestrial wildlife beyond these boundaries of Knowland Park.

A number of highly invasive plant species have become particularly problematic around the perimeter of the existing zoo, along the middle reach of Arroyo Viejo Creek upstream of the 2007 restoration area, and in parts of the California Exhibit area and Upper Knowland Park. In some locations, the invasive species have largely replaced native plants, eliminating most of the associated wildlife habitat functions and values. Of greatest concern are infestations of French broom (*Genista monspessulana*) which forms dense thickets in some locations and is spreading throughout the remaining natural areas of Knowland Park, replacing grassland habitat and invading the understory of the woodlands, scrub, and chaparral. The Oakland Zoo and City of Oakland have taken several steps to control this problematic species given how it compromises native habitat, interferes with use of some of the existing animal enclosures, and contributes to fire fuel loading. Stands of invasive blue gum eucalyptus (*Eucalyptus globulus*), green wattle (*Acacia decurrens*), and blackwood acacia (*Acacia melanoxydon*) occur in a number of locations in Knowland Park, and heavy infestations of German ivy (*Senecio mikanioides*), Algerian ivy (*Hedera helix* ssp. *canariensis*), periwinkle (*Vinca major*), and Himalayan blackberry (*Rubus discolor*) occur along Arroyo Viejo, all of which compromise existing natural habitat and will continue to spread if not controlled. Other problematic invasive species reported from grassland, riparian and woodland habitats in Knowland Park include: artichoke thistle (*Cynara cardunculus*), pampas grass (*Cortaderia selloana*), sweet fennel (*Foeniculum vulgare*), and giant reed (*Arundo donax*). And planted stands of Monterey pine (*Pinus radiata*) also compromise the native cover, particularly grasslands, although trees of this species on public lands such as Knowland Park are to be protected and any removal must comply with the City's Tree Protection Ordinance (Oakland Municipal Code Chapter 12.36).

COMPONENTS OF THE HEP

The HEP has been prepared in compliance with the 1998 Master Plan approval and the Master Plan Amendment. The HEP serves to mitigate project-related impacts on natural habitat and native trees, and will be coordinated with measures implemented to address potential impacts on suitable habitat for the State- and federally-threatened Alameda whipsnake (*Masticophis lateralis*). The HEP expands upon the broad requirements of Mitigation Measure 13a, specifying replacement ratios and implementing actions for replacement of affected habitat or specific resource, defining performance standards and success criteria to be achieved upon full implementation, and identifying on-going assessment and reporting requirements.

The 1998 MND identified a number of mitigation measures related to avoidance of potential impacts on Alameda whipsnake, particularly during construction and operation of the California Exhibit. An individual male Alameda whipsnake was live trapped from the vicinity of the California Exhibit area in the summer of 2010 during protocol surveys to confirm presence or absence of this species. Given the confirmed presence of this species, appropriate authorizations for possible loss of individual snakes and essential habitat resulting from implementation of the California Exhibit project will be required from the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG) pursuant to the requirements of the federal Endangered Species Act and the California Endangered Species Act, respectively. This will most likely include some type of compensatory mitigation that could consist of habitat enhancement measures consistent with the general goals of the HEP for invasive species removal

and native habitat restoration. Mitigation Measure 14c from the 1998 MND has been revised in the 2011 Subsequent Mitigated Negative Declaration / Addendum to specify that a minimum 1:1 ratio of compensatory mitigation (at least one acre of mitigation to every acre of impact) will be required. Compensatory mitigation ratios may be refined as part of the consultation process with the USFWS and CDFG in securing incidental take authorizations for potential impacts on suitable habitat for the Alameda whipsnake. The assumptions regarding the limits of invasive species treatment and native replanting specified in this HEP may have to be adjusted based on future input from the USFWS and CDFG, but it appears there is more than sufficient land area in Upper Knowland Park in need of improved habitat management to meet compensatory mitigation requirements for Alameda whipsnake.

The HEP provides a coordinated approach to protecting and enhancing natural habitat, and meeting mitigation requirements for the Master Plan and the California Exhibit. The HEP contains six basic elements, consisting of: an Invasive Species Control Element; Grassland Protection and Enhancement Element; Native Revegetation Element; Native Tree Protection and Replacement Element; Special-Status Species Protection Element, and Implementation Element. The HEP provides for input from the City of Oakland, and encourages participation from organizations such as the California Native Plant Society, and interested public. Where necessary, the HEP will incorporate refinements that are necessary based on the mitigation plans prepared as part of the incidental take authorizations for Alameda whipsnake required by the USFWS and CDFG.

The initial focus of the invasive species control provided under the HEP will be directed towards achieving the mitigation for Alameda whipsnake and grasslands habitat lost or modified as a result of implementing the California Exhibit project. Treatment areas will be prioritized based on proximity to the California Exhibit site and need to meet specific habitat enhancement objectives specified in the 1998 MND and 2011 Subsequent Mitigated Negative Declaration / Addendum. French broom and other invasive species are spreading into the essential chaparral and scrub habitat within the Ecological Recovery Zone adjacent to the California Exhibit where the single Alameda whipsnake was encountered. The Ecological Recovery Zone encompasses that portion of the remaining natural areas outside of the existing zoo and future California Exhibit enclosures, but within the perimeter fence (see **Figure 1**). Preventing further degradation of the remaining natural areas within the California Exhibit and in the Ecological Recovery Zone will be crucial in protecting the important habitat it provides for Alameda whipsnake in Knowland Park. A preliminary analysis indicates that the compensatory mitigation requirements for Alameda whipsnake and loss of grassland habitat could be achieved through treatment and management of lands in Upper Knowland Park west of Golf Links Road. As described further in the Implementation Element, once the compensatory mitigation ratios are met and required habitat enhancement is achieved, then the invasive species treatment under the HEP will be expanded into the remaining areas of Knowland Park east of Golf Links Road. Ongoing monitoring and management will be required in perpetuity to control possible re-establishment of the target invasive species due to the continued spread of seed from adjacent private properties and surrounding open space where management is less rigorous.

The six elements contained in the HEP are listed below, together with identified goals, performance standards and success criteria, and specific implementing actions. A description of

the process for implementing the HEP is provided in the Implementation Element, together with details regarding on-going management and annual reporting requirements, as described below.

INVASIVE SPECIES CONTROL ELEMENT

Goal 1: Control and, where feasible, eradicate highly invasive non-native species which continue to spread in Knowland Park and severely compromise existing habitat values.

The HEP will focus on controlling and where feasible, eradicating highly invasive non-native species in Knowland Park. The initial treatment areas addressed under the HEP will include the Ecological Recovery Zone, the remaining natural areas of the California Exhibit, and the adjacent lands of Knowland Park west of Golf Links Road to address the threat these invasive species pose to the important habitat for Alameda whipsnake, and to protect and enhance the remaining grasslands in close proximity to the California Exhibit. Target invasive species include: French broom (*Genista monspessulana*), blue gum eucalyptus (*Eucalyptus globulus*), green wattle (*Acacia decurrens*), blackwood acacia (*Acacia melanoxylon*) artichoke thistle (*Cynara cardunculus*), sweet fennel (*Foeniculum vulgare*), yellow star thistle (*Centaurea solstitialis*), German ivy (*Senecia mikanioides*), Algerian ivy (*Hedera helix* ssp. *canariensis*), periwinkle (*Vinca major*), Himalayan blackberry (*Rubus discolor*) pampas grass (*Cortaderia selloana*), and giant reed (*Arundo donax*). Effective control of these target species requires an effective Integrated Pest Management (IPM) program. The IPM must be flexible in its implementation to address possible resprouting or re-establishment of the target species in treatment areas, adaptive to site conditions and successful treatment methods, and use of best available practices, including hand pulling, cutting followed by topical application of appropriate herbicide, use of livestock, and removal and burning of cut plant materials.

Successive treatment will be performed until the target species have been effectively controlled from the treatment area and comprise less than five percent of the absolute cover.¹ Ideally, target invasive species would be completely eradicated (eliminated) from treatment areas, but these are highly aggressive species which could be reintroduced from the untreated areas on Upper Knowland Park and surrounding private properties, making complete eradication highly challenging.

The following Implementing Actions serve to implement the basic goal for the Invasive Species Control Element of the HEP.

Implementing Action 1-1: Develop and implement IPM program for treatment areas in Knowland Park to address target invasive plant species including: French broom (*Genista monspessulana*), blue gum eucalyptus (*Eucalyptus globulus*), green wattle (*Acacia decurrens*), blackwood acacia (*Acacia melanoxylon*) artichoke thistle (*Cynara cardunculus*), sweet fennel (*Foeniculum vulgare*), yellow star thistle (*Centaurea solstitialis*), German ivy (*Senecia mikanioides*), Algerian ivy (*Hedera helix* ssp. *canariensis*), periwinkle (*Vinca major*), Himalayan blackberry (*Rubus discolor*) pampas grass (*Cortaderia selloana*), and giant reed (*Arundo donax*). The list of target species shall be adjusted as additional invasive species may become

¹ Absolute Cover is a method of describing vegetative cover where the percentages of each component plant species are determined over a defined area, and where barren ground is also factored into the total cover.

established and problematic in Knowland Park, but generally shall include any species listed as having a “high” and “moderate” rating for “Invasive Non-Native Plants that Threaten Wildlands in California” according to the electronic Inventory of the California Invasive Species Council (Cal IPC).

Implementing Action 1-2: *The IPM shall be flexible in its implementation to address possible resprouting or re-establishment of target species, shall be adaptive to site conditions and successful treatment methods, and shall use best available practices, including hand pulling, cutting followed by topical application of appropriate herbicide, livestock grazing, and removal and burning of cut plant materials, as appropriate.*

Implementing Action 1-3: *Target species shall be mapped for future treatment, with estimates of absolute cover class identified for the target species, other vegetative cover, and any native species component as part of baseline data collection. Initial mapping shall encompass the Ecological Recovery Zone, California Exhibit Area, and Upper Knowland Park west of Golf Links Road, consistent with the phasing described in the Implementation Element.*

Implementation Action 1-4: *Successive treatment shall be performed until the target species have been effectively controlled from the treatment area and comprise less than five percent of the absolute cover. Additional treatment for invasives shall be applied to the treatment area whenever the target species collectively comprise more than five percent of the absolute cover during annual monitoring.*

Implementation Action 1-5: *Any herbicide application shall comply with City of Oakland regulations and shall be carefully controlled consistent with City of Oakland ordinance, and overseen by a certified pest applicator to protect desired native vegetation and sensitive resources, avoid enhancement plantings, and protect the aquatic habitat of the Arrojo Viejo and other receiving waters.*

Implementation Action 1-6: *All activities associated with implementation of the HEP shall comply with any applicable Standard Conditions of Approval of the City of Oakland related to tree protection, creek protection, and other sensitive resource protections.*

GRASSLAND PROTECTION AND ENHANCEMENT ELEMENT

Goal 2: *Provide for the protection and enhancement of grassland habitat in Knowland Park through invasive species control and revegetation with native grassland species, and achieve adequate mitigation for the loss and modification of an estimated 8.6 acres of grassland habitat as a result of implementing the California Exhibit by protecting and enhancing a minimum of 17.2 acres of grasslands in Knowland Park.*

The spread of invasive shrub and tree species, particularly French broom, is one of the greatest threats to the remaining grassland habitat in Knowland Park. French broom tends to become established at the interface between grasslands and the adjacent woodland, scrub, and chaparral habitats. Once established at the interface, thickets of French broom begin to shade out the dense grassland cover, creating a barren or sparse groundcover and conditions more suitable for

successful establishment of this invasive species. Over time, French broom can completely replace areas of grassland habitat, forming monotypic stands with little plant and animal diversity and low wildlife habitat values. Effective control of invasive species is critical to protecting and enhancing the grassland habitat in Knowland Park.

A grassland enhancement and replacement program will be implemented as part of the HEP to ensure that adequate mitigation is provided for the estimated 8.6 acres of native and non-native grassland habitat possibly lost or modified within the footprint of proposed improvements or within animal enclosures of the California Exhibit. The grassland program will identify historic grasslands in Knowland Park currently dominated or under threat by invasion of French broom and other non-native species. Some limited removal of dead or senescent planted Monterey pines may be appropriate as a management technique in meeting the grassland mitigation and enhancement goals of the HEP. Through invasive species removal, and native revegetation where required, the grassland protection and enhancement goal of the HEP will be met. The following Implementing Actions serve to implement the basic goal for the Grassland Protection and Enhancement Element of the HEP. The grassland protection and enhancement mitigation ratios identified below in Implementation Action 2-1 are required to mitigate impacts of the California Exhibit.²

Implementing Action 2-1: *A minimum of 17.2 acres of grassland habitat outside of animal exhibits but in as close proximity to the California Exhibit as possible based on the mapped extent of target invasive species shall be treated, protected and managed as part of the Invasive Species Control and Native Revegetation Elements of the HEP, as defined under Implementation Actions 2-2 through 2-4, thereby providing a 2:1 mitigation ratio for grasslands lost or compromised as a result of improvements in the California Exhibit area.*

Implementing Action 2-2: *To accomplish the grassland protection and enhancement, the invasive species removal and control shall focus on locations which historically supported grasslands and where native grassland species comprise a discernable component of the existing cover, generally over ten percent native grassland species.*

Implementing Action 2-3: *Grasslands shall be re-established and enhanced as described in the Native Revegetation Element where invasive species have displaced vegetation and removal of the invasives would leave bare ground over ten percent or more of the treatment area with an absolute cover for the remaining vegetation of less than 90 percent.*

Implementation Action 2-4. *Consider limited removal of planted stands of Monterey pine where trees are dead or senescent, the trees compromise the native grassland cover, and no disruption of views or privacy of adjacent private property owners would result. Any removal of Monterey pine trees shall comply with the City's Tree Protection Ordinance (Oakland Municipal Code Chapter 12.36).*

² The HEP identifies those measures that are required because of the impacts associated with implementation of the California Exhibit. If the California Exhibit is not constructed, these specific provisions of the HEP would not be required, although other provisions of the HEP would remain operative.

Implementation Action 2-5. *The remaining grassland habitat within the developed California Exhibit shall also be managed as grassland habitat where preservation and enhancement is feasible, although these would not qualify as treatment areas in meeting the required mitigation ratios called for in Implementing Action 2-1. In areas outside of improvements (i.e. structures, pathways, animal enclosures and required landscape plantings), the remaining grasslands shall be managed as natural habitat with appropriate invasive species controls and native species enhancement plantings. Within animal enclosures where grazing and trampling may prevent long-term establishment and retention of native grasses and forbs, native and non-native grassland cover will be retained through adaptive management practices that may include use of artificial irrigation, reseeding and replanting with non-invasive species, excluding exhibit animals from portions of their enclosure to control disturbance during critical periods of establishment by subdividing the enclosure areas and rotating access accordingly, and other appropriate techniques.*

NATIVE REVEGETATION ELEMENT

Goal 3: *Successfully revegetate areas where heavy infestations of invasive species have displaced grasslands and other natural cover types.*

The HEP includes a Native Revegetation Element for areas where heavy infestations of invasive species comprise a significant portion of the existing vegetation, and removal of the invasive vegetation would leave the treatment area with an absolute cover of less than 90 percent for the vegetative component. Implementation of this element includes a tracking system for areas treated, a record of the source and species of plant materials used in revegetation, methods of installation and maintenance, and an assessment of the success of each treatment effort. The focus of the Native Revegetation Element will be on grasslands that have been replaced by invasive species removed as part of the Invasive Species Control and the Grassland Protection and Enhancement Elements of the HEP. Any areas receiving revegetation will be monitored annually as part of an overall Annual Assessment program of the HEP, and maintained as necessary to ensure successful establishment.

The following Implementing Actions serve to implement the basic goal for the Native Revegetation Element of the HEP.

Implementing Action 3-1: *The Native Revegetation Element shall focus on grasslands that have been replaced by invasive species removed as part of the Invasive Species Control and the Grassland Protection and Enhancement Elements of the HEP, as identified in the baseline data mapping program described in Implementing Action 1-3. Table 2 provides a list of native grassland species suitable for seeding and/or planting installation as part of grassland revegetation, and defines general methods that shall be used during revegetation efforts.*

Implementing Action 3-2: *Grassland revegetation efforts shall emphasize seeding of treatment areas with an appropriate mix of native grasses and forbs indigenous to Knowland Park. The seed mix and rates of application shall be adjusted based on location-specific conditions, including absolute cover values of the remaining native and non-native grassland species, slope*

TABLE 2 NATIVE PLANT SPECIES SUITABLE FOR SEEDING/PLANTING KNOWLAND PARK HABITAT ENHANCEMENT PLAN

Grassland Species	General Treatment Methods
Grasses	
California brome (<i>Bromus carinatus</i>)	
Creeping wildrye (<i>Elymus glaucus</i> ssp. <i>glaucus</i>)*	<ul style="list-style-type: none"> Seed shall be applied before onset of fall rains, generally prior to November 1. Seed source shall be as local as possible, supplied on a basis of Pure Live Seed (PLS), and not contain an excess of one percent (1%) of weed seed.
California oatgrass (<i>Danthonia californica</i> var. <i>californica</i>)*	<ul style="list-style-type: none"> Plantings shall be installed during wet period between November 15 and January 15.
Foothill needlegrass (<i>Nassella lepida</i>)*	
Meadow barley (<i>Hordeum brachyantherum</i>)	<ul style="list-style-type: none"> Appropriate browse protection shall be used where necessary during initial establishment, including protection from livestock grazing used for fire fuel management.
Leafy bentgrass (<i>Agrostis pallens</i>)	
Pacific vulpia (<i>Vulpia microstachys</i> var. <i>pauciflora</i>)	<ul style="list-style-type: none"> Revegetation treatment shall occur for areas where removal of the invasive vegetation would leave an average absolute cover of less than 90 percent for the remaining plant cover in treatment areas.
Purple needle-grass (<i>Nassella pulchra</i>)*	
Torrey's melic (<i>Melica torreyana</i>)	<ul style="list-style-type: none"> Seed mix and rate of application shall be adjusted based on location-specific conditions, including absolute cover values of the remaining native and non-native grassland species, slope and exposure, successional trends to other cover types such as scrub and woodland, and other factors.
Forbs	
Blue-eyed grass (<i>Sisyrinchium bellum</i>)*	<ul style="list-style-type: none"> Plug and container plantings of native grasses and forbs shall be used to supplement seeding in treatment areas where average absolute cover values for grassland species is less than 40 percent in treatment areas due to competitive shading from invasive species.
California poppy (<i>Eschscholzia californica</i>)	
Coast buckwheat (<i>Eriogonum nudum</i> var. <i>auriculatum</i>)*	<ul style="list-style-type: none"> Annual monitoring and maintenance of treatment areas shall be provided to ensure the following performance standards are met on average for the treatment area: 1) achieve a minimum survival rate of 80 percent for all plantings; 2) demonstrate that invasive species comprise less than 5 percent of the absolute cover; and 3) that bare ground comprises no more than the percentage of bare ground before invasive species are initially removed.
Dove lupine (<i>Lupinus bicolor</i>)	
Sticky cinquefoil (<i>Potentilla glandulosa</i>)*	
Yarrow (<i>Achillea millefolium</i>)*	

* Species suitable for both seeding and container/plug plantings.

and exposure, successional trends to other cover types such as scrub and woodland, and other factors.

Implementing Action 3-3: Plug and container plantings of native grasses and forbs shall be used to supplement seeding in treatment areas where the average absolute cover values for grassland species is less than 40 percent in the treatment area due to competitive shading from invasive species.

Implementing Action 3-4: Additional revegetation efforts may be required along the Arroyo Viejo riparian corridor, which would utilize a mixture of native riparian groundcovers, shrubs, and tree plantings in addition to seeding with a short-term grassland ground cover following invasive species removal in treatment areas. Where additional revegetation of the Arroyo Viejo riparian corridor is to be implemented, an appropriate revegetation and maintenance plan utilizing riparian species shall be developed and appropriate authorizations secured, where required. Plantings used in the revegetation plan shall be restricted to the use of native tree, shrub, and groundcover species.

Implementing Action 3-5: Any areas receiving revegetation shall be monitored annually as part of an overall Annual Assessment program of the HEP, and maintained as necessary to ensure successful establishment. Performance and success criteria may be refined for each treatment area, but shall provide for a minimum survival rate of 80 percent for all plantings, demonstrate that invasive species comprise less than five percent of the absolute cover, and that bare ground comprises no more than the percentage of bare ground before invasive species are initially removed. Maintenance shall include follow-up invasive species removal, possible replacement replanting, and successive reseeding if plant survival and absolute cover rates for revegetation are not achieved.

NATIVE TREE PROTECTION AND REPLACEMENT ELEMENT

Goal 4: Protect native trees in Knowland Park that qualify as a “protected tree” under the City of Oakland Tree Protection Ordinance, and provide for replacement of any “protected tree” removed during construction of the California Exhibit.

An estimated 51 trees meeting the definition of a “protected tree” under the City of Oakland Tree Protection Ordinance would be removed during construction of the California Exhibit. The Preliminary Landscape Plan for the project includes schematic plans for planting of replacement native deciduous and broadleaf evergreen trees along the eastern boundary and at other locations in the California Exhibit. An estimated 185 native trees would be planted as part of replacement and enhancement plantings within the California Exhibit area, providing a minimum 3:1 replacement ratio. Other land area is available within the perimeter fence, either within the footprint of the California Exhibit or the Ecological Recovery Zone, if additional tree replacement plantings are considered necessary to achieve mitigation and enhancement objectives. Given the available land area within the perimeter fence, no additional native tree replacement planting is considered necessary in the Upper Knowland Park area as part of the HEP.

Mitigation Measure 13b from the 1998 MND calls for preparation of a Tree Protection and Revegetation Plan to protect, replace, and preserve trees within the California Exhibit area. This mitigation also calls for protection of oaks in Upper Knowland Park outside of the California Exhibit area as part of the HEP. Encouraging the maximum natural extent of oak woodland was suggested as a possible management program in Mitigation Measure 13b given the limited fire risks associated with this cover type, but this would conflict with the grassland preservation objectives of the HEP. Because of fire suppression, native oaks and bay trees are now spreading into areas formerly dominated by chaparral, scrub, and in some places grasslands, reducing the

extent of important habitat for Alameda whipsnake and other wildlife dependent on non-woodland habitat types. While retaining and enhancing existing habitat values of oak woodlands are desirable objectives, this can be achieved through control of target invasive species and monitoring canopy and understory regeneration. Maximizing the extent of oak woodlands is no longer considered a desirable management program for Upper Knowland Park where grasslands and other natural habitat types would be replaced. Mitigation Measure 13b was revised in the 2011 Subsequent Mitigated Negative Declaration / Addendum to reflect this important consideration.

The following Implementing Actions serve to implement the basic goal for the Native Tree Protection and Replacement Element of the HEP.

Implementing Action 4-1: *Tree protection measures shall be implemented for all trees to be preserved, consistent with the City's Standard Conditions of Approval related to tree preservation SCA #46 and #47).*

Implementing Action 4-2: *Any protected tree removed during construction of the California Exhibit or implementation of the HEP shall be replaced at a minimum 3:1 replacement ratio.*

SPECIES PROTECTION ELEMENT

Goal 5. *Protect and enhance habitat for notable species in treatment areas of Knowland Park.*

Notable species known from or suspected to occur in Upper Knowland Park include Alameda whipsnake, two species of plants and possibly other plant species as well, and a number of bird species, including raptors. Below is a discussion of the respective protection measures developed as implementing actions of the HEP with regard to these species.

Plant Species. Systematic surveys have been conducted for special-status plant species for areas encompassing improvements associated with the California Exhibit. As discussed in the 2011 Subsequent Mitigated Negative Declaration / Addendum, the occurrences of robust monardella (*Monardella villosa* ssp. *globosa*) described in the 1998 MND were not found during extensive surveys conducted in 2009 and 2010, and are believed to be extirpated from the vicinity of the California Exhibit. Measures have been developed to protect the two occurrences of notable plant species subsequently found in the vicinity of the California Exhibit - Oakland star tulip (*Calochortus umbellatus*) and bristly leptosiphon (*Leptosiphon acicularis*). Neither of these species is listed under the State and/or federal Endangered Species Acts, and both are maintained on List 4.2 (limited distribution) of the California Native Plant Society (CNPS) *Inventory of Rare and Endangered Plant Species (Inventory)*. The Technical Appendices (Volume 1, Chapter 3) of the Oakland General Plan OSCAR Element provides information on the definition of special-status species used by the City of Oakland and identifies 31 plant species considered to be "Rare, Threatened, and Endangered Vascular Plants Potentially Present in Oakland",³ which includes

³ See Table 3-13: **Rare, Threatened, and Endangered Vascular Plants Potentially Present in Oakland** on page 3-50 of Volume 1 – Chapter 3 of Oakland General Plan, OSCAR Element Technical Appendices.

Oakland star tulip but not bristly leptosiphon. As such, Oakland star tulip does qualify as a special-status species. No direct impacts to this population of Oakland star tulip are anticipated as part of implementing the California Exhibit project because the occurrence is more than 500 feet from the perimeter fence, but measures to monitor and protect this occurrence have nevertheless been provided as part of the HEP given that it contributes to the diversity of Knowland Park.

The occurrence of bristly leptosiphon would be located within the wolf exhibit area that is part of the California Exhibit. Although it appears that direct disturbance to this occurrence would be avoided, the occurrence could be affected by trampling, den digging, and other activities of wolves within the wolf enclosure area. As noted above, bristly leptosiphon has no legal protective status under the State and/or federal Endangered Species Acts, is maintained on List 4.2 of the CNPS *Inventory*, and is not included on the list of 31 “Rare, Threatened, and Endangered Vascular Plants Potentially Present in Oakland” according to the Technical Appendices (Volume 1, Chapter 3) of the Oakland General Plan OSCAR Element. It is also not included on the list of “Unusual or Significant Plants in Oakland” contained in Appendix 3-A of the OSCAR Element. The City has no specific policies or practices in place about protecting CNPS List 4 species. As such, bristly leptosiphon does not meet the criteria as a special-status species requiring avoidance or compensatory mitigation. However, the presence of this species does contribute to the biological diversity of Knowland Park, and as such measures have been developed to monitor and protect this occurrence.

The general occurrences of Oakland star tulip and bristly leptosiphon are shown in the Preliminary Landscape Plan for the California Exhibit Project, and will be shown on the Final Landscape Plan, Grading Plan, and Site Plan. Systematic surveys have not been conducted for other areas in Upper Knowland Park outside the California Exhibit area. There remains a possibility that additional populations of the three notable plant species encountered in the vicinity of the California Exhibit, or possibly other species, could be present and would require additional protective measures if encountered during future systematic surveys of Knowland Park. Implementation actions have been developed as part of the HEP to provide for appropriate protections for occurrences of special-status plant species within Knowland Park.

Nesting Birds. There remains a possibility that one or more species of bird protected under the Migratory Bird Treaty Act could be nesting within or in the vicinity of areas to be treated under the HEP. The City of Oakland’s Standard Conditions of Approval includes provisions regarding protection of possible nesting habitat and the requirement that a preconstruction survey be conducted if vegetation removal and construction is to be initiated during the breeding/nesting season (from March 15 through August 15). Human activity associated with intensive vegetation removal could result in nest abandonment, and should either occur during the non-nesting season (August 16 to March 14) or should be preceded by a preconstruction survey as part of implementing the HEP. If surveys indicate the presence of nesting birds, disturbance within a specified buffer zone shall be restricted as necessary to prevent possible abandonment of any active nest.

Alameda Whipsnake. Specific habitat enhancement measures developed as part of the detailed mitigation program for Alameda whipsnake must be incorporated into the HEP where relevant to

invasive species control and habitat management. These measures are specifically related to construction of the California Exhibit and include achieving a minimum 1:1 mitigation ratio, as called for in Mitigation Measure 14c from the 1998 MND, as revised in the 2011 Subsequent Mitigated Negative Declaration / Addendum. These additional measures will be developed as part of the consultation process with USFWS and CDFG as part of the incidental take authorization for the California Exhibit, and could include developing and implementing an interpretive program with appropriate signage, restrictions on access to certain areas of the park, and enforcement of existing leash laws, among other controls. Other measures related to implementing the HEP could also be required as part of the mitigation program for Alameda whipsnake, including restrictions on timing and methods used for invasive species removal, controls on herbicide application, worker training programs, and possible need for preconstruction avoidance surveys, among others.

The following Implementing Actions serve to implement the basic goal for the Special-Status Species Protection Element of the HEP. The species protection measures called for in Implementation Action 5-2 and 5-5 are required to mitigate impacts of the California Exhibit.⁴

Implementing Action 5-1: *The population of Oakland star tulip is located over 500 feet from the perimeter fence at its closest point and no direct impacts are anticipated as part of the California Exhibit project. The occurrence of Oakland star tulip shall be avoided and protected during project construction and vegetation management activities. Any future vegetation management activities undertaken as part of the HEP shall be designed to avoid direct disturbance and retain suitable habitat conditions for this species. Any invasive species removal within 20 feet of this occurrence shall be accomplished by hand pulling, under the supervision of a qualified botanist, and all herbicide use shall be prohibited within this zone. All workers shall be informed of the presence of this occurrence, its sensitivity and need to minimize trampling and other disturbance in the vicinity.*

Implementing Action 5-2: *The population of bristly leptosiphon is located within the “Wolf Expansion” area of the California Exhibit project, and shall be avoided and protected during construction and future management activities. No direct impacts to this occurrence are anticipated, but appropriate controls over construction operation shall be implemented and the population monitored to determine whether indirect impacts from wolf activities are adversely affecting the occurrence. The location of the population shall be indicated on project plans, and temporary construction restriction fencing installed around the entire occurrence and a minimum 25-foot buffer. The temporary construction restriction fencing shall be installed under the supervision of a qualified botanist or biologist, shall remain in place for the duration of construction, and all workers informed of the need to avoid entering the area. Any future vegetation management activities shall be designed to minimize disturbance and retain suitable habitat conditions for this species as prescribed in this Implementing Action.*

Annual monitoring shall be provided for a minimum of five years once wolves begin using the “Wolf Expansion” area to determine whether trampling, digging, and other possible

⁴ The HEP identifies those measures that are required because of the impacts associated with implementation of the California Exhibit. If the California Exhibit is not constructed, these specific provisions of the HEP would not be required, although other provisions of the HEP would remain operative.

disturbances could result in the extirpation of this population. The monitoring shall be conducted by a qualified botanist or biologist, with annual reports on the condition of the occurrence, reproductive success, and need for any changes in access or management. Annual monitoring reports shall be submitted to the City of Oakland by October 15 of each year of monitoring. If it is clear that the occurrence becomes threatened by wolf activities, permanent protective fencing shall be installed providing a 25-foot buffer around the population. Annual monitoring shall be provided a minimum of three years beyond installation of any permanent protective fencing to ensure that the population is adequately protected and monitor changes in population size and distribution within and outside of the protective fence boundary.

Implementing Action 5-3: *Prior to implementing any invasive species removal or other management activities associated with the HEP, systematic surveys shall be conducted by a qualified botanist to confirm presence or absence of any additional populations of special-status species. This will provide baseline data on any other occurrences that need to be considered during vegetation management. Systematic surveys have not been conducted for other areas in Upper Knowland Park, and additional populations of the three species encountered in the vicinity of the California Exhibit, or possibly other special-status plant species, could be present. If any additional populations are encountered, appropriate protective measures shall be implemented as part of the HEP. Species receiving appropriate protection shall include any species that is formally listed under the State and/or federal Endangered Species Acts, is maintained on Lists 1, 2 and 3 of the CNPS Inventory, is included on the list of 31 "Rare, Threatened, and Endangered Vascular Plants Potentially Present in Oakland" according to the Technical Appendices (Volume 1, Chapter 3) of the Oakland General Plan OSCAR Element, and/or is included on the list of "Unusual or Significant Plants in Oakland" contained in Appendix 3-A of the OSCAR Element. Any invasive species removal within 20 feet of this occurrence shall be accomplished by hand pulling, under the supervision of a qualified botanist, and all herbicide use shall be prohibited within this zone. All workers shall be informed of the presence of this occurrence, its sensitivity and need to minimize trampling and other disturbance in the vicinity.*

Implementing Action 5-4: *The City of Oakland's Standard Conditions of Approval shall be followed with regard to protection of possible bird nesting habitat. A preconstruction survey shall be conducted if vegetation removal and construction is to be initiated during the breeding/nesting season (from March 15 through August 15). Human activity associated with intensive vegetation removal could result in nest abandonment, and shall either occur during the non-nesting season (August 16 to March 14) or shall be preceded by a preconstruction survey as part of implementing the HEP. If the survey indicates the potential presences of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer shall be determined by the biologist in consultation with the CDFG, and shall be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds shall suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.*

Implementing Action 5-5: *In addition to the minimum 1:1 compensatory mitigation requirement called for in Mitigation 14c, specific habitat enhancement measures developed as part of the detailed mitigation program for Alameda whipsnake shall be incorporated into the HEP where relevant to invasive species control and habitat management. These additional measures may be required as part of the consultation process with USFWS and CDFG in securing the incidental take authorization for the California Exhibit project, and could include interpretive programs, access restrictions, controls on timing and methods for invasive species removal, need for worker training, and possibly preconstruction surveys prior to vegetation removal, among other measures.*

IMPLEMENTATION ELEMENT

This HEP will be refined over time as necessary to provide a coordinated approach to invasive species control, required mitigation, and native habitat enhancement in the California Exhibit and larger treatment area in Knowland Park. Refinement and implementation of the HEP will be accomplished through the following steps.

Initiate HEP and Identify Invasive Species Treatment Areas. In large part, this HEP has been prepared to meet the mitigation requirements of implementing the California Exhibit project. Although the invasive species, native revegetation, and sensitive resource protections called for under this HEP meet the requirement for an HEP related to the Oakland Zoo Master Plan certain Implementing Actions are specifically related to implementation of the California Exhibit. The Veterinary Medical Hospital may proceed with construction prior to implementation of the HEP as this element of the amended Master Plan does not have the potential to result in significant impacts to sensitive biological resources and would eliminate stands of invasive French broom which currently dominant much of the vicinity.

Prior to initiating construction of any element of the California Exhibit project, baseline conditions within HEP treatment areas will be determined. The initial boundaries of the invasive species treatment addressed by the HEP will encompass the Ecological Recovery Zone, vicinity of the California Exhibit, and Upper Knowland Park west of Golf Links Road (see **Figure 1**). These boundaries may be refined based on the final authorizations from the USFWS and CDFG for Alameda whipsnake, and need to achieve the required compensatory mitigation ratios for Alameda whipsnake and grasslands habitat lost or modified as a result of implementing the California Exhibit project. Treatment areas will be prioritized based on proximity to the California Exhibit site and achieving the specific habitat enhancement objectives identified in the 1998 MND and 2011 Subsequent Mitigated Negative Declaration / Addendum. Once the compensatory mitigation ratios are met and required habitat enhancement is achieved, the invasive species treatment under the HEP will subsequently be expanded into the remaining areas of Knowland Park east of Golf Links Road. On-going monitoring and management will be required in perpetuity to prevent re-establishment of the target invasive species due to the continued spread of seed from adjacent private properties and surrounding open space where management is less rigorous. In the event that construction on the California Exhibit has not been initiated by 2015, the provisions of the HEP shall be initiated and implemented. Implementation Actions related specifically to

construction of the California Exhibit would not apply until components of this element of the Master Plan are initiated.

Confirm Baseline Conditions of HEP Treatment Areas. Baseline data will be verified through field surveys and detailed mapping of existing vegetative cover. Stands of target invasive species will be identified and a schedule for treatment developed. Systematic surveys for special-status plant species will be conducted during the appropriate time of year for previously unsurveyed areas of Upper Knowland Park within the HEP management area prior to implementing any mechanical or chemical treatments. This mapping and systematic surveys could be phased over time, given that invasive species control and revegetation efforts will be phased, with areas west of Golf Links Road most likely completed first and east of Golf Links Road initiated at a future time. Systematic surveys are typically considered valid by resource agencies for two years, which should be factored into the timing of future detailed surveys for special-status plant species. If any additional populations of special-status species are encountered, appropriate protective measures equivalent to those set forth in Implementing Action 5-3 above will be defined and implemented as part of the HEP.

Provide Agency Review of HEP Implementation. Future amendments to the HEP and information about implementation of the HEP will be available for public and agency review. After initiation of the HEP management activities, the Zoo shall provide the City Planning Director with an Annual Progress Report (including the Annual Assessment described below) on the status of HEP implementation. Refinements of the HEP consistent with the provisions of the HEP are permitted. Proposals for major amendments (i.e. removal or additional of an Element or Implementing Action) of the HEP shall require approval of the Planning Director.

Encourage Public Participation of HEP Implementation. Public participation will be encouraged as part of HEP implementation. The Zoo's website will be expanded to include information on the HEP and any amendments, updates on implementation activities, and opportunities for public participation including volunteering for invasive species removal and native revegetation efforts. Ideally, the HEP will receive widespread support for its implementation, including volunteers participating in both the invasive species removal and native revegetation efforts. Encouraging public participation, particularly from interested conservation organizations such as the California Native Plant Society, should serve to minimize potential future conflicts with park users and attract interested volunteers.

Implement On-going Management and Annual Assessment. The HEP shall provide a coordinated approach for control of each target invasive species, native revegetation of highly degraded areas, and monitoring and maintenance. Methods used for treating each target invasive species shall be based on currently accepted best available practices as described in the Invasive Species Control Element. Management techniques shall be updated and adjusted to reflect best practices for invasive species control and native plant restoration, where appropriate. Phasing associated with implementation of the HEP is important to successful eradication of invasive species and establishment of native cover. The initial phase of any treatment shall involve a concerted effort to remove invasive species. The next

phase involves heavy seeding of treatment areas in advance of the fall rains. Where absolute cover values for grassland species are low, enhancement plantings with native grasses and forbs can be accomplished either at the same time native grassland seeding is installed, or in subsequent years.

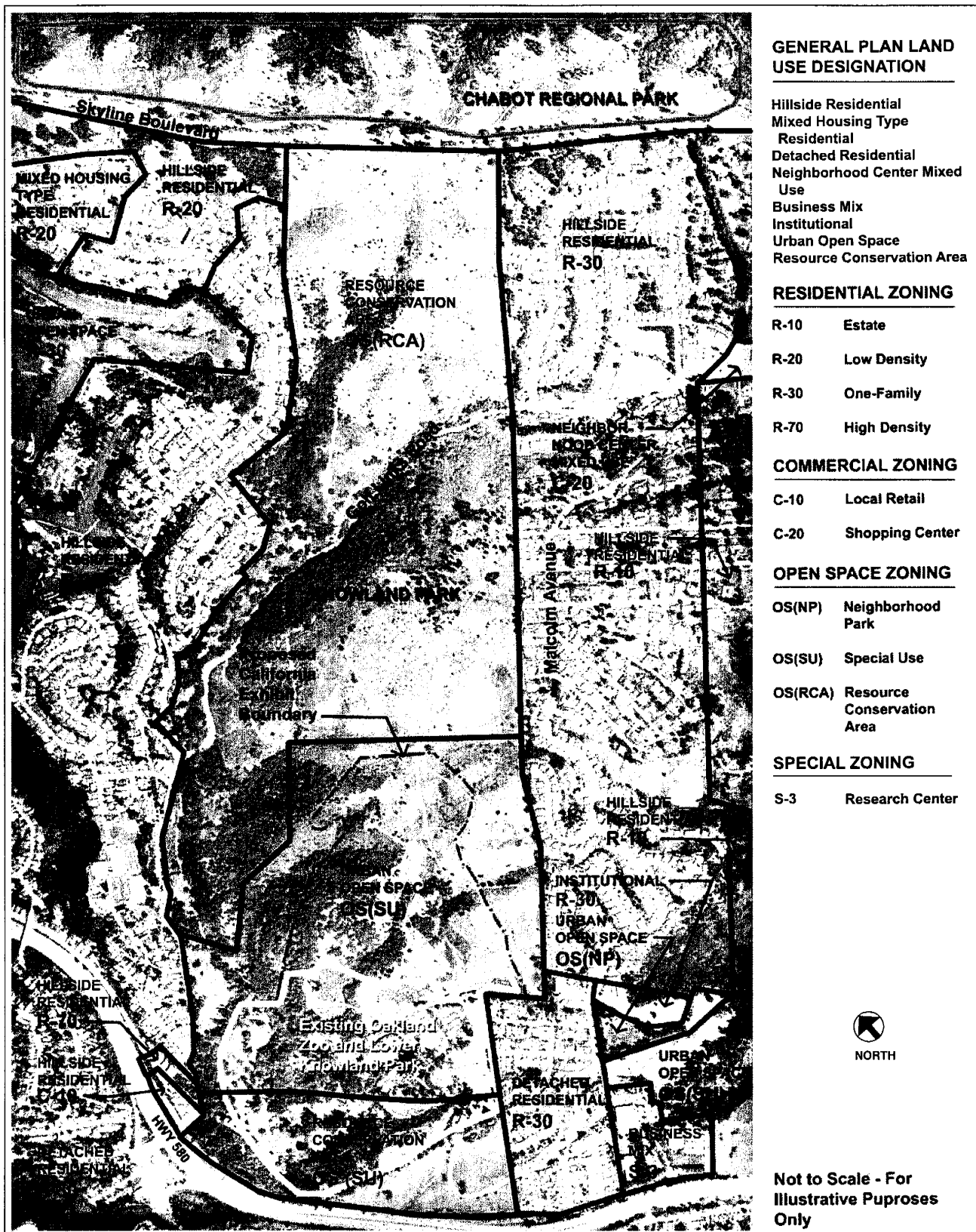
On-going management shall involve routine inspection and removal of any target invasive species, including possibly successive treatments using broadleaf-specific herbicides that won't affect the seeded native grasslands. Any herbicide application must be carefully controlled to protect desired native vegetation and sensitive resources, avoid enhancement plantings, and protect the aquatic habitat of the Arroyo Viejo and other receiving waters. Control of the herbicide application shall comply with City of Oakland standards, use of best management practices related to the particular product in use, and certification restrictions of the certified pest applicator responsible for any chemical treatment methods. Adaptive management allowed under the HEP where necessary to achieve performance standards and success criteria. Adaptive Management is a resource management tool that allows for adjustments in treatment methodologies for invasive species control and native revegetation as best management practices evolve and become more effective over time.

An Annual Assessment of the distribution and abundance of target invasive species shall be performed as part of the HEP, including a map showing location, treatment areas and methods, and estimates of abundance. The success of invasive treatment shall be described, together with any adjustments to management techniques. Monitoring of any native revegetation efforts shall be documented as part of the Annual Assessment. Vegetation sampling transects shall be established following the first year of any revegetation treatment, and field visits conducted in spring or summer to record plant cover and survival rates to determine whether performance standards and success criteria are met.. Photo stations shall be established at larger revegetation areas to document progression in plant establishment, and included in the Annual Assessment report until success criteria are met for that particular treatment area. Recommendations for necessary maintenance shall be included in the Annual Assessment report, and could include: follow-up invasive species removal, possible replacement replanting, and successive reseeding if plant survival and absolute cover rates for revegetation are not achieved. Copies of the Annual Assessment shall be provided to the City of Oakland for review and approval, as part of its oversight responsibilities.

Eventually any native revegetation efforts would be successfully established when plant survival and cover class goals are met, but there remains an on-going threat that target invasive species could become re-established in the HEP management area. Annual monitoring reports shall be necessary to identify locations of invasive species re-establishment and appropriate treatment methods when absolute cover for all target species exceeds five percent. It is assumed that volunteer programs overseen by the Zoo will play an important part in implementing the HEP and providing for long-term control of invasive species and native habitat enhancement.

ATTACHMENT C

**General Plan and Zoning Map
(Figure 3.8-1 from the Draft Subsequent Mitigated Negative
Declaration/Addendum)**



SOURCE: SOURCE: City of Oakland



Figure 3.8-1
 General Plan Designations and
 Zoning of Project Site and Vicinity

ATTACHMENT D

**Findings for Approval
(CEQA, Conditional Use Permit, and Creek Protection Permit)**

FINDINGS FOR APPROVAL OF THE ZOO MASTER PLAN AMENDMENT

Part 1: California Environmental Quality Act (CEQA) Findings

A. Addendum Findings

The City, based upon the Planning Commission's independent review, consideration, and exercise of its independent judgment, hereby finds and determines, on the basis of substantial evidence in the record, that none of the circumstances necessitating preparation of additional CEQA review as specified in CEQA and the CEQA Guidelines, including without limitation Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15163, are present in that (1) there are no substantial changes to the project that would result in new significant environmental impacts or a substantial increase in the severity of impacts already identified in the 1998 Mitigate Negative Declaration (MND); (2) there are no substantial changes in circumstances that would result in new significant environmental impacts or a substantial increase in the severity of impacts already identified in the 1998 MND; and (3) there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the 1998 MND was adopted, which is expected to result in (a) new significant environmental effects or a substantial increase in the severity of environmental effects already identified in the 1998 MND or (b) mitigation measures which were previously determined not to be feasible would in fact be feasible, or which are considerably different from those recommended in the 1998 MND, and which would substantially reduce significant effects of the project, but the project applicant declines to adopt them. Thus, in considering approval of the amendment to the previously approved 1998 Master Plan, the City can rely on the previously adopted 1998 MND.

B. Subsequent Mitigated Negative Declaration Findings

Although the City can rely on the previously adopted 1998 MND for the reasons stated above, and thus an Addendum is the appropriate CEQA document, as an alternative, the City also hereby makes the following findings in the adoption of the Subsequent Mitigated Negative Declaration (SMND) in the interests of being conservative and providing additional opportunity for public review:

- a. The proposed SMND was prepared by the City of Oakland as the Lead Agency and was properly circulated for public review and comment for 30 days.
- b. The proposed SMND was independently reviewed and analyzed by the Planning Commission and reflects the independent judgment of the Planning Commission. That such independent judgment is based on review and consideration of the information contained in the SMND, the public comments on the SMND, and on substantial evidence in the entire record (even though there may be differences between or among the different sources of information and opinions offered in the documents, testimony, public comments and such responses to the SMND and the administrative record as a whole). That the Planning Commission recognizes that the SMND may contain certain additions, clarifications, modifications or other revisions (as the result of the public review and comment, public agency responses to those comments, and refinements to the project description), but that such work does not represent "substantial revisions" requiring re-circulation of the SMND.

- c. The proposed SMND and its findings and conclusions are adopted by the Planning Commission as its source of environmental information, except where otherwise expressly stated; and that SMND is legally adequate and was completed in compliance with CEQA.
- d. The proposed SMND identifies all potential significant adverse impacts and feasible mitigation measures and/or standard conditions of approval that would reduce these impacts to less-than-significant levels; and that all of the mitigation measures identified in the SMND, as they may be revised, and in the Standard Conditions of Approval/Mitigation Monitoring and Reporting Program will be adopted and implemented.
- e. The project complies with CEQA; and the proposed SMND, along with public comments on such, was presented to the Planning Commission, which reviewed and considered the information contained therein prior to acting on the project approvals.
- f. The monitoring and reporting of CEQA mitigation measures in connection with the project will be conducted in accordance with the Standard Conditions of Approval/Mitigation Monitoring and Reporting Program. Adoption of this Program will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in Section 21081.6 of CEQA. All proposed mitigation measures are capable of being fully implemented by the efforts of the City of Oakland or other identified public agencies of responsibility.

Part 2: Major Conditional Use Permit Findings

The following findings are made to approve the major conditional use permit. Required findings are shown in **bold** type and the reasons the project satisfies the required findings are shown in normal type. The basis to approve the permit is not limited to the findings contained herein, but also includes the information contained in the March 16, 2011, Planning Commission staff report, the adopted CEQA findings for the project, the adopted conditions of approval and the Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCAMMRP), and the Subsequent Mitigated Negative Declaration/Addendum prepared for the project.

In making the findings below, the City determines that the findings for approval of the 1998 Master Plan still apply to the amended Master Plan.

- A. The location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

The overall characteristics of the Master Plan amendment will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. The size of the zoo expansion area will decrease from 62 acres to 56 acres thereby reducing the scale of the expansion. The proposed aerial gondola system for transporting Zoo visitors to the California exhibit will be superior to the previously approved shuttle bus system because the gondola system will require significantly less hillside grading, thereby reducing the environmental impact and visual impact on the neighboring houses. Additionally, the gondola will be located further away from nearby residents compared to the previously approved shuttle bus system and will not result in significant visual impacts as analyzed in the SMND/A. The new Veterinary Medical Hospital will be sited in a location to minimize its visibility from nearby homes. The new overnight camping area will be sited far away from nearby homes and in a wooded area such that its presence will have little impact on the surrounding neighborhood. The proposed perimeter fence in the Master Plan amendment will be superior to the perimeter fence in the approved Master Plan. The fence in the Master Plan amendment has been adjusted to reduce encroachment into valuable chaparral habitat and to provide continued public access to one segment of an existing fire road and one knoll containing scenic views located in the southwestern portion of Knowland Park. The proposed public walking path will connect existing fire roads thereby increasing public hiking opportunities compared to the approved Master Plan. The existing dirt fire road in Knowland Park located at the end of Snowdown Avenue will be improved (widened and surfaced with gravel) to provide enhanced emergency vehicle access to and from areas of Knowland Park.

- B. The location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.**

The Master Plan amendment will provide a well-designed, attractive, convenient and functional civic and recreational environment. The reconfiguration of the animal exhibits proposed within the California

exhibit will result in an easy-to-follow circular route through the exhibits. The departure point for the aerial gondola system will be located conveniently within the existing zoo and the arrival point for the aerial gondola in the California Interpretative Center will be convenient for visitors because visitor services will be located in the Center. The new Veterinary Medical Hospital will be conveniently located near the existing zoo such that animals and zoo employees will not need to travel far to reach the Hospital from the zoo. The Hospital will also provide an improved working environment in that it will replace the existing undersized and aging veterinary facility at the zoo with a modern facility. The overnight camping area will be located in a convenient location; it will be located within walking distance of the California exhibit area. The perimeter fence modifications will enhance the functionality of public hiking trails in Knowland Park compared to the approved Master Plan because the modifications will allow continued public access to one segment of an existing fire road and one knoll containing scenic views located in the southwestern portion of Knowland Park. The proposed public walking path will connect existing fire roads thereby increasing the functionality of public hiking trails in Knowland Park compared to the approved Master Plan. The improvements to the Snowdown fire road in Knowland Park will enhance the functionality of the road as a means of emergency vehicle access to and from areas of Knowland Park. The features of the Master Plan amendment will also be well-designed and attractive for the reasons stated below (see Finding D).

C. The proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.

The Master Plan amendment will both enhance the successful operation of the zoo and provide an essential service to the community and region. The new Veterinary Medical Hospital will replace the existing undersized and aging veterinary facility at the zoo with an improved, modern veterinary facility. In addition to providing an improved environment for animal diagnosis and treatment, the new Hospital will enhance the zoo's research and education programs. The new overnight camping area will provide a unique recreational and educational opportunity for Bay Area youth and families. The modifications to the perimeter fence and the proposed public walking path will enhance Knowland Park as a hiking area compared to the approved Master Plan because the perimeter fence modifications will allow continued public access to one segment of an existing fire road and one knoll containing scenic views located in the southwestern portion of Knowland Park and the proposed public walking path will connect existing fire roads. The improvements to the Snowdown fire road in Knowland Park will provide an essential public safety measure by enhancing the road as a means of emergency vehicle access to and from areas of Knowland Park.

D. The proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050.

The Master Plan amendment conforms to the regular design review criteria of Section 17.136.050 for the reasons stated below.

Regular Design Review Criteria

- 1. The proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and**

appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area.

The Master Plan amendment will achieve a group of facilities which are well-related to one another, will result in a well-composed design, and relate well to the surrounding area. Compared to the approved Master Plan, the reconfigured animal exhibits in the California exhibit will be sited in a location that is less steep, thereby requiring less grading and reducing potential environmental impacts. The animal exhibits will employ similar architectural design so as to reinforce the character of the California exhibit. Animal exhibit buildings will be generally low in height to minimize their visual impact on Knowland Park users and surrounding homes. The relocation of the California Interpretive Center will minimize its visibility from the surrounding area because the Center will step down the hillside to limit its visible height from the nearby homes to the south and the public hiking trails in Knowland Park. Replacement of the previously approved shuttle bus system with a new aerial gondola system relocates the main people-moving facility of the California exhibit further away from nearby homes. The visual impacts of the gondola system are expected to be less than significant and the gondola towers and cars will be painted non-reflective earth-tone colors to minimize glare and visibility. The new Veterinary Medical Hospital will be sited near the existing zoo thereby minimizing potential visual impacts to Knowland Park users. The Hospital will be developed using “green” building principles with the intent of the Hospital to be the first Leadership in Energy and Environmental Design (LEED)-certified facility of its kind in California. The overnight camping area will be sited in a wooded area where its visibility will be minimized and because the cabins will be constructed on raised platforms, the ground disturbance of the cabins will be limited.

2. The proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area.

The design of the Master Plan amendment will be high in quality thereby protecting investments in the area. The materials proposed for the Veterinary Medical Hospital and the California Interpretive Center are durable and attractive. The design will utilize a mixture of materials, textures, and shapes to provide visual interest. The exterior wood and masonry materials proposed on the Hospital, Interpretive Center, and animal holding buildings will provide a rustic character that will harmonize with the existing zoo and Knowland Park.

3. The proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

The design of the Master Plan amendment is consistent with General Plan and Planning Code policies related to the design of civic facilities and parks as demonstrated in the General Plan and Planning Code analysis contained in the Subsequent Mitigated Negative Declaration/Addendum (see, e.g., Chapter 3.8 Land Use, Recreation and Planning). The modifications to the perimeter fence will ensure that the amended Master Plan will be implemented in the portion of Knowland Park designated Urban Open Space in the General Plan and OS-SU (Open Space-Special Use) in the zoning regulations where more intensive recreation uses, such as zoos, are allowed. The proposed public walking path is designed to improve hiking opportunities in Knowland Park compared to the approved Master Plan. The reconfigured animal exhibits in the California exhibit will be sited in a location that is less steep,

thereby requiring less grading and reducing potential environmental impacts. The animal exhibits will employ similar architectural design so as to reinforce the character of the California exhibit. Animal exhibit buildings will be generally low in height to minimize their visual impact on Knowland Park users and surrounding homes. The relocation of the California Interpretive Center will minimize its visibility from the surrounding area because the Center will step down the hillside to limit its visible height from the nearby homes to the south and the public hiking trails in Knowland Park. Replacement of the previously approved shuttle bus system with a new aerial gondola system relocates the main people-moving facility of the California exhibit further away from nearby homes. The visual impacts of the gondola system are expected to be less than significant and the gondola towers and cars will be painted non-reflective earth-tone colors to minimize glare and visibility. The new Veterinary Medical Hospital will be sited near the existing zoo thereby minimizing potential visual impacts to Knowland Park users. The overnight camping area will be sited in a wooded area where its visibility will be minimized.

There are no specific design review guidelines or criteria, district plans, or development control maps which have been adopted by the Planning Commission or City Council concerning the design of the zoo, Knowland Park, or other civic facilities or parks.

- E. For proposals involving a One- or Two-Family Residential Facility: If the conditional use permit concerns a regulation governing maximum height, minimum yards, or maximum lot coverage or building length along side lot lines, the proposal also conforms with at least one of the following criteria:**
- 1. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation, and, for conditional use permits that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or**
 - 2. At least sixty (60) percent of the lots in the immediate context are already developed and the proposal would not exceed the corresponding as-built condition on these lots, and, for conditional use permits that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site plus the ten closest lots on the opposite side of the street (see illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any conditional use permit.**

This finding does not apply to the Master Plan amendment because the amendment does not involve a One- or Two-Family Residential Facility.

- F. The proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.**

The Master Plan amendment is consistent with General Plan and Planning Code policies as demonstrated in the General Plan and Planning Code analysis contained in the Subsequent Mitigated Negative Declaration/Addendum (see, e.g., Chapter 3.8 Land Use, Recreation and Planning). The modifications to the perimeter fence will ensure that the amended Master Plan will be implemented in the portion of Knowland Park designated Urban Open Space in the General Plan and OS-SU (Open Space-Special Use) in the zoning regulations where more intensive recreation uses, such as zoos, are allowed. The proposed public walking path is designed to improve hiking opportunities in Knowland Park compared to the approved Master Plan. The reconfigured animal exhibits in the California exhibit will be sited in a location that is less steep, thereby requiring less grading and reducing potential environmental impacts. The animal exhibits will employ similar architectural design so as to reinforce the character of the California exhibit. Animal exhibit buildings will be generally low in height to minimize their visual impact on Knowland Park users and surrounding homes. The relocation of the California Interpretive Center will minimize its visibility from the surrounding area because the Center will step down the hillside to limit its visible height from the nearby homes to the south and the public hiking trails in Knowland Park. Replacement of the previously approved shuttle bus system with a new aerial gondola system relocates the main people-moving facility of the California exhibit further away from nearby homes. The visual impacts of the gondola system are expected to be less than significant and the gondola towers and cars will be painted non-reflective earth-tone colors to minimize glare and visibility. The new Veterinary Medical Hospital will be sited near the existing zoo thereby minimizing potential visual impacts to Knowland Park users. The overnight camping area will be sited in a wooded area where its visibility will be minimized.

There are no specific guidelines or criteria, district plans, or development control maps which have been adopted by the Planning Commission or City Council concerning the zoo, Knowland Park, or other civic facilities or parks.

Part 3: Creek Protection Permit Findings

The proposed replacement of the storm drain outfall in Arroyo Viejo Creek requires a category IV creek protection permit because the work will be located between the centerline of the creek and 20 feet from the top of the creek bank. A proposed new drainage outfall located near where the service road enters the California exhibit that would discharge at a point near the bottom of the drainage channel (approximately 200 feet to the southwest of the California exhibit) would also require a category IV creek protection permit because the work will be located between the centerline of the creek and 20 feet from the top of the creek bank. The improvements to the service road to the California exhibit requires a category III creek protection permit because the work will be located between 20 feet from the top of the creek bank and 100 feet from the centerline of the creek. The California exhibit and the Veterinary Medical Hospital also require a category III creek protection permit because earthwork will be located beyond 20 feet from the top of the creek bank. The other features of the amended Master Plan, including but not limited to the perimeter fence, aerial gondola, overnight camping area, and public walking path all require a category II creek protection permit because they are located more than 100 feet from the centerline of creeks and do not involve earthwork. Category II creek protection permits are ministerial actions requiring best management practices during construction. Since discretionary findings are only required for category III and IV creek protection permits, the findings below focus on those elements of the amended Master Plan that require a category III or IV creek protection permit.

The following findings are made to approve the creek protection permit. Required findings are shown in **bold** type and the reasons the project satisfies the required findings are shown in normal type. The basis to approve the permit is not limited to the findings contained herein, but also includes the information contained in the March 16, 2011, Planning Commission staff report, the adopted CEQA findings for the project, the adopted conditions of approval and the Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCAMMRP), and the Subsequent Mitigated Negative Declaration/Addendum prepared for the project.

A. The proposed activity (during construction and after project is complete) will not (directly or indirectly) adversely affect the creek. In determining whether the creek would be adversely impacted, the following factors, at a minimum, shall be considered:

1. Whether the proposed activity may discharge pollutants into the creek.

Arroyo Viejo Creek Outfall Replacement: Pollutant discharge into Arroyo Viejo Creek associated with the replacement of the outfall will be minimal due to the City's standard conditions of approval that require obtaining the necessary regulatory permits and authorizations from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and/or California Department of Fish and Game. Compliance with the permits will require minimizing the potential for construction- and operation-related pollutant discharge. This work will improve the quality of the creek because it replaces the existing deteriorating outfall which is currently failing and releasing polluted debris into the creek.

California Exhibit Outfall: Pollutant discharge into the creek to the southeast of the California exhibit drainage associated with the new drainage outfall will be minimal due to the City's standard conditions of approval that require implementation of the approved creek protection plan and erosion control plan to manage construction-related pollutants. During operation, stormwater will be treated to remove pollutants through infiltration before reaching the creek.

Service Road Improvements: Pollutant discharge into the creek near the service road will be minimal due to the City's standard conditions of approval that require implementation of the approved creek protection plan and erosion control plan to manage construction-related pollutants. During operation, the road improvements are designed to convey surface runoff from the roadway away from the creek. The runoff from the roadway will also pass through biotreatment features (rain gardens) that will remove pollutants from the water.

California Exhibit: Pollutant discharge into creeks associated with the California exhibit will be minimal due to the City's standard conditions of approval, identified mitigation measures, and project design features. During construction, creek protection and erosion control measures will be required to reduce erosion into creeks. During operation, the project will include green roofs and biotreatment measures, including a vegetated swale, a detention facility, and rain gardens, to remove pollutants from stormwater runoff.

Veterinary Medical Hospital: Pollutant discharge into the creek associated with the Veterinary Medical Hospital will be minimal due to the City's standard conditions of approval that require implementation of the approved creek protection plan and erosion control plan to manage construction-related pollutants. During operation, no pollutants associated with the Hospital will be discharged into the creek because no Hospital-related stormwater will be discharged into the creek.

2. Whether the proposed activity may result in modifications to the natural flow of water in the creek.

Arroyo Viejo Creek Outfall Replacement: The replacement of the outfall in Arroyo Viejo Creek will improve the natural flow of water in the creek by replacing the existing outfall, which currently discharges at an opposing angle to the creek.

California Exhibit Outfall: The new drainage outfall is designed with a T-shaped energy dissipater to so that discharge from the outfall does not adversely modify the natural flow of the water in the creek.

Service Road Improvements: The natural flow of water in the creek near the service road will not be adversely modified by the service road improvements because the road will be located approximately 46 feet from the top of the creek bank and stormwater runoff from the road will not be discharged into the creek.

California Exhibit: Drainage from the California exhibit will not adversely modify the natural flow of water in creeks because the project will include stormwater detention features such as green roofs, permeable paving, a vegetated swale, a detention facility, and rain gardens so that the volume and duration of post-project runoff matches the pre-project volume and duration.

Veterinary Medical Hospital: The Veterinary Medical Hospital will not adversely modify the natural flow of water in the creek because the Hospital will be located over 100 feet from the terminus of the creek and no Hospital-related stormwater will be discharged into the creek.

3. Whether the proposed activity may deposit new material into the creek or cause bank erosion or instability.

Arroyo Viejo Creek Outfall Replacement: The replacement of the outfall in Arroyo Viejo Creek will repair existing bank erosion using biorestitution techniques and minimize future material deposit and creek bank erosion by relocating the outfall to discharge onto the existing concrete pad in the creek.

California Exhibit Outfall: The new drainage outfall is designed with a T-shaped energy dissipater so that discharge from the outfall does not contribute to material deposit or creek bank erosion.

Service Road Improvements: The service road improvements will not contribute to material deposit or creek bank erosion because stormwater runoff from the service road will not be discharged into the creek.

California Exhibit: Drainage from the California exhibit will not contribute to material deposit or creek bank erosion because the project will include stormwater detention features such as green roofs, permeable paving, a vegetated swale, a detention facility, and rain gardens so that the volume and duration of post-project runoff matches the pre-project volume and duration.

Veterinary Medical Hospital: The Veterinary Medical Hospital will not contribute to material deposit or creek bank erosion because the Hospital will be located over 100 feet from the terminus of the creek and no Hospital-related stormwater will be discharged into the creek.

4. Whether the proposed activity may result in alteration of the capacity of the creek.

Except for the Arroyo Viejo Creek outfall replacement, the proposed activities will not alter the geometrics, and therefore, not alter the capacity of the affected creeks. The Arroyo Viejo Creek outfall replacement will modify and replace the existing eroding creek bank with a new more natural bank using biorestitution techniques. The restoration will enhance the creek's long-term ability to maintain adequate capacity.

5. Such other factors as deemed appropriate.

No other factors are relevant.

B. The proposed activity will not adversely affect the riparian corridor, including riparian vegetation, animal wildlife or result in loss of wildlife habitat.

Except for the Arroyo Viejo Creek outfall replacement, the proposed activities will not involve activities located within the riparian corridor; therefore, the riparian elements will not be adversely impacted. The Arroyo Viejo Creek outfall replacement will enhance the riparian corridor by modifying and replacing the existing eroding creek bank with a new more natural bank using biorestitution techniques. Construction activities will be subject to the City's standard conditions of approval that require obtaining all necessary State and federal regulatory permits required to protect wildlife and habitat.

C. The proposed activity will not degrade the visual quality and natural appearance of the riparian corridor.

Except for the Arroyo Viejo Creek outfall replacement and the new California Exhibit outfall, the proposed activities will not alter the visual quality of the affected riparian corridor therefore the visual quality of the riparian corridors will not be degraded. The Arroyo Viejo Creek outfall replacement will enhance the riparian corridor by modifying and replacing the existing eroding creek bank with a new more natural bank using bio restoration techniques. The California Exhibit outfall will not degrade the visual quality of the riparian corridor because it will not be readily visible due to its location near the bottom of the drainage channel.

D. The proposed activity is consistent with the intent and purposes of this chapter.

The proposed activities are consistent with the intent and purposes of the Creek Protection Ordinance—to protect creeks—for the reasons stated above. The proposed activities, due to project design features, the City's standard conditions of approval, and mitigation measures, will not adversely impact creeks.

E. The proposed activity will not endanger public or private property.

The proposed activities will not endanger public or private property. The proposed activities will not adversely impact creeks for the reasons stated above. The proposed activities will enhance Arroyo Viejo Creek and the other activities are designed so that the volume and duration of post-project runoff matches the pre-project volume and duration in order to mimic the existing drainage condition. The proposed storm drainage system is designed to reduce some of the existing flooding problems that occur in the vicinity of the site.

F. The proposed activity will not (directly or indirectly) threaten the public's health or safety.

The proposed activities will not threaten public health or safety. The proposed activities will not adversely impact creeks for the reasons stated above. The proposed activities will enhance Arroyo Viejo Creek and the other activities are designed so that the volume and duration of post-project runoff matches the pre-project volume and duration in order to mimic the existing drainage condition. The proposed storm drainage system is designed to reduce some of the existing flooding problems that currently occur in the vicinity of the site.

ATTACHMENT E

**Public Comments
(received through March 8, 2011)**

Ranelletti, Darin

From: Ruth Malone [ruth.malone@ucsf.edu]
Sent: Thursday, December 10, 2009 7:50 PM
To: Reid, Larry; Mossburg, Pat
Cc: Miller, Scott; Merkamp, Robert; Ranelletti, Darin; Rose, Aubrey; atlarge; Nadel, Nancy; Brunner, Jane; Brooks, Desley; Quan, Jean; Kernighan, Pat; De La Fuente, Ignacio
Subject: Thank you and update re: Zoo plans

Attachments: Dear Councilmember Reid.pdf; OaklandZoo Begging Council for Cash.pdf; Council dismay07-28-06.pdf.pdf



Dear



OaklandZoo



Council

icilmember Reid.pdf;egging Council for .may07-28-06.pdf,pc

Dear Councilmember Reid,

Please see the attached letter from Friends of Knowland Park regarding the Zoo Board response to our Oct 19 meeting which you so kindly facilitated.

We do appreciate your help.

Sincerely,

Ruth Malone

Friends of Knowland Park



Friends of Knowland Park
www.saveknowland.org

December 10, 2009

Councilmember Larry Reid
1 Frank H Ogawa Plaza
Oakland, CA 94612-1932

Dear Councilmember Reid,

Friends of Knowland Park would like to thank you and your staff for arranging the October 19 meeting with the Oakland Zoo management, board members, and planning staff to discuss our concerns about the Zoo's proposed expansion plans. We had hoped that this process would produce the possibility of a rapprochement and that the Zoo would reconsider its plans in response to repeated expressions of community opposition. However, as made clear in the response letter of November 30 from Mr. Wan, the Board is unwilling to consider substantive changes. We find this regrettable, leaving us at an impasse with no option but to pursue opposing the expansion entirely, using all available means to challenge it.

As park users, community members, and citizens, we believe that while the originally approved concept for the expansion plan may have been acceptable 12 years ago, it is not acceptable now and must be changed to reflect new attitudes toward the environment, land use, and new developments. We believe the changed plan is irresponsible environmentally, fiscally and in terms of public engagement and use of public resources.

There is no public demand for a bigger Zoo. Online website comments about the Zoo repeatedly emphasize how attendees love its compact size. It is only Zoo management that demands a bigger Zoo.

Zoo management may have been good Zoo managers, but they have been poor stewards of Knowland Park. While Zoo management receives public money for managing the entire property, it is the community members and park users who regularly pick up the litter and illegally dumped material, notify the Zoo of problem behavior, and protect the resources of the park through responsible use. The Zoo appears to have cut trees in Knowland Park without permits, previously dumped its animal waste in the park, and leaves hazardous deadwood standing in locations where it could create safety issues for trail users. We have documented numerous other examples of poor stewardship of the open space and creek corridor of Knowland Park.

This massive expansion reduces free public access to public open space while creating increased financial risks for city taxpayers.

Only a few years ago, Dr. Parrott came hat in hand to the City Council (see attached copy of letter) to plead for funds for operating expenses because, he indicated, he might not be able to make payroll that month. At a public meeting earlier this year, he again admitted that operating expenses are always a worry. Since this massive expansion will increase operating expenses, has the Zoo provided any guarantees that it will not need to tap City coffers again for such funds? If not, given the many more pressing needs for funds in the City, we believe such a massive expansion is unwise.

The Zoo has disregarded the community in development of these changed plans, has only been forthcoming about its plans after vigorous community protests and has not upheld its commitments to the community, operating as though Knowland Park were its privately owned property rather than being a public park.

The current plan represents a dramatic change from the 1998 MOU, and the circumstances have changed considerably since that time. The MOU did not include an aerial gondola, a 17000 square foot veterinary medical hospital, or a 4 story visitor center and restaurant on the ridgetop, among other things, and if it had, it would not have been agreed to by the community members representing neighborhoods around the Zoo at that time. Park users and residents in the surrounding neighborhoods have expressed concerns about noise and light pollution likely to originate in the large ridgetop facilities, as well as the loss of views and being fenced out of trails and land they've used for years.

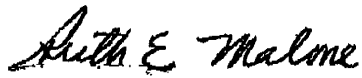
Even assuming that one accepts the 1998 plan, the Zoo has failed in its commitments to the community. Agreed-upon items in the 1998 MOU between the Zoo and SHNA and KPHA have been ignored by the Zoo for more than 10 years, including:

- a) newsletter prepared by Zoo with input from community and distributed a minimum 2X/year
- b) Regular meetings of neighborhood and Zoo committee

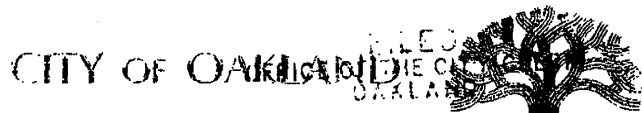
For all these reasons, Friends of Knowland Park affirms its opposition to the current plans and, further, calls for the city to consider removing management of upper

Knowland Park from Zoo management. We know this has been a difficult situation for you and that your hope as well was that the Zoo management and the community could come together on an acceptable plan. Your help has been invaluable in even getting Zoo management to listen to our concerns and we would welcome your further suggestions for how to address what we see as an unacceptable situation. Meanwhile, we will continue to educate park users and community members about the Zoo's plans and encourage their engagement as citizens in opposing them. We will be back in touch—thank you again!

Sincerely,

A handwritten signature in cursive script that reads "Ruth E. Malone".

For the Friends of Knowland Park Leadership Group
Ruth Malone, Jason Webster, Sandra Marburg, Dana Levy-Wendt, Brian Knittel, Lee
Ann Smith, Stefanie Gandolfi, Tom DeBoni, Gabrielle Lorf-Allen



2005 MAR 10 PM 12:42

CITY HALL • 1 FRANK H. OGAWA PLAZA • OAKLAND, CALIFORNIA 94612

Office of the City Manager
Deborah A. Edgerly
City Manager

(510) 238-3301
FAX: (510) 238-2223
TDD: (510) 238-2007

March 22, 2005

Finance and Management Committee
Oakland, CA


RE: REQUEST FROM THE EAST BAY ZOOLOGICAL SOCIETY TO
DELAY UNTIL JULY 1, 2005 THE IMPLEMENTATION OF TWO
PROVISIONS (LIVING WAGE AND ONE FREE DAY PER MONTH
FOR OAKLAND RESIDENTS) OF THE NEW FIFTEEN YEAR
MANAGEMENT AGREEMENT FOR KNOWLAND PARK AND ZOO

Dear Chairperson Quan and Members of the Committee:

Resolution No. 78872 C.M.S., adopted on October 19, 2004, authorizes an agreement between the City of Oakland and the East Bay Zoological Society, Inc., (EBZS) for the management of Knowland Park and Zoo, for a fifteen-year period expiring on October 31, 2019. The agreement has been forwarded to the EBZS for signature but remains unsigned.

The EBZS has submitted the attached letter which requests Council approval to delay implementing two provisions of the management agreement until July 1, 2005 and explains the reasons for the request. The two provisions requested for consideration are living wage and the one free admission day per month for Oakland residents.

Respectfully submitted,


DEBORAH A. EDGERLY
City Administrator

Item No. _____
Finance and Management Cmte.
March 22, 2005

February 15, 2005

05 FEB 16 PM 3:00



POST OFFICE BOX 5238
OAKLAND - CA - 94605

T (510) 632-9525
F (510) 635-5719

Deborah Edgerly
City Administrator
One City Hall Plaza, 3rd Fl.
Oakland, CA 94612

Dear Deborah,

Enclosed is the letter to the City Council Members.

Thank you for your assistance.

Sincerely,

Joel J. Parrott, DVM
Executive Director

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BOARD OF TRUSTEES**
A non-profit organization

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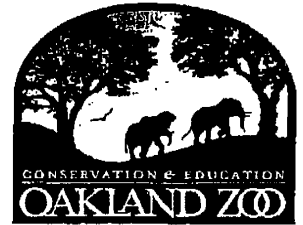
JAMES MOORE

MARTIN A. STEIN

GEORGE ZIMMER

www.oaklandzoo.org

February 15, 2005



Dear Members of the Oakland City Council,

The East Bay Zoological Society and the City of Oakland desire to complete the new 15-year Management Agreement. The Agreement has provisions to implement the "living wage" ordinance and "one free day" per month for Oakland residents. The EBZS fully supports these provisions. Our problem is that we do not have the cash. In fact, we recently asked the City for a short-term loan, and Deborah indicates that it would take six weeks at the soonest for the City Council to provide her with the authority to make a short-term loan. The EBZS thinks it is imprudent and is not in a position to sign an Agreement which has obligations that we don't have the cash to meet, and will not have until we go through the City budget request process this May and June.

Our choices are to not sign the Agreement and continue to operate the OZ on a month-to-month basis as provided for in our current Agreement; or request the City Council to delay our implementing these provisions until July 1, 2005. Since Deborah wants to get the Agreement signed, this necessitates our request to delay the implementation of these two provisions until July 1.

Deborah requested that we submit this letter to you. Because of the importance of these provisions and the Zoo's shortage of cash and number of key operating positions not filled because of our shortage of funds, you deserve to understand the circumstances which have led to this request.

Back Ground Information

In 2003 the OZ lost \$457,000 because of a sharp increase in uncontrollable expenses and the closing of the Children's Zoo to rebuild it. Covering this loss used up most of our cash reserves. In 2004, working with the Stanford Business School Consulting Team (ACT) it was determined that in the future it was not possible for the OZ to maintain its quality, educational programs, and AZA Accreditation without a significant increase in the subsidy from the City of Oakland and the EBRPD. The OZ receives about \$600,000 in support from the City (\$200,000) and EBRPD (\$450,000) or about 8% of our operating expense. The average for other comparable Zoos in California and the US is 35% governmental support. We can't keep our prices comparable to the SF Zoo when it receives \$4,000,000 per year from the City plus Bonds for Capital projects and charitable gifts.

POST OFFICE BOX 5238
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www.oaklandzoo.org

We submitted a budget request for an annual subsidy of \$1,200,000 to the City in June of 2004, but were told the City had no funds and that we would have to resubmit a budget for the 2005-2006, 2006-2007 years later in 2004. At that time and again in October when we submitted our current budget request, we told the City we may run out of cash in February or the first few weeks in March 2005 and would need a short-term loan from the City. To help meet our financial needs, in July and September 2004, we increased our fees for gate, parking and membership, and increased our Annual Fund Campaign goal by 33% to \$200,000. Despite this, our revenue to date has been below budget and we have not filled the open positions in our food service, gift shop, maintenance, and several key educational positions including our Director of Education. Our staff had experienced a 10% reduction in force and had gone more than two years without any salary or wage increase. This is no longer tolerable. We now cannot justify financing the OZ off the backs of our employees.

Our projections are to have about \$150,000 in cash reserve (less than one week of operating expenses) in the first few weeks of March depending on the weather and therefore gate attendance in February. In short we are one or two rainy weeks from not being able to pay our bills.

Last week we requested a \$200,000 short-term loan from the City and were told that the City Council would need to authorize this and it would take longer than the time when we will have our potential cash crisis. We are exploring other options. Deborah recommended that we modify our current budget request to add a provision that authorizes the City to provide the OZ with a short-term loan in February/March 2006 if our budget funding for 2005-2006 is not sufficient to cover our cash needs during the low point of our cash reserves. We will do this.

In October 2004, when the City Council offered the EBZS a new 15-year Management Agreement with the "living wage" and "one free day" provisions, we thought our increased fees would cover the projected increased cost of \$50,000 to \$75,000 between January and July of 2005 to implement these two provisions. Since our revenue has not increased, we don't have the cash to implement these provisions and our contract remains unsigned.

In October/November, the City provided the OZ with a \$600,000 grant from the Measure K bond funds to be used to make capital improvements (total need of \$1,200,000) to help the OZ maintain its Accreditation from the AZA. We are very grateful for this help and this grant helped us secure another five-year Accreditation.

In awarding this grant, several Council Members encouraged us to explore obtaining operating subsidies from other governmental entities such as the Counties, EBRPD, California State Parks, etc. which would match the regional nature of our service area. We are pursuing these possibilities. It is clear that while this may produce some favorable results in the long-term, new sources of funds won't materialize quickly, and the OZ must depend on increase funding this June from the City.

Current Situation

To our knowledge, the Oakland Zoo is greatly under-funded by governmental agencies compared to other comparable zoos; and under-funded compared to what the City either directly or indirectly funds the Oakland Museum, Chabot Science Center and Aquatic Park (% of operating expense). There is a limit as to what we can accomplish without adequate funding for the 500,000 visitors that we expect to serve in 2005.

The East Bay Zoological Society would like to sign the new Management Agreement. To do so, we need to delay the implementation of the "living wage" and the "one free day" provisions until July 1, 2005. By then our cash flow will be sufficient to cover the increased costs, and we will have completed the City's budget and new funding process for the 2005-2006 fiscal year.

Thank you in advance for considering this request. We will be happy to attend the Finance Committee and the City Council meetings to discuss these issues further. If you desire additional information prior to then, please let us know.



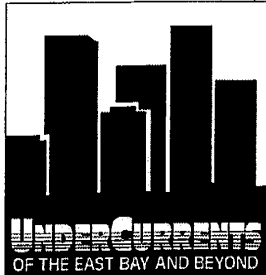
Dr. Joel Parrott
Executive Director



Bob Montgomery
President, EBZS Board

Only Changing Oakland's Priorities Will Lessen its Troubles

It was one of those obscure issues you run into in the back-end of the City Council agenda, when the chambers have all but cleared and the stray staff members are packing away their binders and papers and waiting patiently for the adjournment call, and the only ones who seem to be paying attention are the Sanjiv Handas of the world.



By J. DOUGLAS ALLEN-TAYLOR

And yet, if you want to understand how Oakland—with its great resources and pretenses of progressive politics—seems often more like a barrel rolling uncontrollably down a hill than an adult city systematically facing its most serious problems, then the recent debate over the proposed contract amendment with the Oakland Zoo is one you would have wanted to watch. Particularly in the midst of this bloody summer, when murders are fast approaching the 80 mark and though many want to get their share of television and print media time, no one seems to actually have the answer as to how to stop the carnage or even appreciably slow it down.

Two years ago, the city and the East Bay Zoological Society reached an agreement over the operation of the city-owned Knowland Park and Zoo, for which the city supplies a considerable public subsidy. As part of the agreement, the Zoological Society said they would provide one free zoo admission day a month for Oakland residents, with the targeted population being the low-income Oakland young people whose families can't normally afford the zoo's admission price.

Surprised that you live in Oakland and have never heard about the free zoo admission day? Don't be. It has yet to be implemented.

Earlier this month, more than a year after the zoo-city agreement was fully executed, the Zoological Society requested an amendment which would implement a different free admission program.

In a letter to council requesting the amendment, City Administrator Deborah Edgerly wrote, "Society has not yet implemented the one-free day per month program. Rather, after evaluating the potential impact and logistics of the one free day, Society developed an alternative approach, which it believes could better meet Council's desires to reach Oakland children and youth and families who might not otherwise have access to the Zoo." Edgerly recommended Council adoption of the "alternative approach."

Council was not pleased. While they did not seem to think the new program was necessarily a bad idea, several members wondered why no implementation of the free day program had taken place in more than a year, with Councilmember Nancy Nadell asking why the normal contract compliance reviews by city staff had not caught the Zoological Society's failure to provide the free day.

Details of the zoo's original, unimplemented proposal are not important to our discussion, or is the new proposal, or reasons why staff let this whole thing go for a year. Let us assume, for the sake of this discussion, that everybody—city staff, Zoological Society members, and city councilmembers—all want to implement some form of free-day-a-month entrance to the zoo that targets low-income Oakland young folks, but have just not yet worked out the proper way to make this work.

It is not, after all, a city priority, and in the scheme of larger city concerns, it is a small thing indeed. No kid from the Fruitvale or Dogtown, after all, is going to pull a nine mil out of his drawer and walk out and spray bullets at someone on the corner because he can't go up to the zoo to see the elephants and giraffes.

The problem is that all of these small things add up, pebble upon pebble, each one with its own logic and its own excuse, until they eventually become an enormous mountain of delay and inaccessibility squatting down upon the flatlands of this city, and over which the young people of these communities find it increasingly harder to climb. And so the city closes down the wildly popular Festival at the Lake. Or announces that hip hop music will no longer be played for recreational skaters at the Oakland Ice Center on the theory that hip hop attracts young people who are prone to violence. In the midst of blistering heat waves the city cracks down on young people opening fire hydrants for relief. But meanwhile Oakland's once-impressive citywide recreation program is in a shambles since the Harry Edwards days. What happens to these dreams so long deferred? Langston Hughes once wrote a chillingly perceptive poem about that, ending with

Oakland seems often more like a barrel rolling uncontrollably down a hill than an adult city systematically facing its most serious problems.

the verb "explode."

My cousin, Betty Reid Soskin of Richmond, writes in her blog this week, "If we can agree that there is much profiling of youth of color in inner cities—largely from inequality rising from abject fear of not only the adult population but of the police as well—then we have a place to stand while we debate the issue."

"In a study done in Hennepin County, Wisconsin, a few years ago," she continues, "it was discovered that the first encounter most young black and brown men had with the justice system was not for drug use and/or possession at all, but through traffic violations ... Teens would earn (often legitimately) a speeding ticket or some other offense. They'd be without employment so had no way of paying the fines ... In a few months that fine would double—then triple—and eventually a warrant for their arrest would be issued. ... Meanwhile, the seduction of getting a few rocks of cocaine to sell as a way of getting out from under their traffic problem jump-starts their street career."

"Hennepin County addressed the problem," Soskin goes on, "by ... [creating] a program of amnesty that would give young people a clean start, would expunge minor violations from their records, to see what might happen. The results were dramatic. Where they'd expected a few hundred to turn up, they were faced with thousands, and a breath of fresh air blew through the country as the percentage of people outside the law was suddenly decreased by a significant number."

Soskin concludes by saying such a program would be successful if implemented in Richmond, where murders are close to the half-hundred mark already this year.

If you wonder why I am so skeptical of State Sen. Don Perata's sudden Road-To-Damascus conversion to the area's anti-violence crusader, this is one of the reasons. For several years, Mr. Perata

and Mayor Jerry Brown have vied to be the area's law-and-order leader, with the easy target being participants in the East Oakland sideshows. While the city blocked plans for sideshow alternatives ("It's not the city's job to provide recreation for these people," Councilmember Larry Reid often said), we ended up with Mr. Perata's U'Kendra Johnson Law, which allowed police to confiscate cars for thirty days solely on the word of the police officers that the driver was participating in a sideshow (this led, most famously, to police towing away the van of a basketball coach who they said was playing his music too loud while taking some his players home after a game to East Oakland, loud music being one of the police "evidences" that a sideshow is taking place). More ominously, the sanction and encouragement of public officials like Mr. Perata and Mr. Brown over the past five to six years has allowed the official and undisguised creation of what Oakland police call "sideshow zones," areas of the East Oakland flatlands and lower hills where police are allowed and proud to enforce traffic laws more vigorously, and repressively, than is done in other areas of the city. Rather than reporting crimes solved, the police involved in these events post information of the hundreds of cars towed and tickets given out.

"It was discovered that the first encounter most young black and brown men had with the justice system was ... through traffic violations," the Wisconsin study told us. "Eventually a warrant for their arrest would be issued [and] the seduction of getting a few rocks of cocaine to sell as a way of getting out from under their traffic problem jump-starts their street career." Is that what is happening in Oakland now?

I hope that Mr. Perata is successful in his newly-released, highly-publicized, nine-point program to "help combat recent homicides and street violence in Oakland and Richmond," I truly do. But I think what is needed to accomplish that is more than the adoption of a few new and recycled programs, many of which have good intention, and have been successful in implementation in other areas. What is needed, in Oakland and in Richmond, is a change in our priorities, what we think is important, and what we pay attention to.

"I'm hoping that we might soon stop looking at the problem," my cousin concludes in her blog entry, "and start looking at the kids." Right on, as they used to say, in another time and another context.



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 Los Angeles, CA 90067

Ranelletti, Darin

From: cecil grimes [clg_grimes@yahoo.com]

Sent: Friday, March 26, 2010 7:17 AM

To: Ranelletti, Darin

Subject: Oak.Zoo Master Plan

Good Morning Darin

I was at the meeting last night, the one who talked about concerns of peace.

As someone who only has a chain link fence to separate me and my family from Knowland Zoo, we have concerns noise, safety, and traffic head the list.

The Master Plan maybe good for visitors, but we have to live with the wild animals.

We have to live with the bright light in our bedrooms in the winter and loud music in the summer.

The upper parking lot is where I lay my head for peace at night.

Surely we want to be made aware of the upcoming events, and be part of the changes that will a cure, please put on the list of upcoming meeting.

Thank You

Cecil Grimes

Ranelletti, Darin

From: vakhsh [cherma6@comcast.net]
Sent: Friday, March 26, 2010 2:13 PM
To: Ranelletti, Darin
Subject: sad subject,copy of my letter to Zoo

Dear Zoo opportunists,

I have read your letter, and I am very alarmed. Let me begin with the words in your letter: "**The Oakland Zoo is breaking new ground** in science education and conservation that will help save California's rich and threatened natural history through education, exhibits, collaboration and awareness." This statement is supported by the following catch phrases:

- " Growing Education & Conservation Leadership"
- " Investing in Oakland & the Bay Area Economy"
- " Taking Care of Knowland Park & the Environment"
- " Enhancing the Regions' Cultural Assets"

My first scary thought on reading this was: **The Oakland Zoo is taking new ground**, literally. Unfortunately, I fear that you may accomplish just that, and that you may never cease taking new ground.

I decided to test your real intentions with the help of simple questions: are your intentions altruistic or not. My answer is they are not. Altruistic intentions and actions are usually modest in their manifestations and strong in results. The selection of your words is typical for propaganda cases, in short – brainwashing. For example, you tout an energy-efficient gondola in your plan to prove that you know how to conserve the energy, but if you were really so intent on Conservation and saving energy, you would not expand at all. I do not believe that through your actions the Oakland Zoo and Oakland will become a center of the universe as you are presenting it. And for Goodness sake, it should not be that way. I believe you are promising more than you really plan to deliver.

My next litmus test regards your integrity: You have been contractually obligated for decades to care for Knowland Park. I have lived next to Knowland Park for 18 years and I walk the park every day, and I can say that you have failed to care for Knowland Park. Knowland Park has been left unmanaged, and is not regenerating despite the efforts of local animals and birds. Goats destroy all new saplings of bushes and trees indiscriminately. Conifers – not native trees are dying of age and disease. Goats destroy the few young saplings that grow in the spring right away. Oak trees are very prolific but follow the same fate as the other saplings. I know why you did not maintain your duty: it is because it would be too altruistic to take care of the ground that does not bring you revenue. Now you are promising to do further damage to Knowland Park, and introduce captive animals by taking the space from animals living in freedom.

I think you are spreading propaganda for your own purposes, and I do not support your adventure. Knowland Park is a beautiful place. I ask you to truly collaborate with us in the community, and cease your efforts to expand into Knowland Park.

Sincerely
Victor Ross
10701 Lochard St., Oakland, Ca 94605

TO: Oakland Zoo, Councilmember Larry Reid, Darin Ranelletti, Oakland City Planning Department

FROM: Ruth Malone & Jason Webster, Co-Chairs, on behalf of Friends of Knowland Park

RE: Comments on Zoo exhibits and noncompliance with terms of prior approvals

March 25, 2010

1. Friends of Knowland Park observe that the Oakland Zoo has sent certified mail copies of three 1-page exhibits for comment to representatives of the Knowland Park Highlands Association and Friends of Knowland Park and invited comments on these within the following 30 days. While we appreciate the opportunity to comment these preliminary plans, this procedure does not satisfy the Conditions of Approval in Oakland City Council Resolution 74736, Exhibit C, Modifications to Conditions of Approval Attached to and Made a Part of Zoning Case No. CM97-25, Paragraph 4. The three drawings provided are woefully insufficient to constitute a "final plan" as specifically called for in the Conditions of Approval. We would expect that a "final plan" submitted to the city, as provided for in the Conditions of Approval, would include far more detail than three 1-page sketches and would include, for example, a fully developed drainage plan, grading plan, detailed building descriptions and drawings, and so forth. Indeed, in its February 25, 2010 Memorandum to the public, the Zoo recognizes that comment solicited as part of this process will help "finalize" its proposal to the City. When the Zoo does prepare its final plan, we expect that the notification procedures set forth in the Conditions of Approval will be initiated at that time. If the Zoo believes that it is submitting a perimeter fence plan only, we note that City Planning has assured us that there will be no approval of the fence plan alone in the absence of full review and approval of the contents behind the fence, including exact locations of all buildings, exhibits, and other planned alterations.

2. We believe that the CA! project as proposed, and as approved in 1998 Council Resolution 74736, should never have been approved to the scale noted in the Zoo application. The scope and scale of the proposed expansion must be reevaluated in light of the myriad major changes to the previous project as well as changes since 12 years ago in public attitudes toward and use of open space, pressure on existing wildlife, planned new developments in the area, and environmental change. This project will fundamentally alter the existing tranquil character of the park and its viewshed. No fenceline approval should be given until the entire project has been submitted for complete reassessment and full CEQA review, including the preparation of an EIR.

3. The Zoo does not have enough money to finance this project, nor are they willing to share with the public even the assumptions upon which they have developed a business plan for operational costs and maintenance of this enormous expansion. The Zoo should not be permitted to fence off any portion of parkland to open public use until it can

provide assurance that it can carry this project to full fruition, and has the means to make it successful longer term even in difficult economic conditions.

4. The fenceline approvals must be tied to final approvals for the plan in total, not piecemeal. The Oak Knoll project is a perfect example of what not to do: give approvals and begin tearing stuff apart, then the developer runs out of money.

5. The proposed fenceline violates the tenets of the Oakland General Plan, and violates the specific elements of the OSCAR that apply to Knowland Park, and which call for preservation of ridgelines. We strongly urge that the fenceline and the expansion area be moved westward to the next trail intersection, a distance of approximately 450 yards, which would preserve the park's magnificent viewshed and tranquil character while allowing a still significant expansion of the Zoo. Currently, the fenceline appears to run directly through an area that, prior to the last Zoo-initiated grading which unnecessarily cut a new track, effectively draining it, was a vernal pool used by breeding frogs and regularly visited in the rainy season by ducks. We believe this track of grading, which was completely unnecessary for any fire protection purpose, was done at the Zoo's behest to avoid having to protect the vernal pool. We request that the City perform a full investigation of this grading and that the Zoo be required to restore this seasonal pool and move the development area away from it.

6. To date, the impacts of a fenceline crossing the Knowland Park Open Space have not been analyzed under CEQA. Nor have the fenceline's effects on the existing ecosystem within the park been adequately analyzed and mitigated. The previous Mitigated Negative Declaration failed to adequately address these significant impacts, and a Supplemental EIR must be prepared, due to the extensive changes in the Zoo's plans, changes in Environmental Law, the increased value of natural ecosystems to society, and increased awareness of the value of Open Space to the regional community.

7. Due Process: If Planning were to approve the construction of fenceline prior to the approvals on the final plan, then our right to due process will have been circumvented because the location and scope of the fenceline will essentially dictate the outcome of the project as a whole. In addition, we strongly protest the Zoo's repeated dismissal of community concerns voiced over a period of several years and denial of the community's right to have a say in the multiple major changes made in the plans during the ensuing years. We also protest Zoo Board Members' characterizations of community concerns as essentially selfish and "ignorant". At no time has the Zoo made more than minimal cosmetic changes in response to repeatedly-voiced community concerns.

8. There is no such thing as "public parkland" if it is fenced and inaccessible to the public. The Grant Deed for Knowland Park requires that Knowland Park remain public parklands. The scope of the proposed fenceline far exceeds the scope of the Zoo's proposed usage. We expect that the final approved perimeter fence will be hemmed more closely to the footprint of space allocated for Zoo activities. Any portion of Knowland Park that is not specifically allocated out for Zoo Exhibit Use must remain unfenced. Any portion of Knowland Land that falls within a perimeter fence must be considered "used"

by the Oakland Zoo, and must be considered as an "impact" in the relevant impact studies and reports.

9. So-called "story poles" placed by the Zoo are completely inadequate to convey to park users the impact of the expansion. There is no explanation attached to them and they are not readily visible. A much more comprehensive set of story poles including attached photomockups is required to help the public visualize the impact of these changes on park use and on the character of the remaining parkland.

Ranelletti, Darin

From: Peri Caylor [pericaylor@sbcglobal.net]
Sent: Saturday, March 27, 2010 8:47 AM
To: Ranelletti, Darin
Subject: Oakland Zoo Expansion

Dear Mr. Ranelletti,

Former Niles kindergarten teacher David Makki brought to my attention the proposed expansion of the Oakland Zoo to include California! among its wonderful exhibits. I would like to briefly express my support for this proposal, which would allow people to see and learn about the history and status of California native species.

Such an exhibit would illustrate the need to preserve and/or restore various animal habitats statewide. Urbanites young and old who otherwise see just a handful of animal species could learn about the diverse creatures that inhabit various regions of our state. Finally, the addition of such an exhibit would enable the Oakland Zoo to enhance the already stellar job it already does in teaching school children, day campers, and other young visitors about the roles that all creatures great and small play in our wonderful world.

My children spent several years attending camp at the Oakland Zoo, and I regularly brought my children and their friends to the zoo during the years we had a membership. Our involvement with the zoo gave us a wonderful introduction to creatures wild and domestic, from insects to rodents to large mammals. I would be delighted to have yet another reason to visit this outstanding institution.

Sincerely,
Peri Caylor
Fremont

Stefanie Gandolfi
81 Donna Way
Oakland, CA 94605
(510) 568-3972
stef.gandolfi@sbcglobal.net

March 28, 2010

Re: Plan to Expand Oakland Zoo in Knowland Park

I am writing to express my chief concerns over the plans of the East Bay Zoological Society to expand the Oakland Zoo into Knowland Park. I live in a single-family home on a side-street off of Elysian Fields Drive, which is up the hill from the entrance to the zoo on Golf Links Road.

I want to say, at the outset, that I am not writing as what is derisively known as "NIMBY." I will not be able to see the proposed development -- or likely even hear it -- from my backyard, and I am not concerned about what it will do to my property values or about the introduction of unsavory persons into the area. But, I do know my neighborhood and my city intimately. I have read all the information publically available concerning the project and attended every community meeting sponsored by the Society, and I still have questions. I do not believe that I am raising them for purely selfish reasons.

The Society has been working on the design of this project for decades, yet its plans remain very fluid. The gondola ride, the campgrounds, the amphitheater, are all new elements. Since the perimeter fence includes something like 60 acres -- way more than the proposed facilities would seem to require -- what assurance do we have that there will not be further development, further "improvements," until all the 60 acres are built up? And what assurances do we have that the Society will not ask for more parkland in the years to come?

Even as presently configured, however, I am concerned about the loss of open space at or near the ridgeline of the Oakland hills. Although Oakland's master plan calls for the preservation of such land, the reality is that there is very little of it left. Moreover, in the time since the City Council originally approved the Society's "master plan" in 1998, our priorities as a society as a whole with respect to the environment have changed dramatically. While I am not a big hiker or bird-watcher myself, I appreciate the value of this rare and precious natural resource to everyone.

I am also concerned because there never has been a full environmental review of the project as a whole. In 1998, the City Council signed off on a mitigated negative declaration, not an EIR. Now, as I understand it, the city's Planning Department is reviewing the "addendum" to the Society's master plan under CEQA as well as city and county regulations. In view of new elements

introduced since 1998, and the changed needs and pressures in our community, including increased density, traffic congestion, air pollution, and noise pollution, as well as the accelerated loss of wilderness for native plants and wildlife, the cumulative impacts, if not any individual feature of the plan, compel further study.

Finally, I am concerned about public safety. There is, as you know, only one entrance to and exit from the zoo, at the intersection of I-580, Mountain Blvd, and Golf Links Rd., and this is not slated to change. Traffic congestion there is already a problem even on weekdays, let alone weekends and holidays. Cars get stuck on the off ramp from the freeway and on Golf Links Rd., which has a sharp curve just before the stop sign so that people coming down the hill can't even see if there's a back up. The Society is projecting that attendance at the zoo will double with this expansion from approximately 500,000 to 1 million people a year. This will create an incredibly dangerous situation under normal circumstances, but what is really horrifying is the prospect of a disaster such as a fire or an earthquake -- actually, the certainty of a disaster such as fire or earthquake -- where hysterical people will be trying to get out of the zoo and the neighborhoods above. One does not even have to go to San Francisco to understand what can happen; we have seen the consequences right here in the East bay.

The Oakland Zoo is a terrific asset not only for Oakland, but for the world. If we humans must keep wild animals in captivity, Dr. Parrott has done everything humanly possible to make the best of the situation, and there is no question that a high quality veterinary hospital is absolutely necessary if he is to continue to do so. Nevertheless, I question whether it is absolutely necessary to fence in this remnant of what we once were to preserve it.

I appreciate this opportunity to make comments on the project, and I look forward to participating as the public process unfolds.

Sincerely,
Stefanie Gandolfi

Ranelletti, Darin

From: Nik Haas-Dehejia [Nik@oaklandzoo.org]
Sent: Monday, April 12, 2010 11:46 AM
To: Ranelletti, Darin; Miller, Scott
Cc: Wald, Mark
Subject: Letter to the Editor in Support of the Zoo
Attachments: DavidLee_ZooSupportLettertoEditor_041210.pdf

Darin, and Scott –

Attached is a letter to the editor that was posted in today's (April 12, 2010) Bay Area News Group papers (Oakland Tribune, Tri-Valley Herald, The Daily Review, San Mateo County Times, The Argus, and Alameda Times Star). Please place this letter in the public file.

Let me know if you have questions or comments.

Nik

Nik Haas-Dehejia
Director, Strategic Initiatives
Oakland Zoo
Post Office Box 5238
Oakland, CA 94605
Tel: 510.632.9525 x138
Fax: 510.635.5719

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Oakland Zoo 9777 Golf Links Road, Oakland CA. 94605

4/12/2010

OPINION

David Rounds Publisher
Kevin G. Keane Vice President, News
Dan Hatfield Editorial Page Director

Contacting us: Editorial director
925.977.8430 Fax: 925.943.8362
dhatfield@bayareanewsgroup.com

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NIMBYs on zoo expansion

SEARCHING FOR a useful post-judicial life, I became a docent at the Oakland Zoo four years ago.

During my tenure at the zoo, I have grown to have enormous respect for what it does for the region. I have personally educated school children from Oakland's flat lands and seniors on outings from assisted living facilities.

After a tour for cerebral palsy-afflicted visitors, a caretaker for one confided that a young man's laughter was the first he had heard in five years.

The zoo's 600,000 annual visitors learn about their environment, whether lost or unaccessible. The proposed California exhibit will add much to that learning experience.

I recently attended a community meeting at the Oakland Zoo. The difference between fear and fact is information. Most of the neighbors in attendance had fears; information can and will address most, if not all of them.

A few were more concerned with their "stop expansion" cause than getting information; much less the best interests of Oakland and its citizens.

This is the classic not-in-my-back-yard attitude. It was clear that they don't care about anything but crass personal interests; their panoramic views and public land backyards.

David C. Lee
Oakland

Ranelletti, Darin

From: Nik Haas-Dehejia [Nik@oaklandzoo.org]
Sent: Monday, April 12, 2010 7:40 PM
To: Ranelletti, Darin
Subject: Letters of Endorsement and Support for the Zoo - Please Place in Public File
Attachments: LettersofSupportforZoo_041210.pdf; LettersofEndorsementforZoo_041210.pdf

Darin –

I am attaching two different sets of documents that I would like you to place in the public file:

- Letters of Endorsement for the Zoo from Bay Area and Oakland-based community organizations, businesses, and other thought leaders
- Letters of Support for the Zoo from Knowland Park neighbors, Zoo members, and other interested individuals

Please let me know if you have questions.

Nik

Nik Haas-Dehejia
Director, Strategic Initiatives
Oakland Zoo
Post Office Box 5238
Oakland, CA 94605
Tel: 510.632.9525 x138
Fax: 510.635.5719

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San Francisco, CA 94111
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BAY AREA COUNCIL

March 4, 2010

Joel J. Parrott, DVM
Executive Director
Oakland Zoo
9777 Golf Links Road
Oakland, CA 94605

Dear Dr. Parrott:

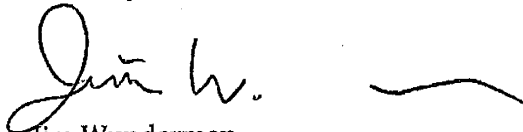
The Bay Area Council supports the Oakland Zoo's vision for improving and expanding the Zoo in Knowland Park.

Serving more than 600,000 visitors annually, the Oakland Zoo is one of the Bay Area's crown jewels – a cultural and educational asset for our region.

According to a recent economic impact report by the East Bay Economic Development Alliance, "the Oakland Zoo's operating expenses, revenues and planned capital expenditures will have a substantial and growing impact on local and regional economies. In 2009, the Oakland Zoo generated a total of 293 jobs and contributed \$ 19.4 million in expenditures in the region. In the next few years, the Zoo's future construction will bring \$111 million into the region with the construction of the 17,000-square foot Veterinary Medical Hospital and an approximately 20-acre California Exhibit." Additionally, the project is anticipated to generate more than 200 construction jobs.

The Oakland Zoo's contributions to the local economy are as significant as any private sector organization. The Bay Area Council encourages the Zoo's plans for growth.

Sincerely,



Jim Wunderman
President & CEO
Bay Area Council



February 17, 2010

Honorable Mayor Ron Dellums
One Frank Ogawa Plaza
One City Hall Plaza, 2nd Floor
Oakland, CA 94612

Dear Mayor Dellums:

The Oakland African American Chamber of Commerce (OAACC) supports a proposal by the Oakland Zoo to complete a Master Plan for improvements to the zoo in Knowland Park.

One of Oakland's landmarks and a major regional attraction, the Oakland Zoo serves more than 600,000 visitors annually through educational programming focused on animals, ecology, and California natural history. The expansion project will provide enhanced educational opportunities for our students, families and other life-long learners.

Improvements to the Oakland Zoo are sure to bolster our local economy during a very difficult time. The project is expected to generate nearly \$90 million of total economic impact. Local businesses will benefit from the development, which also will create hundreds of local construction jobs, including "green collar" jobs.

Finally, by enhancing one of the regions cultural assets, the zoo will draw more visitors to Oakland and bolster the city as a premier educational, cultural, arts, and entertainment destination.

In addition, the zoo developed its Zoo to Community (ZTC) Program in October 2006 to serve the underserved populations Oakland. ZTC is a scholarship program for Title 1 schools including head start programs and child development centers. In FY2009, the ZTC program served more than 6525 students in East Oakland and other underserved areas of Oakland. We are proud of the zoo's effort to outreach to all communities of Oakland.

The OAACC encourages your approval of the zoo's vision and plans for growth.

Sincerely,

Wil Hardee
President and CEO

449 15th Street, Suite 410
Oakland, CA 94612-2831

Tel: 510-268-1600

Fax: 510-268-1602

www.OAACC.org

info@oaacc.org

President & CEO

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Member Services Staff

Gloria Fuqua

Etha Jones

Jobs and Housing Coalition

"Improving Oakland Together"

February 1, 2010

The Honorable Ronald V. Dellums, Mayor
The Honorable Members of the Oakland City Council
City Hall,
Oakland, CA 94612

Re: JHC SUPPORTS OAKLAND ZOO EXPANSION

The Jobs and Housing Coalition (JHC) SUPPORTS plans to improve and expand the Oakland Zoo.

The Oakland Zoo is one of Oakland's most successful and important tourist and educational institutions. Over the past 87 years, this revered institution has served Oakland and the entire East Bay well. The Zoo receives 600,000 visitors annually, drawing from across the region. The Zoo also serves more than 50,000 children through educational activities and programs each year, including a significant portion of free admissions through the *Zoo-to-Community* program.

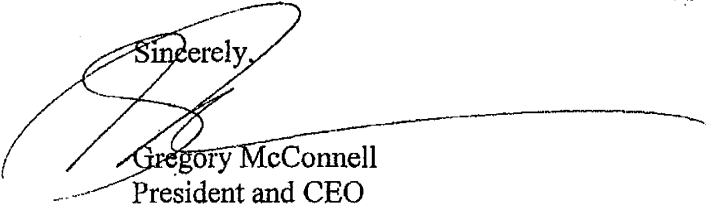
JHC supports the Zoo's expansion because it will provide new educational opportunities to a larger audience of people from throughout the Bay Area. As well, expansion will help grow our local economy and create jobs. Improvements to the Oakland Zoo are projected to generate nearly \$90 million in total economic impact. Local businesses and suppliers will benefit from the purchase of construction materials, supplies and services – generating significant economic growth in the area. Additionally, the expansion project is anticipated to generate more than 200 construction jobs.

As President Obama said in the State of the Union and as we in Oakland know so very well, economic development and job creation must be considered one of our top public policy priorities. In that regard, support for expansion of the Zoo is a double win – it improves an exceptional and vital institution, and it creates jobs and economic opportunities in Oakland.

Oakland is a wonderful city and the Zoo is one of our finest venues. Let's take this opportunity to show the Bay Area and the nation that we are committed to offering great tourism, exceptional educational venues, and outstanding entertainment to our residents and visitors.

We urge the Mayor and the Council to support the Zoo's plans for growth.

Sincerely,



Gregory McConnell
President and CEO

CC: Dr. Joel Parrott, Executive Director, Oakland Zoo

350 Frank Ogawa Plaza, Suite 703, Oakland, CA 94612 p. (510) 834-0400 f. (510) 834-3515



**Pacific Gas and
Electric Company®**

Tom Guarino
Public Affairs' Manager
Government Relations

1330 Broadway,
Suite 1535
Oakland, CA 94612

December 2, 2009

Dear Mayor/Oakland City Councilmembers:

PG&E has been involved with the East Bay Zoological Society (aka Oakland Zoo) for many years and believes in the value of the Zoo's environmental, educational, and community-focused mission. The Zoo is presented with a unique opportunity to expand as a major regional resource and Bay Area attraction and this expansion will provide educational opportunities that will greatly benefit students, families and other life-long learners throughout the Bay Area. PG&E fully supports the Zoo's plans for expansion.

The Oakland Zoo serves more than 600,000 visitors annually through educational programming focused on animals, ecology, and California natural history. The Zoo also serves more than 50,000 children through these educational activities and programs each year, including a significant portion of free admissions through its *Zoo-to-Community* program, a program that takes teachers and small educational animals in a hybrid vehicle to underserved schools in the local community.

The Oakland Zoo's commitment to environmental conservation is to be applauded. The Zoo was amongst a small group of organizations to receive the 2009 PG&E Green Award. From building the largest LED energy efficient holiday lights show in Northern California to powering its education center with solar panels, to using hybrid vehicles and other vehicles powered by bio-diesel fuel, the Zoo actively demonstrates its commitment to energy efficiency. PG&E proudly underwrote many of these initiatives.

The Zoo and its future growth plans will expand and enhance opportunities for more than a half a million families each year that will serve as an important destination to learn about animals, ecology, the environment and conservation.

The Zoo has demonstrated that clearly the environment, education and economic development can all peacefully coexist.

PG&E applauds the Zoo's vision and plans for growth.

Sincerely,

A handwritten signature in cursive script that reads 'Tom Guarino'.

Tom Guarino



OAKLAND UNIFIED
SCHOOL DISTRICT

expect Success

ALISON MCDONALD Executive Officer, High School Network 1

every student. every classroom. every day.

April 7, 2010

Dear Mayor Dellums and Oakland City Council Members,

I am writing to express my support for the Oakland Zoo, most specifically its strong and consistent efforts around working collaboratively with the Oakland Unified School District on behalf of children in our city. The Zoo has a terrific "School to Community" program that brings children to the Zoo and animals to schools. This school year alone the Oakland Zoo has used a grant to fill up over 45 buses with students from Oakland Unified without charging admission to the youngsters to come to the Zoo and learn.

The Oakland Zoo has an Education Department that is staffed with employees who are dedicated full time to teaching the community about animals and about conservation. They are making a tremendous contribution to our city by focusing their efforts on young people and involving them with the important aspects of animal welfare, science and habitat conservation. They run programs for children who are very young, older children and teenagers who get involved in the Zoo as mentors to young Zoo campers, as volunteers and as employees through the "Mayor's Summer Jobs Program". The Oakland Zoo Education Department has also been working with Oakland Unified District Science teachers to help them become more familiar with the resources available at the Zoo. Science teachers have been meeting at the Zoo and developing curriculum that might inspire their students to pursue a future in a scientific field.

I fully support the efforts of the Oakland Zoo to expand and enhance the educational opportunities for Oakland youth through the "California" Project which will take the educational programs of the Zoo to new levels. The California Project will be one more way that young people can be introduced to animals from our state and learn about important features of our state's natural history.

The Oakland Zoo is a wonderful city resource with terrific educational potential for our children. Please support the on-going efforts of the Zoo to expand and thereby increase its mission of serving our community through its conservation and educational efforts.

Thank you for your attention to this letter and for supporting the educational efforts of the Oakland Zoo.

Sincerely,

Alison McDonald
Executive Director, High School Network

JACK McABOY

March 14, 2010

The Honorable Ronald V. Dellums, Mayor
The Honorable Members of the Oakland City Council
1 Frank Ogawa Plaza
Oakland, CA 94612

RE: East Bay Zoological Society Foundation Board Supports Zoo Improvements.

Dear Mayor and Oakland City Council Members:

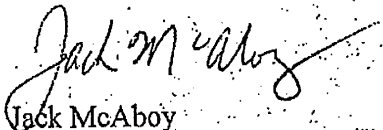
As a member of the East Bay Zoological Society Foundation Board and an active volunteer in many Oakland community programs, I am writing to express my strong support for the Zoo's vision for improving and expanding the Zoo in Knowland Park.

The Zoo serves over 600,000 visitors annually. It is a magnet for families, including the most senior members of the families who love to bring their grandchildren to the zoo. The Zoo provides educational opportunities for more than 50,000 children each year, including many free admissions through its recognized *Zoo-to-Community* program. The proposed improvements will allow the Zoo to serve even more families with a richer variety of offerings.

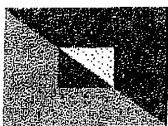
At a time when Oakland desperately needs to create and retain jobs, the Oakland Zoo is poised to help grow our local economy and create hundreds of new jobs through construction of this project. With a projection of \$110 million of total economic impact, local businesses and suppliers will benefit from the purchase of construction materials, supplies and services.

As the Zoo continues to invest in Oakland and the Bay Area economy, and continues to be a major attraction for Oakland, I offer my full support of the Zoo's plans for growth.

Sincerely,



Jack McAboy
Chairman, Sylvan Learning Centers
East Bay Zoological Society Foundation Board
Past President, Rotary Club of Oakland
Past Chairman, Better Business Bureau of the Bay Area
Past Chairman, Oakland Youthworks



Pacific Publishing Company

636 South Alaska Street, Seattle, WA. 98108

1022 Grass Valley Road, Winnemucca, NV 89445

Peter Bernhard

President

(925) 683 0439

(925) 362 8228 fax

March 3, 2010

The Honorable Ronald V. Dellums, Mayor
The Honorable Members of the Oakland City Council
1 Frank Ogawa Plaza
Oakland, CA 94612

RE: East Bay Zoological Society Foundation Board Supports Zoo Improvements

Dear Mayor and Oakland City Council Members:

As a member of the East Bay Zoological Society Foundation Board for over 15 years, and long time Bay Area resident, I am writing to express my strong support for the Zoo's vision for improving and expanding the Zoo in Knowland Park.

The Oakland Zoo serves 600,000 visitors annually, drawing youth, students, families, and seniors from across the region. I admire the Zoo's exemplary commitment to serving students throughout Oakland and the region, providing educational opportunities to more than 50,000 children each year, including many free admissions through its recognized *Zoo-to-Community* program. The Zoo's proposed improvements will only increase educational opportunities for a larger audience.

At a time when Oakland desperately needs to retain and add jobs, the Oakland Zoo is poised to help grow our local economy and create hundreds of new jobs through construction of this project. With a projection of more than \$110 million of total economic impact, local businesses and suppliers will benefit from the purchase of construction materials, supplies and services.

Over the years I have seen the Zoo grow and improve. When I think back to my early years on the Board and compare the Zoo experience then to the Zoo experience now I can't help but be impressed with the work done by Zoo management. Your support of this organization and its vision for growth is well placed. As the Oakland Zoo continues to invest in Oakland and the Bay Area economy, please know I offer my full support of the Zoo's plans for growth.

Sincerely,

Peter Bernhard

East Bay Zoological Society Foundation Board

Former President and Publisher, Alameda Newspaper Group and The Oakland Tribune

December 16, 2009

TO: Oakland City Planning Commission and Councilmembers

RE: Oakland Zoo's California Project Approval

I have studied the Oakland Zoo's plans for the California Project, toured the site they have selected, and talked with staff about the exhibits they wish to put in and the projected land use. I wish to express my genuine admiration and to register my whole-hearted and enthusiastic support for what they propose to do. I urge you to approve their plans as submitted and allow them to proceed with a project that will bring great benefit to us all.

I've long admired the splendid work of the Oakland Zoo in public education and conservation. While world class, the zoo also serves the regional community in significant and exemplary ways. High standards and broad vision manifest themselves in programs that attract and instruct a range of people from toddlers to professional biologists. The opportunity to admire animal life and to wonder at its beauty and diversity is eagerly embraced by thousands. The popularity of the Zoo has been achieved not through hype, advertising, and false promises but through the honesty, integrity, and genuine value of what it offers. They have created an institution that is advanced, sophisticated, and scholarly yet still filled with excitement and popular appeal.

I feel that the California Project is not just an add-on or an afterthought, but it is essential to the mission of the Oakland Zoo and of huge importance to Oakland and Bay Area residents. A deeper understanding and appreciation of California's environmental history is necessary to the state's understanding of itself and the caring of its natural heritage. The California Project offers zoo visitors an opportunity to reflect not just on animals from exotic places but on the land we live on, the people we are. It will serve an essential role in inspiring and educating thousands of school children, local East Bay residents, and will attract widespread attention and audience. It will be a significant asset to Oakland and indeed the entire region.

Please do approve this promising project.

Kindest regards,



Malcolm Margolin
Publisher



February 22, 2010

To the Members of the Oakland City Council:

I am writing to express my strongest support for the Oakland Zoo and its new California Project. I am the Founder and Executive Director of Felidae Conservation Fund, a locally based conservation organization dedicated to protecting wild cats and their habitats worldwide. Because we are based in the Bay Area, we have a special concern about preserving the California mountain lion and the ecosystems they live in. As we and many other conservation organizations have learned, a big part of achieving our goals involves informing and educating the public about the natural balance of local ecosystems, and the importance of protecting them before it is too late. The Oakland Zoo's California Project promises to do just that, at an unprecedented level, by providing a powerful new platform for raising public understanding and awareness about natural habitats in our state and the critical challenges now facing them.

In the Bay Area, and all over the planet, rapid human development has been reducing and fragmenting wildlife habitat at an alarming rate, raising significant concerns for the health of our natural environments and the species that inhabit them. While scientific studies are an essential foundation for conservation success, the most critical and elusive piece is a well-informed and concerned citizenry that is willing to support measures and policies to ensure the health of our natural world for future generations. However, changing public attitudes is a slow and difficult process. The tools that are generally available - community meetings, educational presentations, school programs, informational videos, online activities, etc. - are inherently limited to words and images which all too often have little impact in our media-crazed culture. This is where the California Project is different. It offers a unique opportunity to teach about the environment in a direct and dramatic way that will affect people on a lasting basis.

The California Project redefines the learning experience by immersing it in the actual ecosystems being studied. The educational impact of its innovative programs, workshops and exhibits will be significantly enhanced by the sights, sounds and smells of the species and habitats being studied. This direct connection to the natural world through native ecosystem exhibits will affect people on an instinctive level, and impress upon them in a powerful way that our local ecosystems are both incredibly precious and extremely fragile, and must be protected while there is still time.

I've personally met with the management at the Oakland Zoo to discuss ways that Felidae can provide content and guidance for the mountain lion exhibit. I am excited that they will be including this species in the exhibits, because of the growing importance of teaching effective co-existence with this keystone predator. I came away from my meetings at the Zoo extremely impressed with their vision, commitment and knowledge, and their ability to deliver great educational experiences to thousands of visitors. In particular, the importance of educating schoolchildren about ecological issues cannot be overstated, because they will be the future conservationists and educators responsible for preserving our natural heritage in years to come.

I am fully confident that the California Project, once completed, will set new standards in environmental education and on-site conservation, and will establish a leadership role for the Oakland Zoo and the City of Oakland in the growing movement to protect our natural environment. I fully and strongly support this project and encourage you to do the same.

Thank you for your attention to this matter.

Sincerely,

Zara McDonald, Executive Director

Felidae Conservation Fund
zara@felidaefund.org www.felidaefund.org
Excellence in Wild Cat Research, Education and Conservation

415.229.9335 • BUILDING 1062, FT CRONKHITE, SAUSALITO, CA 94965
INFO@FELIDAEFUND.ORG • WWW.FELIDAEFUND.ORG

VENTANA WILDLIFE SOCIETY

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19045 Portola Dr., Ste. F-1

Salinas, CA 93908

P 831-455-9514

F 831-455-2846

www.ventanaws.org

April 12, 2010

To the Members of the Oakland City Council:

I am writing to express my support for the Oakland Zoo and its new California Project. I am the Executive Director of Ventana Wildlife Society, a California nonprofit organization dedicated to the conservation of native species and their habitats.

All over the planet, rapid human development has been reducing and fragmenting wildlife habitat at an alarming rate, raising significant concerns for the health of our natural environments and the species that inhabit them. While scientific studies are an essential foundation for conservation success, the most critical and elusive piece is a well-informed and concerned citizenry that is willing to support measures and policies to ensure the health of our natural world for future generations. However changing public attitudes is a slow and difficult process. The tools that are generally available - community meetings, educational presentations, school programs, informational videos, online activities, etc. - are inherently limited to words and images which all too often have little impact in our media-crazed culture. This is where the California Project is different. It offers a unique opportunity to teach about the environment in a direct and dramatic way that will affect people on a lasting basis.

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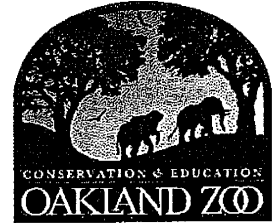
I fully and strongly support this project and encourage you to do the same. Thank you for your attention to this matter.

Sincerely,



Kelly Sorenson
Executive Director





January 9, 2010

POST OFFICE BOX 5238
OAKLAND . CA . 94605

T (510) 632-9525
F (510) 635-5719

Dear Oakland City Council Members:

On behalf of the Executive Board of The Docent Council of the East Bay Zoological Society, I am writing to express our strong support for the Zoo's California Project, which was approved by the Oakland City Council in 1998 and will once again come before the City Council in Spring 2010. As volunteers who have dedicated many hours to the Zoo's mission and its valuable education and conservation programs, we fully support the Zoo's plans for growth and encourage you to once again approve this important project that will greatly benefit the citizens of Oakland and Northern California.

A successful 87 year-old East Bay Institution with a history of progress and growth, the Oakland Zoo serves more than 550,000 visitors annually, welcoming guests from across Northern California as well as from Oakland. The Zoo also serves more than 50,000 children through educational activities and programs each year, including the underserved of our community, and provides a significant portion of free admissions through the *Zoo-to-Community* program.

The California Project will expand and enhance opportunities for more than half a million families each year, including thousands of school children. Docents and Zoo Ambassadors are on the frontlines with these school children and other visitors, teaching them about our animals, educating them about our conservation efforts, and enhancing their visitor experience.

The California Project was approved in 1998 and the proposed modifications, including an overnight camp site that will serve students and families and a new veterinary medical hospital that will enhance the Zoo's ability to care for its animals, is smart growth that will benefit the entire community of Oakland for generations to come.

As the project moves through the approval process, we urge you to consider the benefits the Zoo and this project promises to Oakland and Northern California.

Sincerely,

Loretta McRae
Docent President

www.oaklandzoo.org

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communityinput

From: Kristin Dwelley [kristinlorraine@yahoo.com]
To: Blake.Huntsman@seiu1021.org
Cc: communityinput
Subject: Support for expanalon of the Oakland Zoo
Attachments:

Sent: Fri 4/2/2010 11:48 AM

Dear Planning Commissioners,

I would like to inform you of my support for the growth and Improvement of the OAKland zoo.

The LEED certified Veterinary Hospital will be a proud addition to the sustainable leadership Oakland and the SF Bay Area are providing for the state as well as our country.

The extraordinary California exhibit will be a draw for tourist as well as locals.

As an Oakland native I am very pleased with the plans for expansion. Unfortunately, I will be out of town during the City of Oakland Planning Commission on Wednesday, April 21st, so I will not be able to express my support in person.

Sincerely,

Kristin Dwelley
(510)530-8113

Nik Haas-Dehejia

From: Ken Benson [kenbenson@earthlink.net]
Sent: Thursday, March 25, 2010 1:27 PM
To: Nik Haas-Dehejia
Cc: dinah_benson@msn.com
Subject: Re: Oakland Zoo Public Meeting tomorrow the 25th of March

Nik,

Here from Ken and Dinah Benson:

We wanted to be there tonight but due to other volunteer commitments and duties we are unable to attend. We would have spoken up in support of Our Oakland Zoo. The Zoo has through it's present leadership and community support become truly a beacon for and about our city. The Zoo has grown in recognition and value within the natural and animal conservation world and it's plans for the expansion would further this development.

The proposed expansion based upon a decade old agreement with the community will not create or eliminate park and trail access to those of us that live nearby or who come to Knowland Park with their dogs to walk the trails. Instead, the Zoo is and will continue be an economic and educational magnet for Oakland. This project will create work for Oaklanders and when finished will add to the Zoo's reputation and by default help with raising the perception of Oakland. A worldclass facility such as the Zoo adds so much to our City and it's marketability to businesses, educational institutions, and to attract visitors that can and will get to know our City better and perhaps spend more time and money here as well.

Thank you,

Ken and Dinah Benson

communityinput

From: dtred811@comcast.net [dtred811@comcast.net]
To: communityinput
Cc:
Subject: Zoo Expansion
Attachments:

Sent: Fri 4/2/2010 12:24 PM

I grew up in San Francisco and was disheartened on recent visits to not see a lot of improvement. Once I moved to the East Bay I have found the Oakland Zoo very enjoyable. I have liked the new exhibits and improvements. I would love to see a modern Vet center along with other new exhibits. I feel all cities should have a zoo and the best zoo that they can get. We owe it the next generation.

Thank you

communityInput

From: Jason Knight [jason@gelatoclassico.com]

Sent: Tue 3/30/2010 3:34 PM

To: communityInput

Cc:

Subject: Zoo Expansion

Attachments:

Hello,

I am a fervent supporter of the Oakland Zoo's expansion plans. My family and I have enjoyed the zoo for many years and believe that it not only represents an avenue for conservation, but education. My daughters are more interested in the environment, global warming issues and animal conservation because of the time we've spent at the Oakland Zoo.

It would appear that a relatively small number of neighbors are fighting very hard against the expansion to preserve their right to frolic on city land. I believe this is a selfish approach that will cheat thousands of children (and adults) from learning more about animals in general and California wildlife in particular.

I support the zoo expansion!

Jason

communityinput

From: David Abel [dabel35@gmail.com]

Sent: Sun 3/28/2010 10:43 AM

To: communityinput

Cc:

Subject: wonderful Ideas

Attachments:

A short note of total support for the new add ons to what is already a special place to go to. Hope it all goes well and look forward to the finished project. Julie Steinberg and David Abel

Nik Haas-Dehejia

From: Peri Caylor [pericaylor@sbcglobal.net]
Sent: Saturday, March 27, 2010 8:46 AM
To: Nik Haas-Dehejia
Cc: dolphinca@yahoo.com
Subject: Oakland Zoo Expansion

Dear Mr. Haas-Dehejia,

Former Niles kindergarten teacher David Makki brought to my attention the proposed expansion of the Oakland Zoo to include California among its wonderful exhibits. I would like to briefly express my support for this proposal, which would allow people to see and learn about the history and status of California native species.

Such an exhibit would illustrate the need to preserve and/or restore various animal habitats statewide. Urbanites young and old who otherwise see just a handful of animal species could learn about the diverse creatures that inhabit various regions of our state. Finally, the addition of such an exhibit would enable the Oakland Zoo to enhance the already stellar job it already does in teaching school children, day campers, and other young visitors about the roles that all creatures great and small play in our wonderful world.

My children spent several years attending camp at the Oakland Zoo, and I regularly brought my children and their friends to the zoo during the years we had a membership. Our involvement with the zoo gave us a wonderful introduction to creatures wild and domestic, from insects to rodents to large mammals. I would be delighted to have yet another reason to visit this outstanding institution.

Sincerely,
Peri Caylor
Fremont

3/29/2010

You replied on 3/1/2010 10:08 AM.

communityinput

From: kensf25@aol.com [kensf25@aol.com]
To: communityinput
Cc:
Subject: Planned California Habitat & Veterinary Hospital
Attachments:

Sent: Thu 2/25/2010 7:54 PM

Hey you all,

I have been a member of the Oakland Zoo now since my first visit in 2004. I must say, I was very impressed with it then, even though the new Valley Children's Zoo was still under construction. When I came back a year later, I was blown away by what I saw! I've seen the plans for California and the new Hospital and it is definitely a step in the right direction for the zoo, the community, the entire bay area and for all zoo's around the world. I know there has been some concern from neighbors who live next to the zoo property about land that will be lost to them who are used to walking their dogs or watching the sunset over the San Francisco Bay in the evening or just taking a nightly stroll. But those things can be done in any park in the city or any neighborhood street for that matter. This project, along with the impending Giant Panda exhibit currently being occupied by the Baboons, will help increase attendance to the point where additional staff can be hired and will help create new job opportunities, and as you all know by now, jobs are becoming harder to find as the recession shows no signs of improvement in the early part of 2010. The Hospital especially is a must. The old hospital is long outdated and needs to be better suited for the current zoo population as well as the future animals of CALIFORNIA. I am excited for this project and can't wait for it to get started assuming there is no further delays. Good luck!

Kenneth Pearson II-Redding, Ca
Zoo member since 2004!

You replied on 3/1/2010 9:51 AM.

communityinput

From: Maya Eberhard [Maya.Eberhard@efl.com]
To: communityinput
Cc:
Subject: New zoo input
Attachments:

Sent: Fri 2/26/2010 8:29 AM

Not much more to say other than; We are so excited about these additions and can't wait to see it completed!

Hopefully a tram ride of some sort will also become available (besides the sky tram) as it would be great to be part of a guided tour.

Thank you for making an exciting and affordable family option in the East Bay!

Sincerely,

Maya Eberhard

Confidentiality notice: This message may contain confidential information. It is intended only for the person to whom it is addressed. If you are not that person, you should not use this message. We request that you notify us by replying to this message, and then delete all copies including any contained in your reply. Thank you.

communityinput

From: David Abel [dabel35@gmail.com]
To: communityinput
Cc:
Subject: wonderful Ideas
Attachments:

Sent: Sun 3/28/2010 10:43 AM

A short note of total support for the new add ons to what is already a special place to go to. Hope It all goes well and look forward to the finished project. Julie Steinberg and David Abel

This message was sent with high importance.

communityinput

From: Stewart, Bruce [Bruce.Stewart@bankers.com]

Sent: Thu 3/25/2010 4:17 PM

To: communityinput

Cc:

Subject: Plan for Oakland Zoo

Attachments:

I just wanted to lend my support for the planned design for the Oakland Zoo. I live in the area and feel that the Oakland Zoo is another underdeveloped and under promoted gem for this city. My line of work has me traveling and meeting people all over the bay area. I find myself constantly amazed at how many people don't realize that Oakland has a zoo, even though some drive by the area everyday. People that I have met that have been to the zoo have expressed how much they like it in comparison to San Francisco's Zoo. They also believe that there is underutilized potential.

In the past, the city of Oakland has had numerous opportunities to emerge from the "shadow of San Francisco" by creating its own identity. However, Oakland has allowed itself to be mired down with trying to please every person in the city. It's a noble cause, but also an impossibility. It seems as though everyone wants change, but is unwilling to do anything different. Unfortunately, Oakland will only be afforded a certain number of opportunities and based on its track record they soon will become few and far between. Oakland no longer has the luxury of selectivity. It is at a point where it must show that it is serious about meeting its potential. Once that potential has been met, it's my belief that Oakland will be able to accomplish all the idealized goals for every resident.

Oakland MUST shed itself of the fear of being GREAT. The plans for the Oakland Zoo are the first steps toward greatness.

Regards,
Bruce Stewart
Bankers Life & Casualty
985 Atlantic Ave., Ste. 200
Alameda, CA 94501
Office: (510) 521-1521 x102
Cell: (510) 414-4184
Lic. #: 0G06101
bruce.stewart@bankerslife.com

Nik Haas-Dehejia

From: David Makki [makkiburger@gmail.com]
Sent: Friday, March 26, 2010 11:37 AM
To: Nik Haas-Dehejia
Cc: Dr. Parrott
Subject: A message from David D. Makki

Dear Nik,

Thank you for an informative and productive meeting last night. I am excited about the proposed expansion and know in the long run the "common good" will outweigh minor detractors. Below is a statement I released to parents of my former school in Fremont asking them to support the expansion plans of the Oakland Zoo. I would like to take the opportunity to meet with you next week to brainstorm ideas on garnering more support for expansion of the zoo. Usually I visit the zoo in the afternoons for lunch and a walk. If we could meet at a mutually agreeable time next week that would be great. I realize your time is valuable and don't anticipate our brief conversation taking longer than 15 minutes. My schedule next week is not clear yet and I will try to call you Monday morning to set up a convenient time during the week. Please feel free to send me any advice or feedback.

Warm Regards,

David D. Makki
510-396-7643

Dear Families and Community members of Niles,

During my nine years of teaching at Niles School the Oakland Zoo was a valuable resource for me and my students. Each year they visited our classroom and brought animals to share with our students. This gave our students more meaningful learning and inspired many of my students to want to learn more about animals. My 2 nephews, sister, parents, and I enjoy visiting the zoo often and the learning opportunities and leisure it affords us any many of the 7 million Bay Area residents.

I am writing to you as a voluntary advocate to support expansion of the Oakland Zoo. The zoo is proposing expansion with a new area entitled Californial which would have animals native to California like the wolf, grizzly bear, and jaguar in large natural exhibits. The issue is not money as most of the money has already been made through bond measures, grants, and donations over the past 10 years. The current hurdle is to get enough public support for the city council and zoo to approve the expansion project. There is a small group of local residents who believe of the 400 acres in Knowland Park, that an additional 5 acres of new structures is not warranted.

Please show your support for the expansion of the Oakland Zoo that would bring more learning opportunities and joy for children, jobs, and economic development to the city of Oakland. You can send a statement of support to Mr. Nik Haas-Dehejia at NIK@Oaklandzoo.org and Mr. Darin Ranelletti at dranelletti@oaklandnet.com. If you are as passionate about the idea as I am you can contact Nik about speaking at a public meeting as I do.

Thank you for your consideration,

David D. Makki

Former Niles School Teacher
Voluntary Advocate for the Oakland Zoo Expansion

3/29/2010

You replied on 3/1/2010 10:01 AM.

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communityinput

From: Carrie Thompson [carrleec@hotmail.com]
To: communityinput
Cc:
Subject: Input
Attachments:

Sent: Thu 2/25/2010 8:10 PM

Dear Oakland Zoo,

I am very impressed with the future plans for the zoo. I noticed that the plan involved expansion into Knowland Park and neighborhood. I'm not very familiar with the area but does that involve local residences? If so, has the input of the residents been solicited? Also, we love the zoo and are excited about the upcoming exhibits. While not to sound ungrateful for what you are planning, it would nice at some point in the future to consider a hippo exhibit. We really miss seeing them.

Thanks so much for all your wonderful dedication to the zoo patrons and local community.

Sincerely,
 Mike, Carrie, & Nicholas Thompson

Date: Thu, 25 Feb 2010 19:39:28 -0500
 From: memberships@oaklandzoo.org
 To: carrleec@hotmail.com
 Subject: A Special Message From Dr. Parrott

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OAKLAND ZOO SEEKS COMMUNITY INPUT

Dear Members and Friends of the Oakland Zoo -

2010 promises to be a monumental year for the Oakland Zoo as we set the stage to extend the Zoo's footprint, beginning with the construction of a new 17,000 square foot Veterinary Medical Hospital -- the first US Green Building Council LEED certified facility of its kind in California. Our vision also includes a new 20-acre California exhibit, featuring native California animals and the protection of 30+ acres of open-space California habitat.

In 1998 the Oakland Zoo obtained Oakland City Council approval of a Master Plan for the Zoo. Many elements are completed, including the Maddie's Center for Science and Environmental Education and the Wayne and Gladys Valley Children's Zoo. Today, the Zoo is preparing final details for the remaining elements of the Master Plan - the California exhibit, including a relocated Veterinary Medical Hospital, and the associated perimeter fence that will expand and improve the existing Zoo for children, families, seniors, and other wildlife enthusiasts.

In accordance with the Zoo's 1998 Master Plan approval, for the next 30 days, the Zoo will accept written comments about three exhibits. To download the documents for review, please click "[Oakland Zoo Improvement Plans for Community Input.](#)"

communityinput

From: Sarah Robson [sarahr66@gmail.com]**Sent:** Sat 3/27/2010 8:10 PM**To:** communityinput**Cc:****Subject:** zoo development**Attachments:**

Last weekend, I hiked the trails of Knowland Park for the first time. Though I've lived in the East Bay for seventeen years and have been an Oakland Zoo volunteer for several years, I have never been in the part of Knowland Park above the zoo before. It was only an orienteering event which my family attended which introduced me to the other wild side of Knowland Park. It is a truly beautiful space.

While in the park I had a conversation with volunteers from Friends of Knowland Park about their views on the zoo's plans to expand into part of the upper part of the park. I understand their concerns about losing to development a piece of land that is beloved to them. If Knowland Park was my neighborhood open space, I would certainly want to preserve it as it is. Open space preservation is something my husband and I value greatly. We decided to stay in the bay area in large part because of the high quality of life made possible by all the open space that has been preserved around us by citizens during the last century. We are committed to preserving open spaces and have made provision for the support of that goal in our estate plans.

In spite of my general attitudes towards open space preservation, I support the Oakland Zoo's development of the California exhibit in Knowland Park. I believe that it is worth sacrificing the relatively small area of land which would be built on, in pursuit of the larger goals of promoting knowledge of and respect for California's natural environment in a large and diverse population.

At present, it seems that upper Knowland Park is not truly accessible to all. There seems to be no signage at entrances to the park and no trail maps, either on signage or otherwise. It is a lovely piece of open space but, it seems, accessible to only those in the know presumably mostly those who live in the hill neighborhoods surrounding it. In contrast, the zoo's plans would make it accessible to a much larger and more diverse population.

The California exhibit would promote knowledge and respect for local wildlife, habitats and the enjoyment of wild open spaces. We need all parts of our citizenry to care about their local environment in order for its preservation to be prioritized. I believe that that kind of caring only comes about through experiences in and education about the natural environment. The zoo is in a unique position to offer those kinds of experiences to the broad population which it attracts.

I wish the Oakland Zoo well in their efforts to develop the California exhibit for the benefit of the people and natural environment of the bay area.

Sincerely,

Sarah Robson

Albany, CA

Ranelletti, Darin

From: Nik Haas-Dehejia [Nik@oaklandzoo.org]
Sent: Tuesday, April 13, 2010 10:34 AM
To: Ranelletti, Darin; Miller, Scott
Subject: Another Letter to the Editor in Support of Oakland Zoo Expansion Project
Attachments: DavidMakki_ZooSupportLettertoEditor_041310.pdf; DavidLee_ZooSupportLettertoEditor_041210.pdf

Darin and Scott –

Attached is the second letter to the editor that was in today's (April 13, 2010) Bay Area News Group papers supporting the Oakland Zoo's expansion. I have included the first letter from David Lee to this email as well.

Nik

Nik Haas-Dehejia
Director, Strategic Initiatives
Oakland Zoo
Post Office Box 5238
Oakland, CA 94605
Tel: 510.632.9525 x138
Fax: 510.635.5719

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Oakland Zoo 9777 Golf Links Road, Oakland CA. 94605

4/13/2010

OPINION

David Rounds Publisher
Kevin G. Keane Vice President, News
Dan Hatfield Editorial Page Director

Contacting us: Editorial director
925.977.8430 Fax: 925.943.8362
dhatfield@bayareanewsgroup.com

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LETTERS TO THE EDITOR

Support the Oakland Zoo

FOR MORE than 85 years, the Oakland Zoo has been one of the Bay Area's crown jewels. The zoo is a place where families go for recreation, leisure and educational activities. It is a tourist destination and a source of pride for the region.

As a teacher with the Fremont Unified School District for 12 years, the Oakland Zoo was a valuable teaching tool. Each year, the zoo's education specialist visited my kindergarten classroom to explore animals, such as the cockatoo, turtle and chinchilla.

As school budgets continue to be cut — reducing learning opportunities for our children — the zoo allows lower-income families, as well as students from both public and private schools throughout the East Bay, to benefit from its quality programs.

Oakland residents have voted on multiple occasions to support the zoo. We also should support the proposed new California project, which will enhance environmental science learning opportunities on native California plants and animals, including the grizzly bear, wolf and jaguar.

The proposed design offers something for everyone, while also preserving recreational opportunities in Knowland Park.

As an educator, I am excited by the endless possibilities of growing the Oakland Zoo.

David D. Makki
Fremont

OPINION

David Rounds Publisher
Kevin G. Keane Vice President, News
Dan Hatfield Editorial Page Director

Contacting us: Editorial director
925.977.8430 Fax: 925.943.8362
dhatfield@bayareanewsgroup.com

FOR MORE GO TO CONTRACOSTATIMES.COM AND INSIDEBAYAREA.COM

NIMBYs on zoo expansion

SEARCHING FOR a useful post-judicial life, I became a docent at the Oakland Zoo four years ago.

During my tenure at the zoo, I have grown to have enormous respect for what it does for the region. I have personally educated school children from Oakland's flat lands and seniors on outings from assisted living facilities.

After a tour for cerebral palsy-afflicted visitors, a caretaker for one confided that a young man's laughter was the first he had heard in five years.

The zoo's 600,000 annual visitors learn about their environment, whether lost or unaccessible. The proposed California exhibit will add much to that learning experience.

I recently attended a community meeting at the Oakland Zoo. The difference between fear and fact is information. Most of the neighbors in attendance had fears; information can and will address most, if not all of them.

A few were more concerned with their "stop expansion" cause than getting information; much less the best interests of Oakland and its citizens.

This is the classic not-in-my-back-yard attitude. It was clear that they don't care about anything but crass personal interests; their panoramic views and public land backyards.

David C. Lee
Oakland

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breaking thoughts from the members of the San Francisco Chronicle Editorial Board

WEDNESDAY, APRIL 14, 2010

Open Forum: Rethinking Oakland Zoo expansion

By Ruth Malone

In a recent editorial in the Sierra Club's magazine, Sierra Club Executive Director Carl Pope called for us to "tear down the fences" to reduce pressures on wildlife. Our fellow creatures are resourceful and amazingly resilient, but continued human activity drives them into smaller and smaller spaces and inhibits their migration patterns. At some point, they can no longer survive. Yet the Oakland Zoo's proposed expansion would actually require new fences -- destroying almost 60 acres of habitat used by wildlife -- in order to construct an aerial gondola ride, multistory visitor center and restaurant, amphitheatre, and animal exhibits featuring creatures that lived here before human activity drove them out. And it is all to be done in the name of education and conservation.

There is no small irony in proposing to exclude existing wildlife in order to confine and display other species no longer native to the area.

The current zoo is a delight to many, and no one denies that. But its relatively compact size is something that visitors like about it and mention favorably in online reviews. Friends of Knowland Park, a community group whose mission is protecting Oakland's largest remaining open space and providing stewardship of a park that has been called the "crown jewel" of the park system, believes that a smaller expansion closer to the zoo's existing footprint would better protect wildlife and preserve Knowland's spectacularly scenic open space. To date, the zoo has been unwilling to listen to community members who have repeatedly asked to be part of the new planning effort -- and zoo management has suggested that community members are ignorant or selfish for raising legitimate concerns about zoo use of publicly owned open space.

Zoos have their place in helping educate the public, although current video technology provides a much more contextualized understanding of how wild animals live and is probably preferable to even the best zoo displays of confined creatures in artificial conditions. Times have changed, and people are rethinking their relationship to the environment. The "environment" is not just about protecting remote places from development -- it is also about how we understand ourselves in everyday life in relation to our fellow travelers on the Earth -- and how we treat them. Animals that survive in urban habitats deserve to live here as much as we do. We can appreciate their presence and share the space with them, rather than fencing it off and controlling it solely for our purposes. Before zoos existed, the native people who lived here regarded animals as their brothers, not as entertainment to be confined and displayed for a price. True conservation means restoring that environmental ethic.

An informational hearing about the zoo's expansion plans is slated for 6 p.m., Wednesday, April 21, at Oakland's City Hall. For more information about Friends of Knowland Park, or to join our efforts to protect open space, please visit www.saveknowland.org.

Ruth Malone is co-chair of Friends of Knowland Park.

Posted By: Lois Kazakoff (Email, Twitter) | Apr 14 at 04:43 PM

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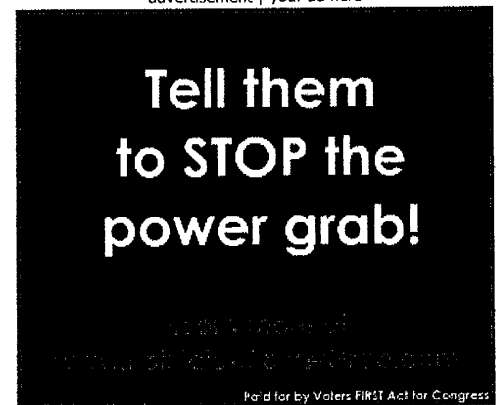
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Ranelletti, Darin

From: Roy West [royewest@gmail.com] on behalf of Roy West [rwest@monocot.com]
Sent: Wednesday, April 21, 2010 6:19 PM
To: Ranelletti, Darin
Cc: Roy West; Lbake66@aol.com
Subject: Comments from the California Native Plant Society on Proposed Amendments to Approved 1998 Master Plan

Dear Mr. Ranelletti,

The California Native Plant Society has been meeting with the Zoo for many years to discuss the Zoo's plans to expand its exhibits into the upper portion of Knowland Park.

We submitted the following comments to the Zoo in March of this year, with the understanding that these would be shared with the Planning Commission and its staff. I learned this evening that the Zoo decided not to include our letter with the materials they presented to you in the past month.

I am submitting a copy of our letter to you now.

I would welcome the opportunity to discuss our Society's concerns with this project at your convenience.

Sincerely,

Roy West
Conservation Committee, California Native Plant Society, East Bay Chapter

cc: Laura Baker, Chair, Conservation Committee, EBCNPS

Begin forwarded message:

> From: Roy West <rwest@monocot.com>
> Date: March 25, 2010 8:36:11 AM PDT
> To: Nik Haas-Dehejia <Nik@oaklandzoo.org>
> Cc: Lbake66@aol.com, "Dr. Parrott" <drparrott@oaklandzoo.org>, Roy
> West <rwest@monocot.com>
> Subject: Comments from CNPS on Proposed Amendments to Approved 1998
> Master Plan
>
>
> March 24, 2010
>
> Nik Haas Dehejia,
> Director of Strategic Initiatives
> Oakland Zoo
> 9777 Golf Links Road
> Oakland, CA 94605
>
>
> Dear Nik,
>
> I and members of the Conservation Committee of our East Bay Chapter
> of the California Native Plant Society have reviewed the letter
> requesting comments and the three exhibits pertaining to the Oakland
> Zoo's "Proposed Amendments to Approved 1998 Master Plan."
>
> The South Oakland Hills are one of our chapter's 15 Botanical
> Priority Protections Areas, identified in our chapter's forthcoming
> publication, "Guide to the Botanical Priority Protection Areas of
> Alameda and Contra Costa Counties." Knowland Park is part of that

> BPPA because of its known native plant diversity and the presence of
> some relatively intact native plant communities that are rare in the
> Oakland Hills, due to development and other causes.

>
> CNPS' concerns are with the health and protection of those plant
> communities in the park and the rare, unusual, and even common
> plants that comprise them. This is not just about special-status
> taxa; it is about preserving and protecting the precious, intact
> natural communities in the park.

>
> We are reminded that the Zoo's stated mission is "to inspire respect
> for and stewardship of the natural world, while providing a quality
> visitor experience." The whole of Knowland Park is the Zoo's
> responsibility. In evaluating the Zoo's current and future plans for
> Knowland Park, we have consistently explained in our many meetings
> with you and Dr. Parrott that to meet your responsibility, we expect
> the Zoo to develop a management plan for the native plant
> communities and their components in the park. Such a plan would
> include details of:

- > * What communities exist
- > * What are their features and conditions
- > * What are the threats to those communities' health (disease,
> invasives, human or animal damage, construction, planting of CA
> native plants from outside the park that could affect the genetics
> of the local natives, etc.)
- > * What areas are the highest priorities for protection and
> enhancement, based on value and threat
- > * What specific practices will be used to protect and enhance those
> areas, or at least the top priority areas
- > * What protocols will be used to monitor the communities and the
> effectiveness of the practices in years to come

>
> We understand that there are long-term impacts to the plant
> communities in the park and there is no magic bullet that will
> achieve the goals we all share for a healthy park ecosystem. But
> CNPS can not support an expansion into new areas of the park without
> clear, written explanation of how the expansion will affect the
> goals and priorities of a formal management plan for the park.

>
>
> Sincerely,

>
> Roy West
> Conservation Committee, California Native Plant Society, East Bay
> Chapter

>
> cc: Laura Baker, Chair, Conservation Committee, EBCNPS
> Dr. Joel Parrott, Executive Director, Oakland Zoo

Ranelletti, Darin

From: Laurie Schoeffler [laurieschoeffler@sbcglobal.net]
Sent: Friday, April 23, 2010 5:19 AM
To: friends-of-knowland-park@googlegroups.com; Ranelletti, Darin;
info@friendsofknowlandpark.org
Cc: tomdeboni@mac.com
Subject: RE: Corrected Report on Planning Commission Hearing /CLARIFICATION

Hello All,

If the quoted section below refers to my comments at the hearing which I think may be the case since I am a woman and I am the only person who mentioned anything about a parking lot, I would like to clarify that I am not on the zoo board and am not in any way connected to the zoo other than being a member for cost-sake. I read a letter to the editor aloud that I am submitting. The third paragraph of this e-mail is that letter.

"The president of the Zoo board also said during the public comment period that the board was discussing increasing public access to upper Knowland Park, perhaps by building a parking lot in the upper park area, although she stressed this had not been finalized. We have heard before that the Zoo is "working on" more plans for the park as well as the Zoo expansion. We will request information about these plans, since the Zoo's past practice seems to have been not to share detailed information with us about its plans until they are final."

My actual comments to the commission:

I have the privilege of living next to the refreshing beauty of Knowland Park. Most people I know who live or work in Oakland have no idea of this hidden jewel beyond it being the site of the zoo. There is dissension around the best future for this space in relation to the phased development of the Oakland Zoo. As members of a diverse, complex urban community, we face the challenge of providing the knowledge of and access to our public riches equitably. Supporting and fostering the active use of Knowland Park through the thoughtful, measured expansion of the zoo is a highly visible starting point. Though not currently planned, a public parking lot and well marked trails would also increase the accessibility of the park both physically and socially. Some disagree with the idea that Knowland Park needs changes and should be left as is. As we balance things out for everyone, each of us needs to remember that being respectfully heard does not simply mean getting things the way one thinks is best. I believe our urban community would be healthier the more all of our members actively experienced the beauty of Knowland Park.
Laurie Schoeffler, Oakland

Ranelletti, Darin

From: Nancy Taylor [ngtaylor94619@yahoo.com]
Sent: Friday, April 23, 2010 10:17 AM
To: Ranelletti, Darin
Cc: info@friendsofknowlandpark.org
Subject: Zoo expansion plans

Dear Darin,

I am an Oakland resident who lives in Leona Heights and has been walking in Knowland Park for over 25 years on at least a weekly basis. I also appreciate our wonderful zoo, although I don't go there as often as I hike in Knowland Park. I appreciate the changing beauty of the park with each season, and am sad that the zoo feels it has to go so far up into the park.

During Earth Week, I have been watching many of the shows that PBS has been broadcasting on the history of Earth Day, the environmental movement, etc. There are several things that come to the fore of my mind as I watch these programs and weigh the values of the environmental movement against the zoo's proposals.

1. How important it is to preserve, and even expand, the free open space that we have on our planet - especially in our cities - that is left for nature to govern rather than to be developed by humans.
2. I attended the planning commission meeting on Wednesday night, April 21st, where city staff presented its proposal to make Oakland more "green". This was the first item on the agenda. The Planning Commission accepted the proposal unanimously and with pride. I found it ironic that the next major item of business was the zoo expansion plan and that nobody seemed to make a connection between how taking away the open space in Knowland Park is definitely NOT keeping Oakland "green", in every sense of the word: meaning that there will be huge amounts of energy used to do the expansion, and huge amounts of energy used to keep the new area operating in the years to come. A huge expansion of our carbon footprint.
3. One of the programs I watched on Earth Day talked about the mentality we have in this country about "growth": that the economy must keep growing, businesses must show growth - (the zoo must grow!) - and how at some point that mentality has to be called into question, as it's not working well for our Earth.

I know that as I make these points, the zoo expansion will take place - it was approved in 1998. However, I hope that the expansion can be minimized, as I fear that our wonderful Oakland will look back with regret on this expansion as being "behind the curve of sound environmental thinking and planning." Oakland has been ahead of the curve in our thinking regarding many things: being a nuclear free zone, adopting green standards that are more stringent than required by state and federal law, etc. I am proud to be a resident of Oakland and don't think the zoo expansion will improve the image of Oakland. Some people like to bash Oakland no matter what. The zoo expansion isn't going to change that. I don't really care about Oakland's image, because those of us that live here know how wonderful Oakland is. I think the zoo expansion will improve Oakland's image amongst zoo people throughout the country and the world. And it will be a legacy for Dr. Parrott (who I appreciate and respect). But these decisions should be guided by prudent environmental concerns and not for image and legacy.

I hope the zoo expansion will not go up to the top of the knoll that is planned.

A final question: Is it really correct to call fenced-in land "open space"? It seems to me that when land is fenced in and closed off to the public (you pay a fee to get in there), it's not really open space.

Respectfully,

4/23/2010

Nancy Taylor
Leona Heights Resident: 94619
phone: 510-530-0814

Ranelletti, Darin

From: Terry Sayre [tcsayre@gmail.com]

Sent: Monday, April 26, 2010 1:28 PM

To: Ranelletti, Darin

Subject: traffic

Planning staff,

Yesterday at 12 noon I was taking the 98th St/Golflinks Rd. exit off of eastbound 580. There was a line of cars extending into the flow of freeway traffic. This exit comes right after a curve in the freeway, making it impossible to see the back-up until you are right on top of it. I was forced to stop my car in the right lane of the freeway and felt very uncomfortable as I creped my way onto the off ramp. It took several stop light changes before I was able to turn right onto Golf Links Rd. As I looked in my rearview mirror I could see the backed up traffic extending onto the freeway even further than when I came off. This, prior to the increased traffic expected due to the proposed zoo expansion. This is a recipe for disaster, and I urge the planning department to take a very close look at this hazardous situation.

Sincerely, Terry Sayre, a concerned citizen of Oakland. 10700 Lochard St. 94605

4/27/2010

Ranelletti, Darin

From: Terry Sayre [tcsayre@gmail.com]

Sent: Monday, April 26, 2010 5:56 PM

To: Ranelletti, Darin

Subject: correction

Sir, I earlier sent a note RE traffic back-up on eastbound 580 off-ramp to Oakland Zoo. This was in error. It was on westbound 580 at the 98th st/Golflinks road exit. Thankyou for your attention to this. Regards, Terry Sayre

4/27/2010

Ranelletti, Darin

From: Roy West [royewest@gmail.com] on behalf of Roy West [rwest@monocot.com]
Sent: Thursday, April 29, 2010 9:21 AM
To: Ranelletti, Darin
Cc: Roy West; Lbake66@aol.com
Subject: Re: Comments from the California Native Plant Society on Proposed Amendments to Approved 1998 Master Plan

Attachments: S-Oakland 13 - PPA.pdf; South_Oakland_PPA_120309.pdf; ATT3778163.txt



S-Oakland 13 - South_Oakland_PP ATT3778163.txt (6
PPA.pdf (580 KB... A_120309.pdf (... KB)

Dear Mr. Ranelletti,

Thank you for your note last week. I would appreciate being kept up to date about the Zoo expansion project status. You can send U.S. mail to me at:

Roy West
1635 Posen Ave.
Berkeley, CA 94707

Would it be appropriate for me to call you for a rough time line and update this week or early next? If so, can you suggest a good time to reach you?

I realize in my haste to get you my the letter about the zoo's drawings to you last week, I forgot to include anything about the California Native Plant Society (CNPS), whom I represent for issues about Knowland Park and the Zoo. The California Native Plant Society is a non-profit organization of more than 10,000 laypersons, professional botanists, and academics in 32 chapters throughout California. The Society's mission is to increase the understanding and appreciation of California's native plants and to preserve them in their natural habitat through scientific activities, education, and conservation. Our East Bay chapter covers Alameda and Contra Costa counties.

I have two areas I'm hoping you can help me with.

First, a question about what is part of the public record.

I was under the impression that when the zoo posted new plans on their web site in March and invited comments, that those comments would be part of the public record. As I mentioned in my note to you, I was quite surprised to learn that my letter was not included in the packet prepared for the Planning Commission meeting last week. Can you tell me whether the comments sent to the zoo by our Society and others will become part of the public record and how to obtain them?

On a related topic, do you know if the Zoo's slides that they presented to the Commission at last week's meeting are part of the public record and something I could obtain for review?

Second, I hope you understand from the letter I sent to the zoo and forwarded to you, that the California Native Plant Society's chief concern is the stewardship of the intact and incredibly valuable vegetation communities in Knowland Park. The park contains plants that grow nowhere else in the East Bay! To help protect these resources, and to express our enthusiasm for the educational outreach opportunities the California exhibit could offer, we have met many times with the Zoo in the past half-dozen years -- perhaps longer. We have asked the Zoo specifically to address their responsibilities for the stewardship of the whole park by developing and implementing a vegetation management plan that will protect and enhance these last remaining examples of plant communities and plants of their kind in the Oakland Hills. I see in the list of mitigations in the 1998 "Oakland Zoo in

Knowland Park Master Plan Update, Mitigation Measures"

a number of specific measures required by the zoo, including exactly the kind of planning we've asked the zoo to conduct. Dr. Parrott's presentation to the Commission suggested that in fact, their plan implementation is already many years under way, and that they are only asking for approval to complete the last phases of the project.

At what point must the zoo implement the mitigation measures itemized in this document? How can I be sure to know the status of these measures? Is there any recourse with the Planning Commission or another authority if these measures are not carried out in a responsible way?

I hope you will see that CNPS' goal is quite reasonable -- to ask the Zoo to become responsible stewards for the natural resources in their own back yard, just as they have done for African and Australian and other exotic natural resources, in compliance with their stewardship responsibilities for Knowland Park and as described in the Master Plan Update Mitigation Measures.

Finally, I'm forwarding you two documents (PDFs) that are drafts from our chapter's forthcoming publication on the 15 Biological Priority Protection Areas in the East Bay. The South Oakland Foothills is one of those 15 priority locations for us. These pages do a nice job of characterizing what is so precious about this region of the city of Oakland, our concerns about the ongoing threats to those treasures, and the map shows in particular how special and rare are the intact native plant communities on the west-facing slope of those hills in Knowland Park.

Thanks you again for your assistance,

Roy West
Conservation Committee of the California Native Plant Society, East Bay Chapter

Priority Plant Protection Areas

Oakland, Alameda Co.

A sense of place

Guest author
John Dale

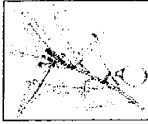
These hills are dominated by an extensive and beautiful oak woodland, of fairly low stature but probably great age, considering the many ring-dones, some up to a dozen trunks, evidence of past fire cycles. The woodland is a prominent and pleasant feature as seen from eastbound 580 near the confluence with highway 13: the Leona Greenbelt. It is punctuated with pockets of chaparral (*Adenostoma* and *Arctostaphylos torreyana*) and grassland on the steep, southern exposures, and some fine patches of softer coastal scrub and grassland on more mesic western slopes.

What I most love about my explorations here is the feeling of

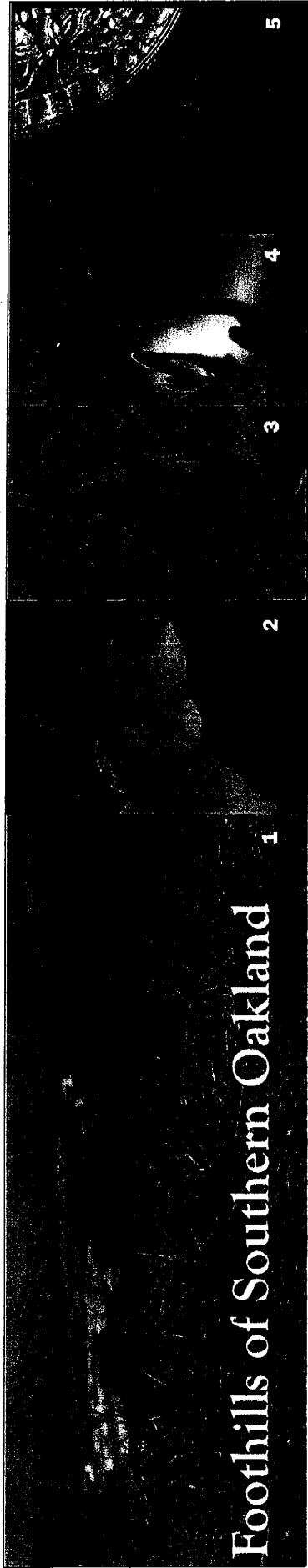
wildness, in a place bracketed by two freeways and a ridgeline full of houses. It's hardly pristine; there is evidence of past mining activity throughout, and a sewer right-of-way cuts down from the housing towards Mountain Boulevard, attended by Acacia, Pampas Grass, Broom and other camp-followers.

But there are many, many special spots that almost are pristine. It sports a glorious slope of *Festuca californica* that is not far from the biggest patch of *Trillium chlorophyllum* I've ever seen in the East Bay. There is a goodly patch of *Silene californica*.

dazzling in the scrub near an oak-covered knob worthy of any Druid. There is a steep canyon facing 580 with native snapdragon. Most beautiful jewelflower, Venus Thistle, *Meibomia californica*, *Wyethia helenoides*, and many other grassland species. Much of the place is rugged like this, and it's easy to feel thoroughly alone, especially since most of it is accessible only on deer trails. And it is changeable: probably as a function of its highly dissected terrain and its fire and mining history, there are many transitions between closed and open vegetation of various types and mixtures. An intriguing place.



EAST BAY
CNPS



Foothills of Southern Oakland

Botanical hot spots

These hills overlooking the San Francisco and Oakland skylines support a profusion of native bunchgrasses. Knowland Park is a hot spot for the native Valley Needlegrass Grassland, which is dominated by the official state grass of California, purple needlegrass (*Nassella pulchra*). In these hills small unmapped lenses of serpentine that support chaparral and open woodlands provide the preferred habitat for Oakland star tulip (*Calochortus umbellatus*). It is only within this BPPA that two sedge species which are locally uncommon—many ribbed sedge (*Carex multicoscata*) and Dudley's sedge (*Carex dudleyi*) make an appearance in dry and mesic grasslands. A seldom seen plant species in the East Bay that prefers a variety of habitats including seeps, dry streambeds, scrub, or woodland habitats throughout the California Floristic Province is grayleaf skullcap (*Scutellaria siphocampylodes*). This species has been recorded from Hayward, possibly occurring within the boundaries of the South Oakland BPPA. Somewhere in the Leona Hills in 1891 Katherine Brandegee, collected knotweed spineflower (*Chorizanthe polygonoides* var. *polygonoides*), one of the few spineflowers known from our chapter area.

Sensitive natural community

Valley Needlegrass grassland (1)

Rare and unique plant species

Oakland Star Tulip — *Calochortus umbellatus* (2)

Dudley's sedge — *Carex dudleyi*

Many ribbed sedge — *Carex multicoscata* (3)

Curve flowered skullcap — *Scutellaria siphocampylodes* (4)

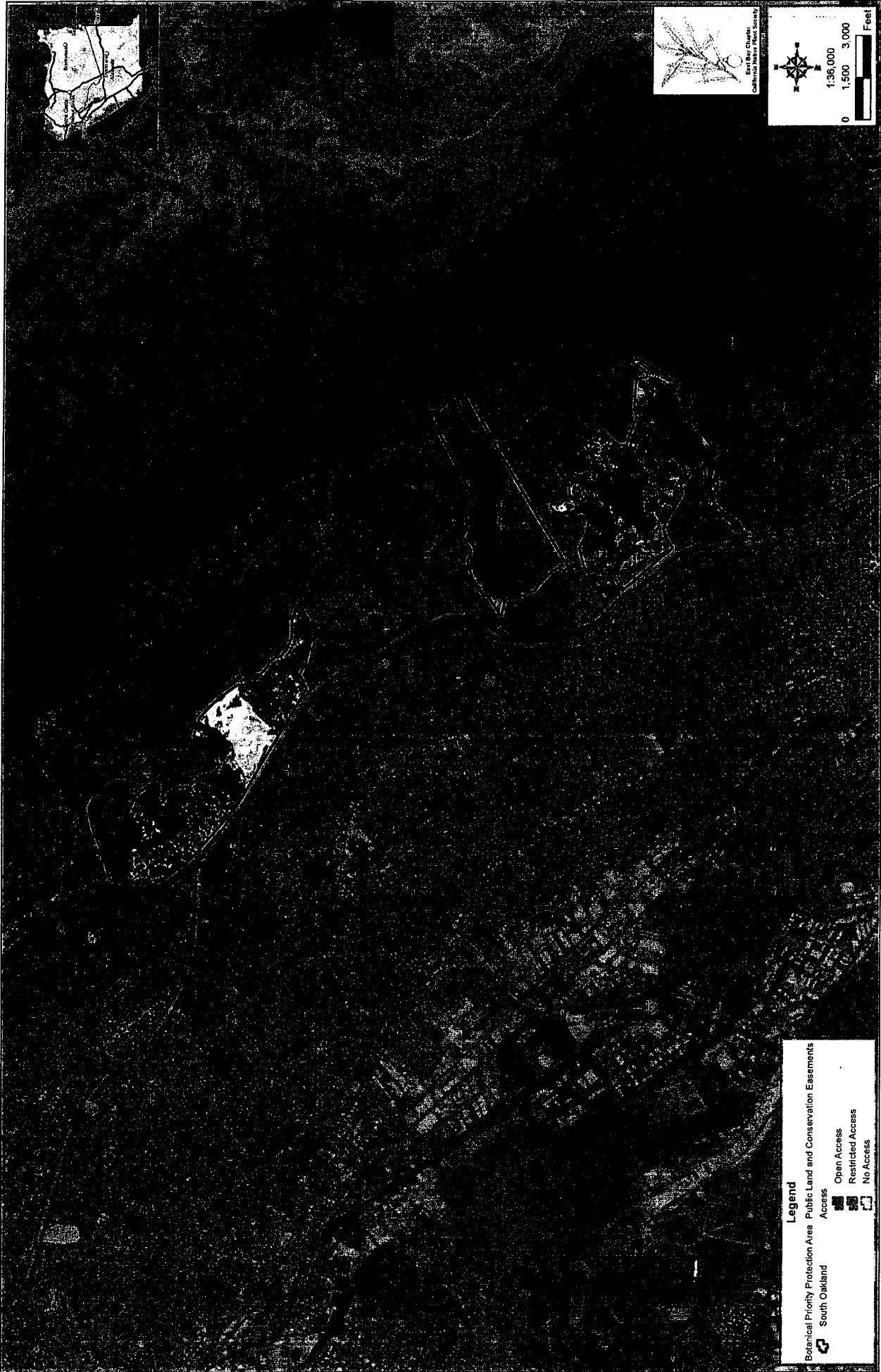
Lost Historic Occurrence

Knotweed spineflower — *Chorizanthe polygonoides* ssp. *polygonoides* (1891) (5)

Threats, Opportunities and Constraints

The hills of Oakland overlook an expansive urban area that provides habitat for a population of nearly 750,000 people. The ridgeline serves as a remnant of a once vibrant natural landscape, much of which has been preserved by the East Bay Regional Park District and local cities. Despite considerable development, there are still surprisingly intact yet unprotected viable natural areas that continue to thrive. With active city parks departments and the regional park district and with recent funding from the passage of Measure WM, there are opportunities to raise awareness about these areas and to preserve and manage them before they fall prey to developers interested in building low density suburban housing. These lands are potential open spaces and parks that retain value for people seeking recreational opportunities near the cities where they live. They also provide habitat for native plants and wildlife. In addition to development, a second major threat is fire at the urban-wildland interface. Many parks have become hotbeds of weed invasion, and numerous unmanaged non-native eucalyptus and pine plantations have created a build-up of dangerous fuels that, in combination with the incursion of homes pressing into wildland areas, creates an increased risk of catastrophic fire. With this BPPA we hope to connect some of the fragments of, native landscape to the existing matrix of parks on the urban fringe. We also are encouraging the wise management of vegetation at the interface to promote healthy native plant communities and combat the invasion of weeds.

 Dedicated to the preservation of California native flora



Legend

- Botanical Priority Protection Area
- Public Land and Conservation Easements
- South Oakland
- Open Access
- Restricted Access
- No Access

All information created from the Nature Reserve Conservation Service (NCRCS) data, and the State of California's Farmland Mapping and Inventory Program. Public land and easement data provided by the Bay Area Open Space Council. This map was prepared by the University of California, Berkeley, Department of Environmental Science, and the California Native Plant Society. Data and graphics were prepared by 2010. Population: 1,000,000. 10 feet.



**SIERRA
CLUB**
FOUNDED 1892

Northern Alameda County Group

(Alameda-Albany-Berkeley-Emeryville-Oakland-Piedmont-San Leandro)
2530 San Pablo Avenue, Suite I, Berkeley, CA 94702
510-848-0800 (voice) · 510-848-3383 (fax)

May 16, 2010

Dear Members of the Oakland Planning Commission:

The Sierra Club recently heard from neighbors opposed to the Oakland Zoo's expansion plan calling for construction of a new veterinary facility, gondola ride and enclosed animal compounds in Knowland Park above the zoo. The neighbors who spoke to us presented the opinion that the Oakland zoo's managers appear to be disregarding agreements worked out two years ago in response to the 2008 protests by the community, and have furthermore not addressed many of the original concerns of the community going back to the original 1998 zoo expansion master plan, foremost being that the zoo intends to fence off 56 acres of open space to construct a series of exhibits that will only occupy a portion of that space. The rest of the enclosed space is proposed to sit empty.

We spoke with a representative of the zoo on May 14th, to confirm the acreage numbers and that they plan to fence off this space for the purpose of the expansion. The zoo representative confirmed this and gave us the explanation that the space between the existing zoo and the proposed new exhibits is too steep to build on and that a fence is necessary to promote restoration of the land and keep out animals such as feral cats. Despite these explanations, we agree with the neighbors who are asking why the zoo is fencing off so much acreage, if they are only going to use a portion of it for their exhibits. The Sierra Club believes that public access to open space, whether it be in an urban area or in the Sierra Nevada, is key to the public learning to "explore, enjoy, and protect wild places," which is the mission of the Sierra Club. Putting up fencing around open space in Knowland Park removes the land from public access. It will no longer be "open space."

We also take issue with those who have commented that by building a gondola ride from the zoo up into Knowland Park, that the zoo is "providing public access to open space." In fact, we understand that the public will be asked to pay for this experience, and that the public will only have access to the fenced-in portions of the zoo. This is not the same as "providing access to open space."

Our second major concern next to loss of open space is that the environmental review process to date has been inadequate. This is a large project that will have significant direct impacts and cumulative impacts. CEQA requires that entirely new environmental review analysis and documents be prepared when a substantial amount of time has passed after the initial project proposal and review, and anytime when conditions may have changed substantially, and/or new evidence has come forward that there are potential significant impacts that weren't identified in the original proposal. The Zoo expansion is certainly a case where both of those parameters are in effect, as evidenced by the following:

- 1) It has been approximately 13 years since the original proposal and Mitigated Negative Declaration (the "Initial Study and Environmental Review Checklist" is dated 3/27/1997). That time lag should trigger a whole new, and complete environmental review for a project of this size.
- 2) The proposed expansion - with additional structures, gondola, etc. - will clearly have new traffic impacts (we also note that traffic conditions have changed in Oakland since 1997), as well as potential impacts in a number of other related CEQA areas (e.g. aesthetics, air quality, storm water management, etc.) Again, these need to be fully analyzed.

3) The 1997 expansion plan, including the modifications made in 1998, had a different "footprint" (different fence line as well as different exhibit locations) than what is currently proposed.

In summary, the altered scope of this expansion vis a vis 1998 warrants a full Environmental Impact Review and reconsideration, and it must comply fully with CEQA. We would expect that any new environmental review include an impact study and proposed mitigation measures for the following categories:

- Air Quality
- Biological Impacts
- Transportation
- Water Management / Stormwater Runoff

We are concerned that this appears to be a case where an institution is saying, "because we do good work on species conservation and education, we should be allowed to sprawl into open space to support our good efforts." The Sierra Club believes that this is exactly the type of situation where responsible environmental institutions should adopt an entirely different approach: the zoo could show real leadership on habitat and species protection by committing to further enhance its facilities and programs within its current boundaries, complying with all aspects of CEQA, and educating its visitors about the importance and significance of that decision and commitment. This would garner both positive public relations - thereby enhancing fundraising efforts and public visibility - as well as promoting and implementing a truly sustainable environmental choice for the future. Continuing expansions do not represent a sustainable approach to conservation efforts.

This proposal must be re-evaluated in light of the larger issues of protection of the last remaining open spaces and habitat throughout the south Bay hills area. The Sierra Club continues to have strong reservations about the proposed expansion of the Oakland Zoo. We therefore ask the Oakland City Council and the Planning Commission to require a new EIR before this project moves ahead any further.

Sincerely,

Kent Lewandowski
Chair, Sierra Club Northern Alameda County Group

Cc: Oakland City Council, Mayor's Office

OAKLAND ZOO

Note: Comments due by 5:00pm on March 28, 2010

NAME: Chuck Fake

EMAIL: cfake@sbcglobal.net

PHONE: 510 777-0277

ADDRESS: 4009 Malcolm Ave

CITY/ZIP: Oakland CA 94605

COMMENTS: While I am interested in the improvement of the zoo, I currently enjoy the area under question for hiking mountain biking and simply the view which currently I need only go to and do not have to pay a fee for over, please...

Oakland, CA 94605
(510) 632-9525 x 178
communityinput@oaklandzoo.org

OAKLAND ZOO

Note: Comments due by 5:00pm on March 28, 2010

NAME: Jennifer Levy-Wendt

EMAIL: jlevywendt@yahoo.com

PHONE: _____

ADDRESS: 11237 Lochard St

CITY/ZIP: _____

COMMENTS: ① Intention of this space was/is historically to be "open-space". Aside from the hospital, I don't see a valid reason for this expansion. We need to preserve open space for the very nature of what it is.

② Oakland zoo is perfect the way ^{over, please...} it is. Will make a too expensive to visit.

Oakland, CA 94605
(510) 632-9525 x 178
communityinput@oaklandzoo.org

OAKLAND ZOO

Note: Comments due by 5:00pm on March 28, 2010

NAME: Thomas DeBoni

EMAIL: tomdeboni@comcast.net

PHONE: 510-430-7736

ADDRESS: 350 Elysian Fields Dr.

CITY/ZIP: Oakland 94605

COMMENTS: Pull the expansion area west & down

leave the hill tops unfenced.

Pull the fences in close to the expansion structures

Focus on environment & small local species. The

zoo has too many large animals as it is

over, please...

7111 SOUL LINDS AVENUE
Oakland, CA 94605
(510) 632-9525 x 178
communityinput@oaklandzoo.org

OAKLAND ZOO

Note: Comments due by 5:00pm on March 28, 2010

NAME: LEE ANN SMITH
EMAIL: smith76102@bcgglobal.net
PHONE: (570) 636 1815
ADDRESS: 111 SHADOW Mtn Oakland 94601
CITY/ZIP: _____

COMMENTS: I am concerned that the expansion was not planned for the lower land area alongside the current zoo layout

over, please...

OAKLAND ZOO

Oakland, CA 94605
(510) 632-9525 x 178
communityinput@oaklandzoo.org

Note: Comments due by 5:00pm on March 28, 2010

NAME: ALLENE WARREN

EMAIL: MSVLKID@SBCGLOBAL.NET

PHONE: 510 701-0376

ADDRESS: 1901 GOLF LINKS RD

CITY/ZIP: OAKLAND, 94605

COMMENTS: For Oakland's future as a "go to" place, for educational opportunities, for attractions that appeal to teens, we need the zoo to continue to expand and be the "jewel" we have known for years.

over, please...

OAKLAND ZOO

Oakland, CA 94605

(510) 632-9525 x 178

communityinput@oaklandzoo.org

Note: Comments due by 5:00pm on March 28, 2010

NAME:

Mrs Deborah Waldron

EMAIL:

Mick-Bobbie@sbcglobal.net

PHONE:

510 485-2870

ADDRESS:

15-Bolgemont Way

CITY/ZIP:

Oakland 94615

COMMENT:

worried about traffic starts
wondering about having to work
and are you taking horses out?
wondering about being brought out
being force to sell my horse?
How would you reroute the traffic please?

OAKLAND ZOO

Oakland, CA 94605
(510) 632-9525 x 178
communityinput@oaklandzoo.org

Note: Comments due by 5:00pm on March 28, 2010

NAME: Jim Schanfele

EMAIL: jimjay@sbcglobal.net

PHONE: (510) 632-9879

ADDRESS: 49 Ironwood

CITY/ZIP: Oakland CA 94605

COMMENTS: I am a strong supporter of the Zoo and of appropriate expansion, but I am a stronger supporter of the city of Oakland and its resources. I see no good reason why the current plans expand so far from the current Zoo footprint. This is a unique and valuable open space resource. Not only should the expansion not extend over, please...

COMMENTS (continued): so far into the open space, but a
real effort should be made to link up the
trails on both sides of Golf Links Road and on
up to Anthony Chabot Regional Park. Both the
lower "plateau" and any trails should have appropriately
protected view corridors.

Thank you for your input!

UNIVERSITY OF CALIFORNIA
OAKLAND ZOO

9777 Golf Links Road
Oakland, CA 94605
(510) 632-9525 x 178
communityinput@oaklandzoo.org

Note: Comments due by 5:00pm on March 28, 2010

NAME: Nanette Dilford

EMAIL: Travelbeyond@hotmail.com

PHONE: (A510) 265-8367

ADDRESS: _____

CITY/ZIP: _____

COMMENT: Jobs are important. We have tried to get people employed at the Zoo through the County agency I run & have never been successful. Need to have a stronger local job commitment. Also, projects like this often

over, please...

COMMENTS (continued): end up in financial trouble
This seems an ambitious project that
someone feels cumbersome and questionable
as far as finances are concerned. I do not
wish to see taxes raised or a special "ASK"
to Save Oakland Zoo. Sometimes it is best
to improve within the parameters you currently
have. Instead of going for "BROKE".
Thanks

Thank you for your input!

OAKLAND ZOO

Note: Comments due by 5:00pm on March 28, 2010

NAME: Michelle LeBlanc

EMAIL: ~~mlb410@comcast.net~~ mlb410@comcast.net

PHONE: 510-430-1736

ADDRESS: 350 Elysian Fields Dr.

CITY/ZIP: Oakland CA 94605

COMMENTS: Knawland Park is the crown Jewel
of the Oakland Park system. It is irreplaceable open space belonging to all of Oakland. Altering the magnificent vistas so that park users see the zoo's backside instead of the peaceful rolling hillsides.

COMMENTS (continued):

of the park is completely unacceptable.

Thank you for your input!

OAKLAND ZOO

9777 Golf Links Road
Oakland, CA 94605
(510) 632-9525 x 178
communityinput@oaklandzoo.org

Note: Comments due by 5:00pm on March 28, 2010

NAME: Lawrence Cohn, Oakland Zoo Trustee

EMAIL: lawrencecahn@msn.com

PHONE: 925-550-8593

ADDRESS: 1319 Barrows Rd

CITY/ZIP: Oakland CA 94610

COMMENT: _____

I know of no other project of this size and scope that could have such a positive impact to Oakland's fringe and at the same time offer educational benefits to the community.

(over)
over, please...

COMMENTS (continued):

The Oakland African American Chamber of Commerce recognizes the Oakland Zoo as a landmark and a regional attraction and says "local businesses will benefit from the development which will create hundreds of local construction jobs."

The Jobs and Housing Coalition of Oakland says, "As President Obama said in his State of the Union ... economic development and job creation must be considered as one of our public priorities. In this regard support for the expansion of the Zoo is a double win."

Thank you for your input!

OAKLAND ZOO

Oakland, CA 94605
(510) 632-9525 x 178
communityinput@oaklandzoo.org

Note: Comments due by 5:00pm on March 28, 2010

NAME: Peg + Wally Farrell

EMAIL: pegfarrell@gmail.com / wally.montana@sbcglobal.net

PHONE:

ADDRESS: 21 Elysian Fields Dr.

CITY/ZIP: Oakland CA 94605

COMMENTS: Most people who are objecting to this expansion have no problem with the proposed vet hospital - it is nicely sited and much needed. We do, however, object strenuously to the scope + siting of the

over, please...

COMMENTS (continued): California exhibit. It is much too big, takes too much open space out of public use, and is visually objectionable. The Zoo has difficulties financially now + should not take on these additional financial burdens. There is no need to take up so much of the park - all this can be built on a much smaller space, much closer to the existing Zoo.

Thank you for your input!

7111 GOLF LINKS ROAD
Oakland, CA 94605
(510) 632-9525 x 178
communityinput@oaklandzoo.org

OAKLAND ZOO

Note: Comments due by 5:00pm on March 28, 2010

NAME: Deborah Best

EMAIL: DLBest7@earthlink.net

PHONE: _____

ADDRESS: 2403 Easy St

CITY/ZIP: San Leandro CA 94578

COMMENTS: I strongly object to the placement of the California Exhibit. The upper portion of this land was intended as Open Space. The Zoo wants to pave Paradise and put up a parking lot. This valley is one of the

over, please...

COMMENTS (continued):

most beautiful areas in the bay area
and the zoo wants to destroy it.

Move the California Exhibit closer to
the other developed parts of the park.

Or, don't build it!

The most endangered species in our
world is Open Space.

Thank you for your input!

OAKLAND ZOO

Oakland, CA 94605
(510) 632-9525 x 178
communityinput@oaklandzoo.org

Note: Comments due by 5:00pm on March 28, 2010

NAME: Terry Saure

EMAIL: tesaure@gmail.com

PHONE: 510 636 0165

ADDRESS: 10700 Colwood St

CITY/ZIP: Oakland CA -

COMMENTS: This park, as open space can not
be replaced once you fence it off.
Please, realize how important it is
to allow all people access to this
unique and wonderful open space.

over, please...

COMMENTS (continued): Do not fence off the largest remaining open space in the city of Oakland. Children need to be able to frolic and play, get dirty, roll in the grass, NOT be shuffled around and educated about what used to be here. T F I S

HEAF - NO NOT Steal

Over open space. Years
reigned openness to the public
Oak a sham and totally transparent.

Thank you for your input!

OAKLAND ZOO

Note: Comments due by 5:00pm on March 28, 2010

NAME: Christina Pasetha

EMAIL: capitolababe@aol.com

PHONE: (108) 318 4853

ADDRESS: 2109 San Antonio, Alameda, CA 94501

CITY/ZIP: ↵

COMMENTS: As a zoo employee in animal night I have been able to first hand experience the change in young children's outlook on wild animals. I have seen the poorest youth of Oakland come to learn

over, please...

COMMENTS (continued):

what that a goat is different from a dog/cow. The California project will not only educate those who do not have the opportunity to learn about California's natural animals but instill in them a sense of empathy to protect California and its endangered species for the future generations.

Thank you for your input!

UNIVERSITY OF CALIFORNIA
OAKLAND ZOO

9777 Golf Links Road
Oakland, CA 94605
(510) 632-9525 x 178
communityinput@oaklandzoo.org

Note: Comments due by 5:00pm on March 28, 2010

NAME: Lessa Whittef

EMAIL: _____

PHONE: _____

ADDRESS: _____

CITY/ZIP: San leandro 94577

COMMENT: As a person from another state and one who
has seen many other zoo's & how they operate. I
fully support the oakland zoo and this expansion.
Several reasons include education, for younger grade
scholars but also for college aged students, in the summer

over, please...

COMMENTS (continued): Right now the zoo has to turn away students because they are at the maximum capacity. I also feel that the zoo has considered all wildlife in this process.

When I came here that is what shocked me I have never seen deer or wild turkey, or foxes running around in other zoos. Other zoo's handle them in a ~~very~~ ^{very} different manner / not a positive way. Oakland Zoo is taking these animals into consideration and taking responsibility for them. The first thing that comes to mind is the

feral cat population. The Oakland Zoo is trapping fixing (spay + neuter) the cats ^{and} giving vaccines. In any other facility they may be put to sleep.

The Oakland Zoo is taking responsibility for all the things that they may be impacting. To bring back animals that once roamed California is a great idea.
Thank you for your input!

OAKLAND ZOO

Oakland, CA 94605
(510) 632-9525 x 178
communityinput@oaklandzoo.org

Note: Comments due by 5:00pm on March 28, 2010

NAME: ROSEANNO DALBELLO

EMAIL: DALBELLO@SONIC.NET

PHONE: 415-459-6724

ADDRESS: PO BOX 972

CITY/ZIP: WOODBRIDGE, CA 94973

COMMENTS:

OAKLAND ZOO IS PARTNERING WITH YOUTH
EMPOWERMENT SCHOOL FOR BOYSCOUTS
URBAN DESIGN AND ECOLOGY PROGRAM
CALIFORNIA PROJECT WILL PROVIDE

over, please...

COMMENTS (continued):

GREEN JOBS TRAINING FOR 4TH-
12TH GRADERS - STUDENTS WILL PARTICIPATE
IN OAKLAND RESTORATION, INVASIVE
PLANT REMOVAL, LEAF COMPLECTIONS
~~THE~~ THE COMMUNITY WILL BENEFIT
FROM THIS PROJECT + PARTNERSHIP

Thank you for your input!

Note: Comments due by 5:00pm on March 28, 2010

NAME: Dyce Nichols

EMAIL: Nick-Debbie@SBCglobal.net

PHONE: (510) 562-7406

ADDRESS: 15 Edgemont way

CITY/ZIP: OAKLAND Calif 94605

COMMENT: what streets are going to be affected by the overflow of traffic? Are the streets going to be widened? Are houses going to be intimate domain? I feel that kids need the opportunity to see the zoo and have lasting memories like I had. I first came

over, please...

COMMENTS (continued): To Knowland Park Zoo when I was 4 years old some 47 years ago. The thing I remember is a gorilla named Rosebud, who smoked cigarettes when people threw one to him, he would smoke the cigarette and throw the butt back to you and laugh at you.

These are lasting memories kids need the new expansions for the kids of today. I am for the camp sites

and a walking trail and low cost admissions.

I would like to know when the bidding process will take


place and what type of contracting jobs are available

for local business such as asphalt paving, plumbing

and drain work and excavating. Please send me information to the address on this card or email me in advance for any meetings that will take place in the future it would be appreciated.

Thank you for your input!

Thank Dye L. Nichols

 You replied on 3/1/2010 10:08 AM.

communityinput

From: kensf25@aol.com [kensf25@aol.com]
To: communityinput
Cc:
Subject: Planned California Habitat & Veterinary Hospital
Attachments:

Sent: Thu 2/25/2010 7:54 PM

Hey you all,

I have been a member of the Oakland Zoo now since my first visit in 2004. I must say, I was very impressed with it then, even though the new Valley Children's Zoo was still under construction. When I came back a year later, I was blown away by what I saw! I've seen the plans for California and the new Hospital and it is definitely a step in the right direction for the zoo, the community, the entire bay area and for all zoo's around the world. I know there has been some concern from neighbors who live next to the zoo property about land that will be lost to them who are used to walking their dogs or watching the sunset over the San Francisco Bay in the evening or just taking a nightly stroll. But those things can be done in any park in the city or any neighborhood street for that matter. This project, along with the impending Giant Panda exhibit currently being occupied by the Baboons, will help increase attendance to the point where additional staff can be hired and will help create new job opportunities, and as you all know by now, jobs are becoming harder to find as the recession shows no signs of improvement in the early part of 2010. The Hospital especially is a must. The old hospital is long outdated and needs to be better suited for the current zoo population as well as the future animals of CALIFORNIA. I am excited for this project and can't wait for it to get started assuming there is no further delays. Good luck!

Kenneth Pearson II-Redding, Ca
Zoo member since 2004!

i You replied on 3/1/2010 10:01 AM.
To help protect your privacy, links to images, sounds, or other external content in this message have been blocked. [Click here to unblock content.](#)

communityinput

From: Carrie Thompson [carriec@hotmail.com] **Sent:** Thu 2/25/2010 8:10 PM
To: communityinput
Cc:
Subject: Input
Attachments:

Dear Oakland Zoo,

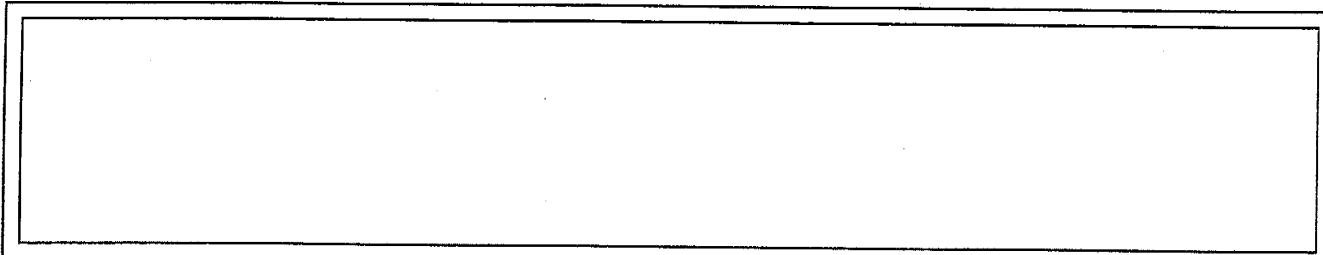
I am very impressed with the future plans for the zoo. I noticed that the plan involved expansion into Knowland Park and neighborhood. I'm not very familiar with the area but does that involve local residences? If so, has the input of the residents been solicited? Also, we love the zoo and are excited about the upcoming exhibits. While not to sound ungrateful for what you are planning, it would nice at some point in the future to consider a hippo exhibit. We really miss seeing them.

Thanks so much for all your wonderful dedication to the zoo patrons and local community.

Sincerely,
Mike, Carrie, & Nicholas Thompson

Date: Thu, 25 Feb 2010 19:39:28 -0500
From: memberships@oaklandzoo.org
To: carriec@hotmail.com
Subject: A Special Message From Dr. Parrott

Having trouble viewing this email? [Click here](#)




OAKLAND ZOO SEEKS COMMUNITY INPUT

Dear Members and Friends of the Oakland Zoo -

2010 promises to be a monumental year for the Oakland Zoo as we set the stage to extend the Zoo's footprint, beginning with the construction of a new 17,000 square foot Veterinary Medical Hospital -- the first US Green Building Council LEED certified facility of its kind in California. Our vision also includes a new 20-acre California! exhibit, featuring native California animals and the protection of 30+ acres of open-space California habitat.

In 1998 the Oakland Zoo obtained Oakland City Council approval of a Master Plan for the Zoo. Many elements are completed, including the Maddie's Center for Science and Environmental Education and the Wayne and Gladys Valley Children's Zoo. Today, the Zoo is preparing final details for the remaining elements of the Master Plan - the California! exhibit, including a relocated Veterinary Medical Hospital, and the associated perimeter fence that will expand and improve the existing Zoo for children, families, seniors, and other wildlife enthusiasts.

In accordance with the Zoo's 1998 Master Plan approval, for the next 30 days, the Zoo will accept written comments about three exhibits. To download the documents for review, please click "[Oakland Zoo Improvement Plans for Community Input.](#)"

 You replied on 3/1/2010 9:51 AM.

communityinput

From: Maya Eberhard [Maya.Eberhard@efi.com]
To: communityinput
Cc:
Subject: New zoo input
Attachments:

Sent: Fri 2/26/2010 8:29 AM

Not much more to say other than; We are so excited about these additions and can't wait to see it completed!


Hopefully a tram ride of some sort will also become available (besides the sky tram) as it would be great to be part of a guided tour.

Thank you for making an exciting and affordable family option in the East Bay!

Sincerely,

Maya Eberhard

Confidentiality notice: This message may contain confidential information. It is intended only for the person to whom it is addressed. If you are not that person, you should not use this message. We request that you notify us by replying to this message, and then delete all copies including any contained in your reply. Thank you.

 You replied on 3/5/2010 9:35 AM.


communityinput

From: David C Lee [dcllee.adr@sbcglobal.net]
To: communityinput
Cc:
Subject: expansion plans
Attachments:

Sent: Thu 3/4/2010 5:20 PM

Dear Nir: Per Joel's email to staff and volunteers here are my quick input observations.

I am a docent who does nearly 200 hours per year at the zoo. I have been talking up the expansion plans with the visitors ever since I heard about it. Today was a perfect example of reaction. The tule elk and a few of the bison where on the hill side in plain view. I made it my business to point them out to as many visitors as I could. I then (happily) rather accurately, after having read Joel's memo, explained the expansion plans, the animals intended to be represented, the gondola access and the viewing/cafe center. The reaction is universally very enthusiastic. People told me that they cannot wait for the end of 2013. It appears to me that its selling points are high at least for those inclined to visit zoos. The subject of a California exhibit was very well received particularly the prospect of seeing animals either no longer in our landscape or inaccessible to the average city dweller was met with wonder. It would be a tremendous draw for both the zoo and the city itself. I am willing to meet with you should you wish to discuss this further.

 You replied on 3/18/2010 8:45 AM.

communityinput

From: mlb410@comcast.net [mlb410@comcast.net] **Sent:** Mon 3/8/2010 8:59 PM
To: communityinput
Cc:
Subject: Zoo Management, I oppose to the Oakland Zoo's expansion plans!
Attachments:

To: Councilmember Larry Reid, Oakland Zoo Management
cc: Friends of Knowland Park

I oppose the Zoo's master plan to expand into the heart of beautiful Knowland Park. This is a land grab that fences off and destroys the most beautiful part of the park and reduces accessible habitat for existing wildlife. The expansion should be smaller and closer to the existing Zoo.

Among many other issues, the changes that have been made in the plan simply ignore numerous community concerns expressed at previous meetings and those concerns were not addressed.

Destroying natural places to "save" them is wrong. A new plan should move the expansion off the ridgeline, make a more modest footprint and preserve the open space and magnificent vistas that make Knowland Park the "crown jewel" of the Oakland park system.

Sincerely,
Micheline LeBlanc
350 Elysian Fields Dr.
Oakland CA 94605
mlb410@comcast.net
510 430-1736

You replied on 3/18/2010 8:45 AM.

communityinput

From: kristen510@gmail.com [kristen510@gmail.com]

Sent: Tue 3/9/2010 3:50 PM

To: communityinput

Cc:

Subject: Zoo Management, I oppose to the Oakland Zoo's expansion plans!

Attachments:

To: Councilmember Larry Reid, Oakland Zoo Management
cc: Friends of Knowland Park

Dear Councilmember Reid and Oakland Zoo:

I write to oppose any further development of open space in the Knowland Park area by the Oakland Zoo. Sacrificing open space for a faux exhibit designed to educate people about California ecology is the height of hypocrisy and is a completely inappropriate activity for the Zoo or any other entity.

I find it incredibly ironic that the Oakland Zoo is proposing to build over wild California open space for an exhibit about California. Knowland Park already is an exhibit about California that cannot be improved upon. It has rolling hills, native oak trees, native rock outcrops, and expansive views of this place we call home. It is regularly visited by foxes, raptors, songbirds, and other wild creatures.


It is inexcusable under any circumstances to pave over open space, no matter how educational the builder would like the project to seem. We don't need more space for zoos. We need space for ACTUAL WILDLIFE that use the remaining open spaces we have left to survive- and the learning experience for humans that being in real nature creates, which cannot be replicated by any exhibit. In my opinion, the zoo should put an end to its captive animal exhibits and use that space to build its California exhibit. As an Oakland resident who grew up here in my home in California, I oppose any expansion of the Oakland Zoo as strongly as it can be opposed. It would be foolhardy for the City to approve such a plan to destroy open space for its residents.

If the Zoo wants to promote California ecology, I recommend it print a brochure about Knowland Park, display it at the front gate, and encourage visitors to experience a true, untouched native California landscape. They'd save themselves a lot of money- and a lot of headache courtesy of us local residents, who will fight this development proposal to its dying day.

I also suggest that the Zoo establish a fund to support ongoing native planting and maintenance of Knowland Park. As a neighbor and beneficiary of this beautiful wild landscape, it's the least the Zoo can do.

Sincerely,
Kristen Quay

Sincerely,
Kristen Quay
4551 Fairbairn Avenue
Oakland CA 94619
kristen510@gmail.com
Phone Number

 You replied on 3/18/2010 8:43 AM.

communityinput

From: Email.Address@p3nlh206.shr.prod.phx3.secureserver.net
[Email.Address@p3nlh206.shr.prod.phx3.secureserver.net]

Sent: Tue 3/9/2010 9:52 PM

To: communityinput

Cc:

Subject: Zoo Management, I oppose to the Oakland Zoo's expansion plans!

Attachments:

To: Councilmember Larry Reid, Oakland Zoo Management
cc: Friends of Knowland Park

I oppose the Zoo's master plan to expand into the heart of beautiful Knowland Park. This is a land grab that fences off and destroys the most beautiful part of the park and reduces accessible habitat for existing wildlife. The expansion should be smaller and closer to the existing Zoo.

Among many other issues, the changes that have been made in the plan simply ignore numerous community concerns expressed at previous meetings.

Destroying natural places to "save" them is wrong. A new plan should move the expansion off the ridgeline, make a more modest footprint and preserve the open space and magnificent vistas that make Knowland Park the "crown jewel" of the Oakland park system.

Sincerely,

Name

Street Address

City State Zipcode

Email Address

Phone Number

communityinput

From: Lee Rudin [leewaysf@pacbell.net]
To: communityinput
Cc:
Subject: Opposed to expansion
Attachments:

Sent: Wed 3/10/2010 9:50 AM

Very disappointed, destroying habitat for an amusement park. Zoos are an antiquated concept, and should not be perpetuated for the future.

Lee rudin

Daly City, CA

Unless someone like you cares a whole awful lot, Nothing is going to get better. It's not. Dr. Seuss "**The Lorax**"



Please consider the environment before printing this email. Thank you.



communityinput

From: Thomas DeBoni [tomdeboni@mac.com]
To: communityinput
Cc: Thomas DeBoni
Subject: COmments on Zoo expansion plans
Attachments:

Sent: Tue 3/23/2010 3:51 PM

I oppose the Zoo's master plan to expand into the heart of beautiful Knowland Park. This is a land grab that fences off and destroys the most beautiful part of the park and reduces accessible habitat for existing wildlife. The expansion should be smaller and closer to the existing Zoo.

Among many other issues, the changes that have been made in the plan simply ignore numerous community concerns expressed at previous meetings.

Destroying natural places to "save" them is wrong. A new plan should move the expansion off the ridgeline, make a more modest footprint and preserve the open space and magnificent vistas that make Knowland Park the "crown jewel" of the Oakland park system.

There are too many problems with this plan, and questions for the Zoo to answer, to go into in a short email. So I will mention only a few.

- 1) The fiscal aspects of the plan are questionable at best and downright irresponsible, at worst.
- 2) The Zoo has no right to convert public land into a public nuisance, replete with congested traffic, and light and noise pollution.
- 3) The Zoo's record as manager of Knowland Park is not such as to inspire trust; in fact, that contract should be reconsidered, and perhaps given to a citizens' group, instead.

I sincerely hope you and the rest of the Oakland City Council will take such concerns seriously, and reject the Zoo's expansion plan.

Sincerely,
Thomas M. DeBoni
350 Elysian Fields Dr.
Oakland CA 94605
tomdeboni@comcast.net
510-430-1736

communityinput

From: Cheryl Zuur [windyriver@mac.com]
To: communityinput
Cc:
Subject: Please Save Knowland Park for future generations
Attachments:

Sent: Wed 3/24/2010 12:13 PM

My husband and I have lived in the East Bay all our lives but only recently discovered upper Knowland Park. It is truly a special place and we are greatly saddened and concerned that this peaceful sanctuary for people and animals is in danger of Zoo development. We enjoy Knowland Zoo and appreciate that it is a public entity that maintains a great resource at reasonable admission fees. Why does Knowland management feel it is necessary to expand the Zoo? This does not make sense considering how little open park space is left-at no admission fee-for all to enjoy. My husband and I are not in favor of the Knowland expansion project. It does not make sense from a community perspective, or an economic one.

Sincerely,

Cheryl Zuur
Hayward, California

communityinput

From: windyriver@mac.com [windyriver@mac.com]
To: communityinput
Cc:
Subject: Zoo Management, I oppose to the Oakland Zoo's expansion plans!
Attachments:

Sent: Wed 3/24/2010 12:17 PM

To: Councilmember Larry Reid, Oakland Zoo Management
cc: Friends of Knowland Park

I oppose the Zoo's master plan to expand into the heart of beautiful Knowland Park. This is a land grab that fences off and destroys the most beautiful part of the park and reduces accessible habitat for existing wildlife. The expansion should be smaller and closer to the existing Zoo.

Among many other issues, the changes that have been made in the plan simply ignore numerous community concerns expressed at previous meetings.

Destroying natural places to "save" them is wrong. A new plan should move the expansion off the ridgeline, make a more modest footprint and preserve the open space and magnificent vistas that make Knowland Park the "crown jewel" of the Oakland park system.

My husband and I have lived in the East Bay all our lives but only recently discovered upper Knowland Park. It is truly a special place and we are greatly saddened and concerned that this peaceful sanctuary for people and animals is in danger of Zoo development. We enjoy Knowland Zoo and appreciate that it is a public entity that maintains a great resource at reasonable admission fees. Why does Knowland management feel it is necessary to expand the Zoo? This does not make sense considering how little open park space is left-at no admission fee-for all to enjoy. My husband and I are not in favor of the Knowland expansion project. It does not make sense from a community perspective, or an economic one. Knowland management needs to respect and listen to community concerns.

Sincerely,

Cheryl Zuur
Hayward, California

Sincerely,
Cheryl Zuur
821 Leonardo Way
Hayward CA 94541-7117
windyriver@mac.com
5105818380

communityinput

From: Timothy J Cleere [tmz-oakland-1@sbcglobal.net]

Sent: Wed 3/24/2010 3:41 PM

To: communityinput

Cc:

Subject: Knowland Park

Attachments:

3/24

Today I hiked through Knowland Park for the first time. I'm appalled to learn that the Oakland Zoo plans to expand into the open space of the park.

Please leave the zoo as is. Please leave the rest of Knowland Park as is. Once open space is developed, there's no chance it will revert to open space at any time in the future.

Sincerely,
Tim Cleere
Oakland

communityinput

From: pauloks@comcast.net [pauloks@comcast.net] **Sent:** Wed 3/24/2010 3:53 PM
To: communityinput
Cc:
Subject: Zoo Management, I oppose to the Oakland Zoo's expansion plans!
Attachments:

To: Councilmember Larry Reid, Oakland Zoo Management
cc: Friends of Knowland Park

I urge you to stand with the citizens, the people, and not the business interests who have once again found a way to supplant the interests and will of the people in what is allegedly their government. I urge you to stand for the environment and wildlife, stand for peace and the true spirit of representative democracy. I urge you to work to decrease pollution that will be brought on by and expansion of the zoo and to respect the neighbors of Knowland Park who are being marginalized by the city.

We oppose the Zoo's environmentally destructive plan to ignore the people and expand into the heart of beautiful Knowland Park. This is a land grab that fences off and destroys the most beautiful part of the park and reduces accessible habitat for existing wildlife. The expansion should be smaller and closer to the existing Zoo.

Among many other issues, the changes that have been made in the plan simply ignore numerous community concerns expressed at previous meetings.

Destroying natural places to "save" them is wrong. A new plan should move the expansion off the ridgeline, make a more modest footprint and preserve the open space and magnificent vistas that make Knowland Park the "crown jewel" of the Oakland park system.

Sincerely,
The Wrights
10610 Sheldon Street
Oakland CA 94605
pauloks@comcast.net
510-229-9381

communityinput

From: Ben Legg [blegg@berkeley.edu]
To: communityinput
Cc:
Subject: Exapansion Comments
Attachments:

Sent: Wed 3/24/2010 7:08 PM

To Whom it May Concern,

I wanted to thank those behind the Oakland Zoo Expansion Project for soliciting public opinion. I became aware of the expansion project just last week, through my participation in an orienteering event at Knowland Park. Although I can't speak for the orienteering club in general, I personally want to thank the Zoo for its support of that event. I think that event was an excellent way for local citizens to interact with nature. I regularly participate in such events, and I think they are a great match for the Zoo's goals.

Looking at the expansion plans, there are certain features that I really appreciate. The focus on native plants and animals is great. I will look forward to coming out and seeing the grizzly bears when they arrive! I also like the inclusion of a youth camping area. When I was young, I went camping almost monthly. Here in the Bay Area, such opportunities are more limited, but getting local children excited about the outdoors is going to be critical for future environmental preservation.

The only aspect of the plan that I question, is the amount of terrain fenced off for nature conservation. Although I am a very strong environmentalist (I am a Graduate Student Researcher in UC Berkeley Department of Earth and Planetary Science), I am not a fan of "look but don't touch" attitudes toward conservation. Whenever possible, I like to see areas preserved in ways that allow for close personal interaction with then environment. Are these fenced areas composed of especially sensitive vegetation types, or are the concerns more about vandalism, security, or protection of animals? I appreciated the southern fence realignment, to allow for access to local hilltops. If there are other ways that public access to open space can be preserved and maximized, I'd like that to be considered.

Best Regards,

Benjamin Legg

1521 Campus Drive

Berkeley, CA, 94708

I have lived at Fallbrook Way going on four years and am only 35 steps from Knowland Park. I walk in the park frequently, and I'm amazed at how few people I see on my walks. I've walked every day of the week at different times of the day. Often I don't see anyone. It feels like my own private park in that regard.

I have extensive experience in conservation issues having been Chair of a Sierra Club chapter and active in the club for many years. My other love has been issues regarding parks, primarily at the local level. I was chair of a citizens advisory board for many years and we were tasked with shepherding through a community park, so I can sympathize with the issues that are facing the zoo today.

I also greatly enjoy the zoo and have been a member since we moved here. Having gone to many zoos throughout the country I feel that this is certainly among the nicer facilities. When I tell people that I live near the zoo they generally think that's a pretty cool place to be. I agree and would hate to see the zoo diminished in any way.

To me, Knowland Park is a nice, passive park in a suburban setting that serves mainly the people on its perimeter. The zoo on the other hand, serves the community at large—and with the plans for expansion will become a park of regional importance. I believe that the changes to the zoo are compatible with Knowland Park and I am confident that the final product will be a centerpiece for our city and the entire East Bay.

I also believe that the proposed changes do more than enhance our neighborhood: I think they help the City of Oakland. And we all know how much Oakland needs some good news. In my opinion, Mayor Dellums and the entire council should actively support such a positive enhancement to our community. The changes will only improve the message of education and conservation for the thousands of children and adults that visit the zoo.

So in the end this is about the big picture: we give up a few trails in the park and in return get something that, I think, will enhance our property values and polish the image of the City of Oakland.

Gary Twitchell
3/25/10

Nik Haas-Dehejia

From: Ken Benson [kenbenson@earthlink.net]
Sent: Thursday, March 25, 2010 1:27 PM
To: Nik Haas-Dehejia
Cc: dinah_benson@msn.com
Subject: Re: Oakland Zoo Public Meeting tomorrow the 25th of March

Nik,

Here from Ken and Dinah Benson:

We wanted to be there tonight but due to other volunteer commitments and duties we are unable to attend. We would have spoken up in support of Our Oakland Zoo. The Zoo has through it's present leadership and community support become truly a beacon for and about our city. The Zoo has grown in recognition and value within the natural and animal conservation world and it's plans for the expansion would further this development.

The proposed expansion based upon a decade old agreement with the community will not create or eliminate park and trail access to those of us that live nearby or who come to Knowland Park with their dogs to walk the trails. Instead, the Zoo is and will continue be an economic and educational magnet for Oakland. This project will create work for Oaklanders and when finished will add to the Zoo's reputation and by default help with raising the perception of Oakland. A worldclass facility such as the Zoo adds so much to our City and it's marketability to businesses, educational insstitutions, and to attract visitors that can and will get to know our City better and perhaps spend more time and money here as well.

Thank you,

Ken and Dinah Benson

 This message was sent with high importance.

communityinput

From: Stewart, Bruce [Bruce.Stewart@bankers.com]
To: communityinput
Cc:
Subject: Plan for Oakland Zoo
Attachments:

Sent: Thu 3/25/2010 4:17 PM

I just wanted to lend my support for the planned design for the Oakland Zoo. I live in the area and feel that the Oakland Zoo is another underdeveloped and under promoted gem for this city. My line of work has me traveling and meeting people all over the bay area. I find myself constantly amazed at how many people don't realize that Oakland has a zoo, eventhough some drive by the area everyday. People that I have met that have been to the zoo have expressed how much they like it in comparison to San Francisco's Zoo. They also believe that there is under utilized potential.

In the past, the city of Oakland has had numerous opportunities to emerge from the "shadow of San Francisco" by creating it own identity. However, Oakland has allowed itself to be mired down with trying to please every person in the city. It's a noble cause, but also an impossibility. It seems as though everyone wants change, but is unwilling to do anything different. Unfortunately, Oakland will only be afforded a certain number of opportunities and based on its track record they soon will become few and far between. Oakland no longer has the luxury of selectivity. It is at a point where it must show that it is serious about meeting its potential. Once that potential has been meet, it's my belief that Oakland will be able to accomplish all the idealized goals for every resident.

Oakland MUST shed itself of the fear of being GREAT. The plans for the Oakland Zoo are the first steps toward greatness.

Regards,
Bruce Stewart
Bankers Life & Casualty
985 Atlantic Ave., Ste. 200
Alameda, CA 94501
Office: (510) 521-1521 x102
Cell: (510) 414-4184
Lic. #: 0G06101
bruce.stewart@bankerslife.com

communityinput

From: vakhsh [cherma6@comcast.net]
To: communityinput
Cc:
Subject: sad subject
Attachments:

Sent: Fri 3/26/2010 1:57 PM

Dear Zoo opportunists,

I have read your letter, and I am very alarmed. Let me begin with the words in your letter: **"The Oakland Zoo is breaking new ground** in science education and conservation that will help save California's rich and threatened natural history through education, exhibits, collaboration and awareness." This statement is supported by the following catch phrases:

- " Growing Education & Conservation Leadership"
- " Investing in Oakland & the Bay Area Economy"
- " Taking Care of Knowland Park & the Environment"
- " Enhancing the Regions' Cultural Assets"

My first scary thought on reading this was: **The Oakland Zoo is taking new ground**, literally. Unfortunately, I fear that you may accomplish just that, and that you may never cease taking new ground.

I decided to test your real intentions with the help of simple questions: are your intentions altruistic or not. My answer is they are not. Altruistic intentions and actions are usually modest in their manifestations and strong in results. The selection of your words is typical for propaganda cases, in short – brainwashing. For example, you tout an energy-efficient gondola in your plan to prove that you know how to conserve the energy, but if you were really so intent on Conservation and saving energy, you would not expand at all. I do not believe that through your actions the Oakland Zoo and Oakland will become a center of the universe as you are presenting it. And for Goodness sake, it should not be that way. I believe you are promising more than you really plan to deliver.

My next litmus test regards your integrity: You have been contractually obligated for decades to care for Knowland Park. I have lived next to Knowland Park for 18 years and I walk the park every day, and I can say that you have failed to care for Knowland Park. Knowland Park has been left unmanaged, and is not regenerating despite the efforts of local animals and birds. Goats destroy all new saplings of bushes and trees indiscriminately. Conifers – not native trees are dying of age and disease. Goats destroy the few young saplings that grow in the spring right away. Oak trees are very prolific but follow the same fate as the other saplings. I know why you did not maintain your duty: it is because it would be too altruistic to take care of the ground that does not bring you revenue. Now you are promising to do further damage to Knowland Park, and introduce captive animals by taking the space from animals living in freedom.


I think you are spreading propaganda for your own purposes, and I do not support your

adventure. Knowland Park is a beautiful place. I ask you to truly collaborate with us in the community, and cease your efforts to expand into Knowland Park.


Sincerely

Victor Ross

10701 Lochard St., Oakland, Ca 94605

 Attachments can contain viruses that may harm your computer. Attachments may not display correctly.

communityinput

From: Doug Olson on behalf of Doug Olson
To: lreid@oaklandnet.com; communityinput
Cc: patndoug@the-olsons.org
Subject: zoo expansion
Attachments:  zoo-expansion.jpg(156KB)

Sent: Fri 3/26/2010 2:17 PM

Dear Larry, and Oakland Zoo,

My name is Doug Olson and live at 57 Thousand Oaks St., Oakland. As you can see from the attached photos, I have a marvelous view of the area of Knowland Park where the zoo is planning expansion for it's California Exhibit, and I am a sometimes hiker through Knowland Park.

I have always liked the Oakland Zoo and used to take my children there, I have donated to the zoo and used to think of it as a good neighbor in the community.

I have also voted for Larry Reid since he has run for city council. I have two complaints, and one suggestion.

I am very disappointed in how the community input to the zoo plans has been handled, both by the zoo and the city.

I just happened to learn of the public meeting last night at the zoo from a neighbor, and I attended the meeting. At the meeting I learned that unless I lived within 300 feet of the zoo I did not live close enough to receive the notice dated Feb. 25, 2010. As you can see from the attached photos I am definitely affected by the zoo expansion and the both the zoo and the city realize that and should have notified me directly of the public input period regardless of any legal requirements that specify 300 feet.

I am also disappointed that the city does not honor the intent of the initial gift of Knowland park to the public trust as open space, a mistake which apparently happened around 1998 when the original zoo master plan was approved. Once the zoo will "enhance the nearly 60-acre" section of Knowland Park with a surrounding fence it is no longer open space. Open space in an urban area is very much like an endangered species, once it is gone it does not come back.

My suggestion is that the city should compensate the public for this taking of open space in a suitable manner. I think the city can find

60 acres of open space in the Oak Knoll development area that used to be the Navy Hospital, of similar quality to that being lost in Knowland Park.

I hope you consider my suggestion seriously, although at the meeting last night I did not get any sense from the zoo officials or supporters that they understand the value of open space.

Thank you,
 Doug Olson

MESSAGE TO THE ZOO AND THE CITY COUNCIL AND MAYOR OF OAKLAND

I attended the community meeting at the Oakland Zoo last night as a neighbor and as an employee of the Zoo. If being an employee or relative of one constitutes conflict of interest, as my husband was accused, then clearly two thirds of the audience shared this conflict. That in no way diminishes my interest in the welfare and security of my neighborhood.

The current Zoo programs and the future programs that the new California project will bring to the children and families that come to the Zoo are supported by hundreds of contributors throughout the community. Millions of dollars have been given and are pledged to help the Zoo build and thrive, and 26,000 member households speak for the sustainability of the future.

The Zoo trustees that spoke last night are but a few of the 44 committed board members that serve on behalf of the entire community and provide their time, energy and private dollars to support the Zoo. The trustees and the staff members that came to the meeting did so out of their personal concern and dedication to this-nonprofit organization that exists to serve the community – all of the community.

As we heard the same issues raised again and again by the vocal few opponents, I listened carefully for something new, an issue not yet under consideration by both the Zoo representatives and the City staff. There were valid questions to be answered and information that may still be new to individuals that were attending a meeting for the first time. However, for more than two years, since Jason Webster and others were invited to the Zoo to view preliminary plans, questions have been addressed and information has been extended to some of these same individuals.

I am dismayed that my neighbors are more concerned about possibly losing a view that is replicated in Knowland Park and in areas throughout the East Bay Regional Parks, than they are about foreclosures and plummeting property values. They are more concerned with their personal access than that of the children from neighborhoods nearby. And they ignore the trash that appears along our streets and in the park. The Zoo is an anchor for the neighborhood and adds to the stability of our community. It is a source of pride for the City and represents the best hope for positive action in protecting our environment.

Emma Lee Twitchell
Neighbor and Oakland Zoo Director of Development

March 26, 2010

Nik Haas-Dehejia

From: Peri Caylor [pericaylor@sbcglobal.net]
Sent: Saturday, March 27, 2010 8:46 AM
To: Nik Haas-Dehejia
Cc: dolphinca@yahoo.com
Subject: Oakland Zoo Expansion

Dear Mr. Haas-Dehejia,

Former Niles kindergarten teacher David Makki brought to my attention the proposed expansion of the Oakland Zoo to include California! among its wonderful exhibits. I would like to briefly express my support for this proposal, which would allow people to see and learn about the history and status of California native species.

Such an exhibit would illustrate the need to preserve and/or restore various animal habitats statewide. Urbanites young and old who otherwise see just a handful of animal species could learn about the diverse creatures that inhabit various regions of our state. Finally, the addition of such an exhibit would enable the Oakland Zoo to enhance the already stellar job it already does in teaching school children, day campers, and other young visitors about the roles that all creatures great and small play in our wonderful world.

My children spent several years attending camp at the Oakland Zoo, and I regularly brought my children and their friends to the zoo during the years we had a membership. Our involvement with the zoo gave us a wonderful introduction to creatures wild and domestic, from insects to rodents to large mammals. I would be delighted to have yet another reason to visit this outstanding institution.

Sincerely,
Peri Caylor
Fremont

communityinput

From: Pat Terry Olson [pdt@the-olsons.org]
To: Nik@oaklandzoo.com; Larry Reid; communityinput
Cc:
Subject: Oakland Zoo Expansion
Attachments:

Sent: Sat 3/27/2010 1:46 PM

Dear Councilman Larry Reid and Nik Haas-Dehejia,

My name is Patricia Terry Olson and I live in the Sequoia Heights section of Oakland, with direct line of sight of the planned expansion. I have lived quietly with this idyllic, pastoral view for over 10 years. Now I have been told that the habitat that I view daily will undergo destruction, deforestation, construction and noise for untold years to house structures that could be placed elsewhere on 525 acres of the Park. And I am told that I do not have a voice in this decision because, though I can oversee this knoll directly from my bedroom and living room windows, I do not live within 300 feet.

First, I want to be able to register my opinion and have it regarded with value. I do not want this construction and the accompanying noise to take place and ruin my pastoral view when there are other options available.

Second, the City of Oakland owns Knowland Park and the Oakland Zoo, and under the current financial situation, does the City have the resources to execute these plans and maintain these structures? If so, shouldn't this money be delegated to more immediate matters? If there is a deficient after construction, will the City (my neighbors and myself) be liable for costs?

Third, there is concern that the visual, auditory and olfactory impact of the construction and animal enclosures, which will encompass approximately 50% of my view, will detract from currently unstable property values and subsequent City tax revenue.

I would like to be apprised of any further discussions or decisions that are made about Knowland Park and the Oakland Zoo. I can be reached at 57 Thousand Oaks, Oakland, CA 94605 or patndoug@the-olsons.org <<mailto:patndoug@the-olsons.org>>.

Thank you.

communityinput

From: Sarah Robson [sarahr66@gmail.com]**Sent:** Sat 3/27/2010 8:10 PM**To:** communityinput**Cc:****Subject:** zoo development**Attachments:**

Last weekend, I hiked the trails of Knowland Park for the first time. Though Ive lived in the East Bay for seventeen years and have been an Oakland Zoo volunteer for several years, I have never been in the part of Knowland Park above the zoo before. It was only an orienteering event which my family attended which introduced me to the other wild side of Knowland Park. It is a truly beautiful space.

While in the park I had a conversation with volunteers from Friends of Knowland Park about their views on the zoos plans to expand into part of the upper part of the park. I understand their concerns about losing to development a piece of land that is beloved to them. If Knowland Park was my neighborhood open space, I would certainly want to preserve it as it is. Open space preservation is something my husband and I value greatly. We decided to stay in the bay area in large part because of the high quality of life made possible by all the open space that has been preserved around us by citizens during the last century. We are committed to preserving open spaces and have made provision for the support of that goal in our estate plans.

In spite of my general attitudes towards open space preservation, I support the Oakland Zoos development of the California exhibit in Knowland Park. I believe that it is worth sacrificing the relatively small area of land which would be built on, in pursuit of the larger goals of promoting knowledge of and respect for Californias natural environment in a large and diverse population.

At present, it seems that upper Knowland Park is not truly accessible to all. There seems to be no signage at entrances to the park and no trail maps, either on signage or otherwise. It is a lovely piece of open space but, it seems, accessible to only those in the know presumably mostly those who live in the hill neighborhoods surrounding it. In contrast, the zoos plans would make it accessible to a much larger and more diverse population.

The California exhibit would promote knowledge and respect for local wildlife, habitats and the enjoyment of wild open spaces. We need all parts of our citizenry to care about their local environment in order for its preservation to be prioritized. I believe that that kind of caring only comes about through experiences in and education about the natural environment. The zoo is in a unique position to offer those kinds of experiences to the broad population which it attracts.

I wish the Oakland Zoo well in their efforts to develop the California exhibit for the benefit of the people and natural environment of the bay area.

Sincerely,

Sarah Robson

Albany, CA

communityinput

From: David Abel [dabel35@gmail.com]

Sent: Sun 3/28/2010 10:43 AM

To: communityinput

Cc:

Subject: wonderful ideas

Attachments:

A short note of total support for the new add ons to what is already a special place to go to. Hope it all goes well and look forward to the finished project. Julie Steinberg and David Abel

Stefanie Gandolfi
81 Donna Way
Oakland, CA 94605
(510) 568-3972
stef.gandolfi@sbcglobal.net

March 28, 2010

Re: Plan to Expand Oakland Zoo in Knowland Park

I am writing to express my chief concerns over the plans of the East Bay Zoological Society to expand the Oakland Zoo into Knowland Park. I live in a single-family home on a side-street off of Elysian Fields Drive, which is up the hill from the entrance to the zoo on Golf Links Road.

I want to say, at the outset, that I am not writing as what is derisively known as "NIMBY." I will not be able to see the proposed development -- or likely even hear it -- from my backyard, and I am not concerned about what it will do to my property values or about the introduction of unsavory persons into the area. But, I do know my neighborhood and my city intimately. I have read all the information publically available concerning the project and attended every community meeting sponsored by the Society, and I still have questions. I do not believe that I am raising them for purely selfish reasons.

The Society has been working on the design of this project for decades, yet its plans remain very fluid. The gondola ride, the campgrounds, the amphitheater, are all new elements. Since the perimeter fence includes something like 60 acres -- way more than the proposed facilities would seem to require -- what assurance do we have that there will not be further development, further "improvements," until all the 60 acres are built up? And what assurances do we have that the Society will not ask for more parkland in the years to come?

Even as presently configured, however, I am concerned about the loss of open space at or near the ridgeline of the Oakland hills. Although Oakland's master plan calls for the preservation of such land, the reality is that there is very little of it left. Moreover, in the time since the City Council originally approved the Society's "master plan" in 1998, our priorities as a society as a whole with respect to the environment have changed dramatically. While I am not a big hiker or bird-watcher myself, I appreciate the value of this rare and precious natural resource to everyone.

I am also concerned because there never has been a full environmental review of the project as a whole. In 1998, the City Council signed off on a mitigated negative declaration, not an EIR. Now, as I understand it, the city's Planning Department is reviewing the "addendum" to the Society's master plan under CEQA as well as city and county regulations. In view of new elements

introduced since 1998, and the changed needs and pressures in our community, including increased density, traffic congestion, air pollution, and noise pollution, as well as the accelerated loss of wilderness for native plants and wildlife, the cumulative impacts, if not any individual feature of the plan, compel further study.

Finally, I am concerned about public safety. There is, as you know, only one entrance to and exit from the zoo, at the intersection of I-580, Mountain Blvd, and Golf Links Rd., and this is not slated to change. Traffic congestion there is already a problem even on weekdays, let alone weekends and holidays. Cars get stuck on the off ramp from the freeway and on Golf Links Rd., which has a sharp curve just before the stop sign so that people coming down the hill can't even see if there's a back up. The Society is projecting that attendance at the zoo will double with this expansion from approximately 500,000 to 1 million people a year. This will create an incredibly dangerous situation under normal circumstances, but what is really horrifying is the prospect of a disaster such as a fire or an earthquake – actually, the certainty of a disaster such as fire or earthquake – where hysterical people will be trying to get out of the zoo and the neighborhoods above. One does not even have to go to San Francisco to understand what can happen; we have seen the consequences right here in the East bay.

The Oakland Zoo is a terrific asset not only for Oakland, but for the world. If we humans must keep wild animals in captivity, Dr. Parrott has done everything humanly possible to make the best of the situation, and there is no question that a high quality veterinary hospital is absolutely necessary if he is to continue to do so. Nevertheless, I question whether it is absolutely necessary to fence in this remnant of what we once were to preserve it.

I appreciate this opportunity to make comments on the project, and I look forward to participating as the public process unfolds.

Sincerely,
Stefanie Gandolfi

March 28, 2010

To: Oakland Zoological Society
City of Oakland Planning Dept.
Oakland Councilmember Larry Reid

From: Brian Knittel
4944 Scotia Ave
Oakland, CA 94605

Re: Comments Regarding Oakland Zoo Expansion into Upper Knowland Park

I am a resident of the Grass Valley neighborhood in Oakland.

I had thought that Knowland Park was protected open space. I was dismayed to discover that in Oakland, open space is land that's protected until someone comes up with a plan to build on it.

So, while I greatly value and respect the Oakland Zoo, I need to register my objections to the Zoo's expansion-as currently planned. And I'll not be terribly concise.

First of All, the Zoo is the Right Size Already

People value the Oakland Zoo for several reasons. Besides the intimacy of the environment, the high quality of the animal habitats, and the superb educational and scientific thought put into the exhibits, the Zoo is "right-sized" *as it is now*. It's comfortable, friendly and accessible. You can see it all in one day at a relaxed pace. You don't get tired before you're seen it all, nor do you feel like you hit the back fence before you were finished. You leave thinking "That was really, really great," and relish the thought of returning.

An expanded Zoo seems of dubious necessity, and expansion that requires a secondary trip just to get to an isolated "island" of additional exhibits could only detract from the current comfortable experience. Yet, the Zoo seems intent on expanding.

A California Simulacrum

Preservation of open space in California's urban areas is a key concern, and the City of Oakland has made it a stated priority. In fact, Oakland considers Knowland Park to be the "crown jewel" of its remaining open space. It's not just sweeping vistas from its bluffs that justify this valuation—this is available anywhere in the hills—but the interior experience. Walk there at this time of year and you are enveloped in its gently rolling emerald hills; you feel like you are being cradled in the palm of God's hand. Face the interior of the park and you are transported back to a time where the Bay was wild and windy, fresh and full of birds, deer and other wildlife, and not crowded with masses of people.

What the Zoo intends to do now is to remove both the "open" and the "space" from this open space, and to destroy this *existing, real* California experience to build a simulacrum of what California used to be like, before people diced it up to build houses, strip malls and ... Zoos. The Zoo wants to construct a fenced-in, diminished, crowded, artificial version of what Knowland Park is *right now*.

Knowland Park right now—as the City itself has stated—is California!!! with three exclamation points. What the Zoo intends to do is to degrade it to California! with just one.

Not What Was Agreed Upon

In 1998, The City of Oakland and the neighborhood associations agreed to an expansion configuration markedly different than the one proposed now. Buildings have been added, and all buildings have been relocated. The campground, amphitheater and multistory visitor's center are new.

It must be understood that the neighborhood brouhaha that occurred in the late 1990s arose from the Zoo's attempt to annex most if not all of upper Knowland Park, and to place a high-traffic roadway and a flooding hazard in the backyard of one of the adjoining neighborhoods. The Zoo's 1998 plans finally addressed those neighbors' concerns but it took *two years and significant pressure* from the City Council to get the Zoo to acknowledge that its immediate neighbors deserved some protection from the Zoo's encroachment.

Then, in 2007, the Zoo floated an expansion proposal that violated the terms of its 1998 agreement by pushing *far* past the agreed-upon fence boundary, by relocating and enlarging *every* one of the proposed new buildings, and by adding additional features not approved by the Council or the neighborhood associations.

If the current proposal is now back within the 1998 boundaries, it's *only* because that attempt to enlarge the expansion was exposed by groups like Friends of Knowland Park, and rebuffed by the planning department.

Give and Take, Take and Give

The current expansion plans still remain dramatically larger in scope than the 1998 proposal.

To justify this, Dr. Parrott has stated that he believes the agreement he had with the city in 1998 was for the *concept* of the expansion only, and not its specific details. The people who participated in that original agreement have *utterly rejected* the notion that their agreement was anything but specific. (Just ask Fabomi Ojuola.)

But if the Zoo rejects the specificity of its original agreement, then it must accept that this a two-way street. If the agreement is open to change and reinterpretation, if the Zoo is free to *change and expand* the original approved parameters, then it must be that the city is free to *change and reduce* the scope of the expansion.

It is the city that owns Knowland Park, not the Zoo. And as the Zoo acknowledges, the plans are even now not yet complete. So, they can be changed.

Loss of Public Parkland and Open Space is Simply Unacceptable

The plans *must* be changed. As currently placed, the Zoo expansion is an entirely unnecessary waste of Oakland's most precious and limited resource.

And once the fences go up, Knowland Park will *never* be recovered as public land. The Crown Jewel of Oakland's open space will have been lost.

Build it (Smaller) and They Will (Still) Come

The expansion into upper Knowland park simply is not necessary for the viability or mission of the Zoo. It can grow "smart", not big, and still evolve and improve.

There has to be some "one exclamation point" land contiguous to the Zoo that could be used for new exhibits; at least this would be an even trade. There are certainly small flat areas for mobility-impaired visitors adjacent to hilly land for the "native" animals. (We are dubious of Dr. Parrott's assertion that grizzly bears and mountain lions require completely flat land to inhabit).

Personally, I'd rather not be fighting the Zoo on this. I'd rather be—and would otherwise be—fundraising for it. But, as it stands now, this is not an expansion of a valuable resource, it's the destruction of one, and I can't support it.

Brian Knittel

communityinput

From: Deborah Best [dlbest7@earthlink.net]**Sent:** Sun 3/28/2010 8:11 PM**To:** communityinput**Cc:****Subject:** Comments on Zoo Expansion**Attachments:**

Dear Sir,

I am strongly against the zoo expansion into the open space above the park. The development of the California project is too big, too far away from the main part of the zoo, and unwanted by the park's neighbors. To destroy this beautiful valley and the panorama of the bay area is dreadful.

I live in San Leandro and am a 6th generation resident of the Bay Area. I went to Mills College with Mr. Knowland's step daughter. I come to the open space every week in order to train my dogs in tracking. Tracking is a derivative of search and rescue, and SAR groups also use the area for training. Our dogs are trained on-leash, we pick up after them, and we leave nothing but footprints. This space is absolutely ideal for this type of training, and it will be terrible loss. Your regime only wants to "pave paradise and put up a parking lot", as the song goes. And a gondola, and a restaurant, and imprisoned animals, and sell touristy things in a gift shop. Basically, it's a commercial development. What a waste of our true endangered species -- open space and panoramas of the bay area.

Regarding the planned Veterinary Hospital, if the people of the City of Oakland wish to spend their hard-earned money on that project, then that should be their choice. That development is reasonably situated near the current developed area of the zoo and shouldn't cause too much additional impact on its neighbors. Other than paying the bill for it.

The California project is the wrong thing in the wrong place. If I lived there, I certainly would be in a panic that grizzly bears would come into my back yard. Put the development next to the existing part of the park, and if it doesn't fit in, then DON'T BUILD IT.

Thank you.

Deborah Best
San Leandro, CA

communityinput

From: Tony Sweet [tsweet@ix.netcom.com] **Sent:** Sun 3/28/2010 9:52 PM
To: communityinput
Cc: 'Jason Webster'; 'Ruth Malone'; 'reid Reid'; Dr. Parrott; 'Tamara Thompson'; pdow@mindspring.com; atlarge@oaklandnet.com
Subject: Objection to Zoo Expansion
Attachments:

I object to the Zoo expansion.

First, because it usurps most of what is a free park; a free park for the people of Oakland. The zoo is taking the best land in Knowland Park for its "pay to enter" zoo. While the zoo takes the best land and leaves the rest to the people, this is a misuse of the public trust. It is a misuse because Knowland Park was deeded to the People of Oakland in perpetuity. Yes, some land is left for the people, but it is not the best and the zoo is taking the heart of the park for its own business purposes.

Second, because Joel Parrott is not a good public steward. He willfully directed his staff to steal trees from King Estates Open Space Park and other private and public locations. His disdain for public process and the law puts into serious doubt our faith in his management of the Zoo. We doubt that he can manage an even larger Zoo.

Had the Zoo employees not been caught stealing red-handed, he would have never made amends to King Estates. Even now, public outcry dragged him kicking and screaming to mitigation.

Third, because the expansion is an over zealous "land grab." The Zoo does not need to take so much land from the People. It can do the expansion closer to the freeway and below the ridges that gives the People the glorious vistas.

In summary, I object utterly to the Zoo's expansion. I am disappointed with Oakland City Council who has let the Zoo usurp free and open public space.

If the Zoo could explain how it can legally take away free land from the People, fence it off, charge a fee and still call it a public benefit, we deserve an answer. This answer needs to be made public, for all to see.

Sincerely,

Tony Sweet

CONSERVATION & EDUCATION
OAKLAND ZOO

9777 Golf Links Road
Oakland, CA 94605
(510) 632-9525 x 178
communityinput@oaklandzoo.org

Note: Comments due by 5:00pm on Monday, August 2, 2010.

NAME: Don Johnson

ADDRESS: 466 Saint Andrews Rd

CITY/ZIP: Oakland 94605

PHONE: (510) 635-1899

EMAIL: oakknollie@mindspring.com

COMMENT: I have travelled to many of the "world class" zoos, from Tokyo to Chicago & San Diego. I am a proud supporter of our

OVER, PLEASE...

COMMENTS (continued...): zoo and consider it equal to or superior to many others.

I am in favor of the expansion plan AS CURRENTLY PROPOSED, and look forward to the day the youngest generation members of my family can enjoy California! with native species exhibits. The location and plan for the new refinery facility is PERFECT.

CONSERVATION & EDUCATION
OAKLAND ZOO

9777 Golf Links Road
Oakland, CA 94605
(510) 632-9525 x 178
communityinput@oaklandzoo.org

Note: Comments due by 5:00pm on Monday, August 2, 2010.

NAME: Re Ann Smith

ADDRESS: 111 Shadow Mountain

CITY/ZIP: Oakland 94605

PHONE: 636 1815

EMAIL: SMITH7610@sbcglobal.net

COMMENT: It would be helpful if meeting
announcements were placed in
the newspapers.

OVER, PLEASE...

You replied on 7/6/2010 2:37 PM.

communityinput

From: Kezar, Donald [DPK3@pge.com]
To: communityinput
Cc: lreid@oaklandnet.com; lcrk3@comcast.net
Subject: RE: Oakland Zoo Expansion
Attachments:

Sent: Tue 7/6/2010 2:20 PM

Thank you for your attention to my concerns.

I would like to clarify further my thoughts about the trail proposal. When you look at the access paths that are proposed for the Knowles, they are planned simply as "up and back trails" that will have a perimeter fence running continuously on one side of the trail. There is no provision for a loop in the trail.

Part of the enjoyment of walking the trail network that now exists, is being able to take variable routes through the area. The proposed perimeter fence bisects the middle of the now walk able area. I would like to have seen this situation addressed so that some sort of continuity will remain to the trail system that now exists.

Sincerely,

Don Kezar
DPK3@PGE.com

-----Original Message-----

From: communityinput [mailto:communityinput@oaklandzoo.org]
Sent: Tuesday, July 06, 2010 12:49 PM
To: Kezar, Donald
Cc: lreid@oaklandnet.com
Subject: RE: Oakland Zoo Expansion

Dear Mr. Kezar -

Thank you for your email to the communityinput@oaklandzoo.org address concerning the Oakland Zoo expansion. I appreciate your taking the time to review our plans and respond. I wanted to take a brief opportunity to respond to some of your comments and to get additional clarification.

First of all, thank you for your initial comment on your support for the Zoo and our plans to have improved facilities for the animals and our visitors. Animal care and welfare is central to our mission and we take pride in our leadership in the Zoo industry. To that point, we recently were sent a letter from PETA that I am attaching.

Regarding your points on community access, we have indeed been spending time ensuring that all the needs of the citizens of Oakland are met by the new exhibit. The California exhibits will open up the currently underutilized area of the Park to the more than 600,000 people who visit the Zoo every year. Moreover, the new exhibits will be completely

ADA-accessible, something that is not available today, allowing many more people to experience the spectacular vistas of which you speak.

As a small portion of Knowland Park's existing trails are being cut off by the Zoo's expansion, the Zoo has proposed an access path that connects two of the trails to two knolls that provide sweeping views of the Bay. The proposed access path is noted on the visual titled "2010 Modifications to California Exhibit." Keep in mind, that Knowland Park has multiple spectacular vistas, many of which are outside of the California Exhibit footprint.

I would welcome hearing more from you when you ask the Zoo to spend time on "planning and building alternative trails on this site." Also, when you suggest the Zoo should evaluate the perimeter fence with the intent of enhancing hiking loops, can you be more specific on what you mean?

Once again, thank you for taking the time to respond. As a reminder from the Zoo's July 1 community input email, we will be hosting a community meeting on July 20th from 6-8pm at the Zoo's Snow Building.

Regards,

Nik

Nik Haas-Dehejia

Director, Strategic Initiatives

Oakland Zoo

Post Office Box 5238

Oakland, CA 94605

Tel: 510.632.9525 x138

Fax: 510.635.5719

From: Kezar, Donald [<mailto:DPK3@pge.com>]
Sent: Mon 7/5/2010 7:37 AM
To: communityinput
Cc: Ireid@oaklandnet.com
Subject: Oakland Zoo Expansion

As a neighbor and long time visitor to the zoo I would like to comment on the proposed plans for expansion.

I support the zoo in concept with its plan to better the facility for the animals and enhance the experience for all who visit. However, I would like to see more effort from the zoo to accommodate the numerous people who use this pristine area for walking and hiking.

Currently this unique area offers some of the most spectacular vistas in the city, all free of charge. When the zoo expands I will no doubt visit and enjoy the exhibits, but will only be able to afford the price of admission on occasion.

I am asking that the zoo continues with an eye on accommodating all the needs of the citizens of Oakland. I would like the zoo to evaluate the perimeter fence, with the intent of enhancing hiking loops which preserve the views for all of the residents of this city.

The area currently set aside to preserve the trails is not adequate. More effort needs to be spent on planning and building alternative trails on this site.

Sincerely,

Don Kezar
(510) 815-5254
DPK3@PGE.com

communityinput

From: communityinput **Sent:** Tue 7/6/2010 8:07 PM
To: Lee Ann Smith
Cc:
Subject: RE: Freeway backup problem during special zoo activities
Attachments:

Lee Ann -

Thank you for your input concerning traffic conditions during special zoo activities. I will be sure to review your comments with the Zoo's park safety director to better understand the situations you reference. Thank you as well for your suggestions of how to possibly limiting the backups.

As a reminder, I wanted to be sure you knew the Zoo is hosting another community meeting concerning the Zoo's expansion plans on July 20th at the Zoo's Snow Building.

Thanks again Lee Ann.


Nik

Nik Haas-Dehejia
Director, Strategic Initiatives
Oakland Zoo
e: nik@oaklandzoo.org
t: 510.632.9525 x138

-----Original Message-----

From: Lee Ann Smith [<mailto:smith7610@sbcglobal.net>]
Sent: Mon 7/5/2010 8:24 AM
To: communityinput
Cc: smith7610@sbcglobal.net
Subject: Freeway backup problem during special zoo activities

While this is slightly off the subject of future plans for the Zoo, I am very concerned about the problem of the cars that backup all the way onto the freeway during special Zoo activities. This is, of course, caused by patrons having to stop to pay the parking fee at the entrance. I am suggesting that perhaps a small increase in the membership fee or Zoo admission charge would cover expenses and enable you to do away with the dangerous situation caused by the entry kiosk.

 You replied on 7/19/2010 12:33 PM.

communityinput

From: Thomas DeBoni [tomdeboni@mac.com]
To: communityinput
Cc: Thomas DeBoni
Subject: Community input on the Zoo Expansion Plans
Attachments:

Sent: Fri 7/16/2010 4:21 PM

I oppose the Oakland Zoo's expansion plans. Knowland Park is too important to the community to be misused in the planned way. Alternative plans are available that are far superior to the Zoo's in taking less space and leaving the highlands free to all users.

Open space is more important than an expanded zoo. Any organization concerned with the environment would readily agree to that.

Native species that currently live in the park are more important than ones now extinct in California. Any organization concerned with education would realize that.

Please don't do this to our City.

Tom DeBoni
350 Elysian Fields Dr.
Oakland 94605

communityinput

From: john williams [littlejohn234@yahoo.com]
To: communityinput
Cc:
Subject: Comment on the Proposed California Project
Attachments:

Sent: Thu 7/29/2010 3:54 PM

To the Oakland Zoo,

I see that the Zoo finally has a plan to bring to the City of Oakland. I am of the opinion that this proposed expansion -The California Project- is too intrusive into the upper area of the Knowland Park Open Space and undermines the beauty and uniqueness of the location.

I do not see how a tram ride to a snack bar by way of a few animals caged on the cheap serves the public interest. I see this as a way to increase revenue and I believe other more creative revenue streams should be examined.

I see the need for a better Veterinarian Hospital but I believe at this time a new Environmental Impact statement, one consistent with CEQA, should be created. It should examine not only this proposal, at this time, but other ideas that are more consistent with the stated intent of Mrs. Knowland's original grant to the City of Oakland.

The Zoo is supposed to be a steward of the Open Space, not an Exploiter. Indeed throughout this process, the Zoo has behaved less like a Non Profit Organization and more like a somewhat sleazy, disingenuous Private Corporation bent on the maximization of profits. Hey, the truth hurts! It hurts the interested public and it hurts your reputation.

I am not convinced that the Zoo's 1998 document would or should hold up in court. Clearly money has been spent to skirt CEQA and keep the public out of the loop regarding the timeline of this project. Consultants have been paid and Zoo employees appear to have received a bit of coaching. This kind of stuff is not exactly what one would recognize as Stewardship in the Public Interest.

I could go on but let's see what happens at the City level. I am a realist and there appears to be a bit of momentum here. One thing I will add is I don't like the Tram Or The Fence. Make People Walk. It's better for them anyway. Transport them to the Plateau but don't turn it into an animal arcade with a view. It's a banal idea.

With concern,
John C. Williams
PO Box 30
Smith, NV 89430

communityinput

From: Robertson, Mark [Mark.Robertson@hexcel.com]
To: communityInput
Cc:
Subject: Zoo Expansion Input
Attachments:

Sent: Mon 8/2/2010 3:01 PM

To whom it may concern,

I'm a neighbor of the Oakland Zoo and Knowland Park. I believe that Knowland Park is a jewel of Oakland and the expansion is not consistent with true conservation (as described in a letter from the Sierra Club on the Knowland Park Website). It is one of the last remaining open spaces in Oakland. I think it's a shame that the Oakland Zoo, who is a steward of the park, hasn't take more responsibility for developing and preserving Knowland Park, a truly unique open space. I don't understand how destroying current habitat to create a "fake" California experience promotes the Zoo as a conservator of California habitat. The footprint and required paved roads for the Zoo expansion are not acceptable. They will destroy the habitat for native animals and plants, in addition to increasing traffic to an already congested entrance and adding noise. As much as I disagree with the expansion overall, I'm willing to accept a smaller Zoo footprint that preserves more of the park and fence lines that don't interfere with the current view.

Thank you for your consideration.

Mark Robertson

10782 Hellman St

Oakland, CA 94605

Phone: 925-890-8942

communityinput

From: Englander [mrenglander@yahoo.com]**Sent:** Mon 8/2/2010 3:13 PM**To:** communityinput**Cc:** kputz62@hotmail.com**Subject:** Zoo Expansion Input**Attachments:**

Hi,

recently moved to the Oakland hills and discovered the wonders of Knowland Park. This is a unique park that offers the opportunity to walk and see native California wildlife and plants. In the last six months on my walks in the park, I've seen deer, coyote, hawks, foxes, and owls, in addition to assorted trees and plants. It never ceases to amaze me that this unique park sits in the middle of an urban area. I think the current Zoo expansion will cause environmental harm to an area that so much native CA wildlife. I'm very concerned that the zoo expansion requires paving many parts of the park's roads. Paving the road to the Snowdown exit will cut the Knowland Park in half and essentially turn it into essentially a paved parking lot. I firmly believe that Knowland Park should be preserved for generations to come.

Thank you,

Lauren Robertson
10782 Hellman St
Oakland, CA 94605

Phone: 1-510-969-7309

Ranelletti, Darin

From: Stefanie Gandolfi [stef.gandolfi@sbcglobal.net]
Sent: Monday, August 02, 2010 3:48 PM
To: Nik Haas-Dehejia
Cc: Ranelletti, Darin
Subject: expansion plans

Dear Nik,

First, let me say I appreciate the zoo's willingness to solicit public comments, and the fact that it has made a few modifications to its proposal in response to those comments.

I still have serious concerns, however, about the zoo's expansion further into upper Knowland Park. First and foremost, the new exhibits will be just below the ridge line, visible and even worse, audible, to those seeking quiet enjoyment of the park. Similarly, I am concerned by the sheer size of the area to be fenced off, which seems large relative to the space strictly required for the improvements contemplated.

With respect to those improvements, I am most unhappy with the idea of the aerial gondola, which will entail massive engineering and construction work for its support structures and terminals, including the insertion of toxic materials, earth-moving equipment, and manpower, in comparatively undisturbed regions of the park. I know it is supposed to be better for the environment than the use of diesel buses for ground transport discussed in the original plan, but why not use some type of electric vehicle to move people along the utility road that has to be paved anyway? While a gondola would bring more "wow" to the zoo, it seems unnecessary from a practical standpoint in view of advances in transportation that are now available.

Needless to say, an increase in traffic congestion and fire danger will pose public safety risks for the entire south hills area. And, as a close neighbor of the zoo, I am concerned by the increased noise pollution, air pollution, and light pollution, stemming from the project, in particular the visitor center, outdoor amphitheater, the overnight campground, and the elevated walkways at the crest. I also worry about the effect of the water retention pond on the stability of the hillside.

In closing, I should also say that I completely support the new veterinary hospital and all you hope to accomplish both for the animals at the zoo and for wildlife conservation in general, including the education of veterinarians to meet the challenges of the future. But other elements of the plan seem to be at cross-purposes with the goals of conservation by degrading a fairly intact ecosystem that affords protection for those wild species that still, rather miraculously, inhabit our hills, meadows, woods, and creeks.

I know that these are all matters under consideration by the planning department in reviewing the Zoological Society's application for a major conditional use permit, and I hope the department will require the zoological society to conduct a complete environmental review of this project under state and federal law.

Thank you for your time and attention,
Stefanie Gandolfi
81 Donna Way
Oakland, CA 94605

communityinput

From: K Putz [kputz62@hotmail.com]
To: communityinput
Cc:
Subject: FW: Zoo expansion comments
Attachments:

Sent: Mon 8/2/2010 4:09 PM

Correction to my earlier email.

From: kputz62@hotmail.com
 To: communityinput@oaklandzoo.org
 Subject: Zoo expansion comments
 Date: Mon, 2 Aug 2010 23:05:37 +0000

To Zoo expansion planning committee:

I am a neighbor of the Oakland Zoo and Knowland Park. I am very concerned about the zoo's current expansion plans. I don't think it takes into account neighborhood concerns like traffic and noise. It also differs substantially from the 1998 plan that was approved by voters.

I believe that Knowland Park is a unique piece of open space in a crowded, urban area. There are many native plants and animals in the park so I'm not sure why we need a "California" exhibit in a park that already reflects the "California environment". The expansion will add fences and block many of the scenic views. Paved roads will need to be added to support the expansion and its transportation and fire requirements. I think the fences and paved roads will destroy the beauty of the park and also hurt all the native species (deer, coyote, owls, hawks, fox to name a few) already in the park. I know the Zoo has promised to be a steward of the park and the expansion. Yet, on numerous occasions I've seen the Zoo not take responsibility for Knowland Park (people driving through the park, fireworks on July 4th in the park, and Scotch broom not removed for weeks after a volunteer clean up). I worry that the expansion will mean the zoo will neglect Knowland Park even more.

I'm also worried that the zoo doesn't have the funding for the expansion or to support it in the future. I think the expansion puts the city at financial risk for its ongoing operational costs, at a time when the city can barely afford an adequate police force.

There are aspects of the zoo's expansion that I don't think are necessary or backed up by any zoo need other than financial gain for the zoo. Is it necessary to have a restaurant/snack shop with its trash, supply storage and transportation needs located in the proposed interpretive center? I'd like to see a smaller interpretive center with less impact to the environment and hillside. Is a gondola necessary to move visitors? I think there are other options that won't destroy the view. I also don't understand the benefit of an overnight campground, which would create additional noise and trash. There are many campgrounds in close proximity to the Zoo already. There's an underused group campground a few miles away at Lake Chabot.

I've been to the zoo a few times and think its size is just right for a Children's Zoo. On my trips there with small children, we didn't even see the entire zoo. Sadly, I think some expansion by zoo is inevitable but I'd prefer an alternate plan like the one created with input from the community and Friends of Knowland Park.

Thank you for your consideration.
 Karen Putz
 10782 Hellman St.
 Oakland CA
 510-559-0712

communityinput

From: Ashley Rockett [akrockett@hotmail.com]**Sent:** Mon 8/2/2010 5:20 PM**To:** communityinput**Cc:****Subject:** Zoo community input**Attachments:**

I am writing this email in the car on the way home, people told me not to even bother. Maybe they are right but hopefully the concerned citizens have made a difference. I have been an Oakland public school teacher and community member for over six years. In that amount of time I have never taken my students to the zoo only the Knowland park open space. My main concern is changing the land for the future generations. If the zoo things they need to expand, I think the zoo should expand on the preexisting hill side. As a neighbor I would like to see final plans. In one plan I saw a parking lot in the upper california exhibit, how are the neighbors going to be garunteed the neighborhood will not be changed.

Ashley Rockett



Dr. David Schneider
OPTOMETRIST

(510) 848-6733 • ds6056@earthlink.net

10/20/10

1736 HEARST AVENUE • BERKELEY, CA 94703

DEAR PLANNING COMMISSION -

I URGE YOU TO NOT ~~REPLY~~ APPROVE

CURRENT PLAN FOR ZOO EXPANSION INTO

KNOWLAND PARK. I ENCOURAGE THE ZOO

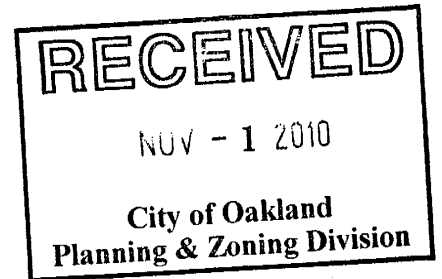
TO REFOCUS ON DEVELOPING PROGRAMS THAT

DO NOT REQUIRE LOSS OF OPEN SPACE

AND WILDLIFE HABITAT.

Sincerely -

DR DAVID SCHNEIDER





**SIERRA
CLUB**
FOUNDED 1892

Northern Alameda County Group

(Alameda-Albany-Berkeley-Emeryville-Oakland-Piedmont-San Leandro)

2530 San Pablo Avenue, Suite I, Berkeley, CA 94702

510-848-0800 (voice) · 510-848-3383 (fax)

November 27, 2010

Scott Miller
Managing Supervisor
Planning and Zoning Division
250 Frank Ogawa Plaza, Suite 3315
Oakland, CA 94612

Re: Oakland Zoo Master Plan 2009 Revisions

Dear Scott,

It is our understanding that the draft environmental document regarding the Zoo Master Plan 2009 revisions is scheduled to be released in January 2011. We are further informed that it is anticipated that there will be a 30 day review period to provide feedback on the study, and that the study being prepared by Placemakers (the environmental consultant) is substantive and lengthy. We would like to comment on the content of the study as well as the process for providing input.

The Sierra Club previously submitted a letter to the City, dated May 2, 2010 stating that the altered scope of the zoo's expansion vis a vis the original 1998 proposal warrants a full Environmental Impact Review and that it needs to comply with CEQA. We further stated that the "environmental review" performed in 1998 was inadequate because it did not fully analyze impacts to the plants and animals in the proposed expansion area and did not propose a full spectrum of possible mitigations the way a normal EIR would do.

We expect that whatever document Placemakers is currently preparing will comply with CEQA, will carefully examine the alterations in landscape and biology that have taken place since 1998, and will fully analyze the impacts to plants and animals in a way that the original study failed to do.

We also feel strongly that the approval of the Zoo expansion by the City in 1998 does not mean the new study can be a "mitigated negative declaration" – essentially exempting the City and the Zoo from mitigations based on the 1998 approval. It is our understanding of CEQA that when more than 10 years have elapsed, a completely new study is required. Therefore, **the new study needs to re-examine the impacts to the environment (both natural and non-natural) as if the new expansion had never been approved in the first place.**

Regarding the process for providing input to the study, **we strongly urge the City to extend the public comment period from 30 to 60 days** to allow us to carefully read the study and respond to it. Because the new study is expected to be lengthy, we feel 30 days is not enough time for volunteer-led groups such as ours or others to respond. Also, since the planning for the "new" zoo expansion has been underway for over 2.5 years (the project was first brought to our attention in early 2008), it does not seem that it will hurt the City or the Zoo to wait an extra 30 days to give the public a chance to thoroughly analyze the new environmental study and provide responses.

Sincerely,

Kent Lewandowski
Chair, Northern Alameda Group
Sierra Club, San Francisco Bay Chapter

Cc: Oakland Planning Commission - Eric Angstadt, Planning Director - Darin Ranelletti, Planner III

Ranelletti, Darin

From: Bgery3@aol.com
Sent: Saturday, February 19, 2011 10:02 PM
To: Ranelletti, Darin
Subject: Knowland Zoo

I am a neighbor living close by the zoo and I do not support the idea of expanding the zoo in such a commercial way. Please reconsider and spend the money in another way.

Ranelletti, Darin

From: David Makki [makkiburger@gmail.com]
Sent: Monday, February 21, 2011 6:25 PM
To: Nik Haas-Dehejia
Cc: Ranelletti, Darin
Subject: Fw: Support for Oakland Zoo Expansion

Hi Nik,

A lady I am familiar with wrote this and sent me a copy. I believe she has your and Darin's email address wrong so I'm sending you a copy just in case.

David

----- Forwarded Message -----

From: Noelle Rodolari <noelle_r@hotmail.com>
To: ornik@oaklandzoo.org
Cc: atdranelletti@oaklandnet.com
Sent: Mon, February 21, 2011 6:06:18 PM
Subject: Support for Oakland Zoo Expansion

Dear Nik,

This email is to give my support for the expansion of the Oakland zoo. As a new Oakland zoo volunteer in the animal management department, I find the expansion beneficial for many reasons. The plan would benefit education, entertainment, local businesses and so much more. Personally, I drive all the way from Redwood city to enhance my experience with exotic large animals in order to build my application for Vet school. The zoo will help me build the prerequisite hours in the field of exotic animal care and management.

My family and I have visited the zoo for many years and the improvements are noticeable. It's really exciting to be part of the growth and state-of-the-art animal management. I look forward to this expansion to improve the quality of life for these precious animals and give Oakland more esteem in the Zoo world. I've heard some people say if they were a zoo animal, the Oakland zoo is where they would want to live. I see this expansion critical to improve the zoo's reputation and help put it as a top rated zoo in the whole country.

Best Wishes,

Noelle Rodolari
2415 Massachusetts Ave
Redwood City, CA 94061

650-799-1752

Ranelletti, Darin

From: vakhsh [cherma6@comcast.net]
Sent: Thursday, March 03, 2011 11:12 PM
To: Ranelletti, Darin
Subject: Knowland Park
Attachments: Zoossity.doc

Dear Ranelletti!

I know, you know exactly if tons of metal, tons of concrete, tons of asphalt, tons of sewer-pipes would be brought to the nature where all this stuff not available now, it is not a conservation, it is not a preservation, it is not an education. My concern is the vanishing beauty of nature - the subject of zoological hatred of your Society.

Victor Ross

3/8/2011

Zoological Society Hatred Prevails

The stand off between the residents around the Knowland Park and the East Bay Zoological Society, in my opinion, is over. It was clear the group with capital, power and political clout would win.

... nature does not have any intention or goal.

Jacques Lucien Monod

Nature has no agenda. Because of this, many sections of Knowland Park are ineffably beautiful. Alas, this is a weak argument in attempt to save the beauty from the aesthetically ignorant zoological Society

Human wishes arise from vanity and are, indeed, pursued in vain.

Billy Collins

The East Bay Zoological Society seems to have hatred toward the goal-less nature, the nature with no intention. Therefore this strange Society (of humans?) cannot tolerate and perhaps jealous of goal-less ineffable beauty and seeks, in vain, to improve it. It has already death-marked thriving native trees (California Laurel), which dare to grow with no intention. This anti-zoological society believes it will enhance the natural beauty in the hills around the zoo with a fence, a restaurant and a gondola!

Are we to feel reassured with the plan to include a natural habitat for native California animals as part of the new 'master plan'? Will the Zoological Society trap and cage hidden residents already living in the hills, or will they merely destroy their habitats so they can give us the gift of 'California'?

The future holds neither what we wish nor what we fear.

Theodor Herzl

The Society appears to be motivated by vision of profit. Profit is usually a function of many variables. Therefore if we try to figure out the consequences of the current determination of the Zoological Society to harm Knowland Park, we may find that the future holds neither what **they wish** nor what **we fear, it bears something worse.**

Victor Ross, 10701 Lochard St., Oakland, Ca 94605

Ranelletti, Darin

From: Tony Sweet [tsweet@ix.netcom.com]
Sent: Sunday, March 06, 2011 10:02 AM
To: Ranelletti, Darin
Subject: Public comments on the Oakland Zoo Expansion to Knowland Park

I am concerned that the Zoo's expansion into Knowland Park conflicts with the goal to preserve of the largest remaining piece of open space owned by the city of Oakland for wildlife habitat, native plants and free access by the surrounding community. The Knowland Park "Mesa" is a unique public property that must be preserved. People need space to breathe, and to get outside after a long day at the office. The original Master Plan was configured this way, but has grown dramatically since 1996. Why must this new plan incur so deeply into the Park? Mayor Quan is already concerned that the Green Space and Ridgeline is disappearing. This only takes away more open space. The Zoo expansion plan needs to be revised so that it meets the objective of enhancing visitors' appreciation for nature, while limiting development to western areas below the ridgeline and more proximal to the existing Zoo facilities. Can this be done so that a full Environmental Impact Report addresses these concerns? If not, explain why not.

I am concerned that anything less than a full Environmental Impact Report does not adequately address increased traffic congestion. A small Zoo is perfect for the small rural sized roads of the Oakland Hills neighborhoods. A new, larger, expanded zoo would attract tens of thousands of more people and the roads and the freeway cannot handle this load. The proposed expansion is expected to bring 100,000 more visitors through an already congested intersection. The nearby Oak Knoll development will use the same Golf Links Rd & Mountain Blvd exit (which is already dangerously congested during Peak hours) as the zoo, and is planning over 900 single-family homes, owners of which will need to drive in and out every day for work. Can you please find a better way to reduce or mitigate traffic congestion, noise/light and air pollution impacts on surrounding communities in a full Environmental Impact Report? If not, explain why not.

The City of Oakland should require the Oakland Zoo to complete a full Environmental Impact Report. The zoo was never required to complete an EIR. Any normal development of this scale which includes facilities that will handle medical waste, increases traffic impacts, and expands into natural habitat for endangered animals would normally be required to complete the EIR process. Why is there no full Environmental Impact Report? I am concerned about the impact of medical waste in the hills.

I am concerned about the net loss of open space. Principle #4 of the Oakland General Plan's Open Space, Conservation and Recreation Element (principles which were established to guide management of all open space resources within the city) states that there should be no net loss of open space within the city when buildings and related facilities are constructed. The Oakland General Plan's Open Space, Conservation and Recreation Element (pp 5-46) specifically states that "the substantial portion of Knowland Park above the zoo and picnic grounds...is to remain in its natural state and be managed for resource conservation and fire hazard reduction." The conversion of this property to zoo grounds, restaurant, veterinary hospital, etc. does not conform to the General Plan and the planned zoo expansion would result in a net loss of freely accessible public open space. Can you revise the expansion so that this does not occur? If not, explain why not.

The Zoo Master Plan was approved with a Mitigated Negative Declaration in 1998, but we believe that an Environmental Impact Report should be completed, appraising the current situation, since conditions have changed since the Initial Study was completed more than ten years ago.

Policy CO-9.1 of Oakland General Plan's Open Space, Conservation and Recreation Element calls for protection of rare, endangered and threatened species. The burrowing owl, a special status animal species in Oakland, was reported to have been seen by a former zoo employee in the Knowland Park open space. The mitigation measures do not address burrowing owl habitat. Vernal pools used by frogs are also present and would be disrupted by the planned developments. Can you please do a full environmental impact report to address this problem?

Policy OS-10.1 of Oakland General Plan's Open Space, Conservation and Recreation Element calls for protecting the character of existing scenic views. The existing open space on which the zoo proposes to expand is a geographically and visually unique parcel, featuring rolling topography and panoramic hill and Bay views that provide a glimpse into what this area must have been like before settlement. We believe the expansion should be kept off knolls and below the ridgeline to the west so these views are protected. Can you revise the expansion so that this does not occur? If not, explain why not.

Ranelletti, Darin

From: Nik Haas-Dehejia [Nik@oaklandzoo.org]
Sent: Monday, March 07, 2011 10:14 AM
To: Ranelletti, Darin
Cc: Nik Haas-Dehejia
Subject: New Letters of Support for Oakland Zoo's Master Plan
Attachments: ZooSupportLetters_for_AmendedMasterPlan_March2011.pdf

Darin –

Attached are 7 new support letters for the Oakland Zoo's Master Plan. Please submit these letters to the Planning Commissioners for the upcoming March 16th Planning Commission hearing. Letters are from:

- Allene Warren, 40+ year resident of the Grass Valley neighborhood adjacent to the Zoo
- Nathan A. Miley, President, Board of Supervisors, County of Alameda
- Nathan A. Miley, President, Board of Directors, United Seniors of Oakland and Alameda County
- Jim Wunderman, President & CEO, Bay Area Council
- Doug McConnell, Former Host and Senior Editor, Bay Area Backroads
- Jim Maddy, President & CEO, Association of Zoos and Aquariums
- Malcolm Margolin, Executive Director, Publisher, Heyday Books

I would also like to call your attention to other support letters provided in the past and endorsements obtained from a broad cross section of the community and include such leaders as:

- Residents surrounding Knowland Park
- Gregory McConnell, President & CEO, Jobs and Housing Coalition
- John Sutter, Board Member, East Bay Regional Park District
- Peter Bernhard, Former President and Publisher, Alameda Newspaper Group and The Oakland Tribune
- Wil Hardee, President & CEO, Oakland African-American Chamber of Commerce
- Debbie Leahy, Director, People for the Ethical Treatment of Animals
- Caleb Cheung, Oakland Science Manager, Oakland Unified School District
- Joe Haraburda, President & CEO, Oakland Metropolitan Chamber of Commerce
- Paula Ramsey, Executive Director, Friends of Oakland Parks and Recreation
- Kelly Sorenson, Executive Director, Ventana Wildlife Society
- Pat Derby, President and Founder, Performing Animal Welfare Society
- East Bay Zoological Society Board of Trustees
- Executive Board of the Docent Council of the East Bay Zoological Society
- Alison McDonald, Executive Director, High School Network, Oakland Unified School District
- Tom Guarino, Pacific Gas & Electric
- Jack McAboy, Chairman, Sylvan Learning Centers and Past Chairman, Rotary Club of Oakland
- Zara McDonald, Executive Director, Felidae Conservation Fund

Please let me know if you have questions. I can be reached at 510.632.9525 x138 or by email at nik@oaklandzoo.org.

Sincerely,

Nik

Nik Haas-Dehejia
 Director, Strategic Initiatives
 Oakland Zoo
 Post Office Box 5238

3/8/2011

Oakland, CA 94605
Tel: 510.632.9525 x138
Fax: 510.635.5719

East Bay Zoological Society
Celebrating 75 years!
1936 - 2011

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Oakland Zoo 9777 Golf Links Road, Oakland CA. 94605

March 2, 2011

Honorable Mayor Jean Quan
Honorable City Council President Larry Reid
One Frank Ogawa Plaza
One City Hall Plaza, 2nd Floor
Oakland, CA 94612

Dear Mayor Quan and Council President Reid:

I encourage the approval of the Oakland Zoo's plans for updates to its Master Plan, including the California Trail Exhibit and the Veterinary Medical Hospital.

As a more than 40-year resident of Oakland's Grass Valley neighborhood – adjacent to the Zoo – I consider the Zoo be a thoughtful caretaker of Knowland Park. The Zoo's proposed improvements will allow it to both better manage the park and also continue to provide opportunities to school-age children. What better place to learn about plants and animals than in their natural environment!

I commend the Zoo for making improvements over the past couple of decades, being an active participant in our annual Earth Day activities, and always responsive to community concerns, while also maintaining neighborliness and stewardship of the park. We must support Oakland's "Jewel" as it grows, ensuring that it will continue to draw visitors to new experiences in Knowland Park.

Sincerely,

A handwritten signature in cursive script that reads "Allene Warren". To the right of the signature, there is a small, stylized monogram or initials "AW".

Allene Warren

40+ Year Resident and Knowland Park Neighbor

cc: Oakland City Council
Oakland Planning Commission
Oakland Parks and Recreation Advisory Commission



Board of Supervisors

Nathan A. Miley, President
Supervisor, District 4

Oakland Office
1221 Oak Street, Suite 536
Oakland, CA 94612
510-272-6694/510-465-7628 Facsimile

Eden Area District Office
20993 Redwood Road
Castro Valley, CA 94546
510-670-5717/510-537-7289 Facsimile

district4@acgov.org

February 28, 2011

Mayor Jean Quan
City Council President Larry Reid
One Frank Ogawa Plaza
Oakland, CA 94612

Dear Mayor Quan and Councilmember Reid:

I support the Oakland Zoo's vision for improving and expanding the Zoo in Knowland Park.

A crown jewel in the City of Oakland for 89 years, the Oakland Zoo is among the Bay Area's top 10 most visited cultural attractions and the #1 cultural attraction in the East Bay, serving more than 600,000 visitors annually and more than 50,000 children through educational programming, including significant free admissions through its *Zoo-to-Community* program.

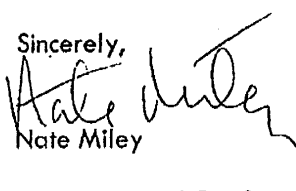
The proposed 56-acre California Trail exhibit will include 20 acres of new exhibits focused on California native animals and their habitats, a new Veterinary Medical Hospital, and a habitat restoration zone for the removal of non-native, invasive species and the planting of native vegetation. This represents expansion in less than 5% of Knowland Park, with more than 375-acres remaining open space in the 490-acre Park.

The City's environmental review, based on extensive expert studies, has ensured environmental protection at all levels. Today, the Zoo is proposing an environmentally-sound and economically strong project. Following exhaustive community outreach, the Zoo has secured support for its project from elected officials, businesses, civic and education leaders, as well as animal rights and welfare organizations.

Improvements to the Oakland Zoo will bolster our local economy at a time we need it most. The project is expected to generate \$111 million of total economic impact as a result of a study done by the East Bay Economic Development Alliance. Local businesses will benefit from this project, and construction is expected to generate more than 200 jobs. With double-digit unemployment in the Bay Area, Oakland cannot afford to miss this opportunity to put people to work. And, as one of the largest employers of youth in Oakland, the Zoo provides opportunities for young adults, many of them new to employment, that build confidence, leadership and education for future job readiness.

I encourage you to seize the opportunity to help grow one of our region's greatest cultural assets – drawing more visitors to Oakland and the region, and establishing your City as a premier educational, cultural, arts, and entertainment destination.

Sincerely,


Nate Miley

cc: Oakland City Council
Oakland Planning Commission
Oakland Parks and Recreation Advisory Commission
Dr. Joel Parrott, Executive Director, Oakland Zoo



7200 Bancroft Avenue, Suite 178 ♦ Oakland, CA 94605 ♦ (510) -729-0852 ♦ www.usoac.org

February 28, 2011

Honorable Mayor Jean Quan
Honorable City Council President Larry Reid
One Frank Ogawa Plaza
One City Hall Plaza, 2nd Floor
Oakland, CA 94612

Dear Mayor Quan and Council President Reid:

The United Seniors of Oakland and Alameda County encourages your support of the Oakland Zoo's proposal to complete a Master Plan for improvements to the Zoo in Knowland Park.

A destination for family members of all ages, the Oakland Zoo is a wholesome place and terrific venue for seniors and their families to enjoy and be physically active. As a strong community partner, the Zoo works with United Seniors to host the *Healthy Living Festival*, providing ample exhibit space, accessibility for wheelchairs and walkers, and walks through unique exhibits of 650 native and exotic animals with breathtaking views of the Oakland hills and the Bay.

The Zoo has more than 500 volunteers, representing more than 55,000 volunteer hours. Many of the Zoo's docents are local seniors, who help guide field trips, classes and other educational programs for students.

The Zoo's proposal ensures continued preservation and protection of Knowland Park, while expanding the world of science education and conservation to families from Oakland and throughout the region – programs otherwise unavailable to low-income and underserved families.

Thank you for your consideration to grow one of the Bay Area's greatest treasures.

Sincerely,

Nate Miley
President, Board of Directors
United Seniors of Oakland and Alameda County

cc: Oakland City Council
Oakland Planning Commission
Oakland Parks and Recreation Advisory Commission
Dr. Joel Parrott, Executive Director, Oakland Zoo



February 28, 2011

Honorable Mayor Jean Quan
Honorable City Council President Larry Reid
One Frank Ogawa Plaza
One City Hall Plaza, 2nd Floor
Oakland, CA 94612

Dear Mayor Quan and Councilmember Reid:


The Bay Area Council supports the Oakland Zoo's vision for improving and expanding the Zoo in Knowland Park.

Serving more than 600,000 visitors annually, the Oakland Zoo is one of the Bay Area's crown jewels – a cultural and educational asset for our region.

The Zoo's project will inject more than \$100 million dollars into the local economy and create jobs at a time Oakland needs them most. According to an economic impact report by the East Bay Economic Development Alliance, "the Oakland Zoo's operating expenses, revenues and planned capital expenditures will have a substantial and growing impact on local and regional economies. In 2009, the Oakland Zoo generated a total of 293 jobs and contributed \$19.4 million in expenditures in the region." In the next few years, the Zoo's future construction will bring \$111 million into the region with the construction of the 17,000-square foot Veterinary Medical Hospital and an approximately 20-acre California Trail Exhibit. Additionally, the project is anticipated to generate more than 200 construction jobs.

The Oakland Zoo's contributions to the local economy are extremely significant and its plans for growth support the Bay Area Council's mission to make the Bay Area the most innovative, globally competitive, and sustainable region in the world. We urge your approval of the Oakland Zoo's proposal.

Sincerely,



Jim Wunderman
President & CEO

cc: City of Oakland Parks and Recreation Advisory Commission
City of Oakland Planning Commission

February 18, 2011

Honorable Mayor Jean Quan
Honorable City Council President Larry Reid
One Frank Ogawa Plaza
One City Hall Plaza, 2nd Floor
Oakland, CA 94612

Dear Mayor Quan and Council President Reid:

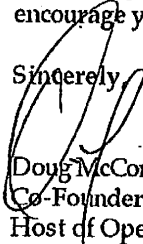
I encourage the approval of the Oakland Zoo's plans for updates to its Master Plan. As long-time stewards of Knowland Park, the Zoo's proposed improvements will allow it to better manage and continue to enhance the area's open space.

The proposed 56-acre California Trail exhibit will include 20 acres of new exhibits focused on California native animals and their habitats, a new Veterinary Medical Hospital, and a habitat restoration zone that will offer hands-on conservation experience while allowing for the removal of non-native, invasive species and the planting of native vegetation. This represents expansion in less than 5% of Knowland Park, with more than 375-acres remaining open space in the 490-acre Park.

The project has been thoughtfully designed to integrate native animals, such as the grizzly bear and jaguar, while providing opportunities to rehabilitate and reintroduce threatened or endangered species, like the California Condor. Diverse native plant life and rich, local cultural history will add to the hillside vistas and park experience.

The Oakland Zoo's proposed California Trail exhibit brings me hope that all Bay Area children and families have the opportunity to explore, experience and be inspired by the diverse nature of the San Francisco Bay. I commend the Oakland Zoo in creating such an important project in its urban surroundings for all to access and encourage your approval of its proposal.

Sincerely,


Doug McConnell
Co-Founder and Managing Partner of Convergence Media Productions
Host of OpenRoad.TV
Former Host and Senior Editor, Bay Area Backroads

cc: Oakland City Council
Oakland Planning Commission
Oakland Parks and Recreation Advisory Commission
Dr. Joel Parrott, Executive Director, Oakland Zoo

**ASSOCIATION
OF ZOOS &
AQUARIUMS**

8403 Colesville Road, Suite 710
Silver Spring, MD 20910-3314
301-562-0777 tel 301-562-0888 fax
www.aza.org

February 18, 2011

Honorable Mayor Jean Quan
Honorable City Council President Larry Reid
One Frank Ogawa Plaza
One City Hall Plaza, 2nd Floor
Oakland, CA 94612

Dear Mayor Quan and Councilmember Reid:

I write in support of the Oakland Zoo, an institution accredited by the Association of Zoos and Aquariums (AZA). As the Zoo seeks to amend its Master Plan for the California Trail exhibit and the Veterinary Medical Hospital, I offer the support and expertise of AZA.

Accredited zoos and aquariums are woven into the fabric of American life, and this is certainly true for the Oakland Zoo, which has served Oakland and its surrounding communities since 1922. Zoos and aquariums are how children learn about the natural world, and they are viewed by the public as essential to the quality of life in their communities.

A recent National Science Foundation (NSF) - funded study found that visiting accredited zoos and aquariums prompts people to feel a stronger connection to animals and to reconsider their role in conservation. The NSF study also found that zoo and aquarium education programs are highly effective at teaching people about science and the environment. For this reason, the expansion of the Oakland Zoo should be viewed as fully consistent with the environment and green space goals of your community.

Equally important, zoos and aquariums are significant contributors to local and regional economies. AZA has conducted definitive research that demonstrates both the depth of public support for accredited zoos and aquariums and the contribution that these institutions make to their communities.

According to a national economic impact analysis conducted for the AZA by noted regional economist Dr. Stephen Fuller, zoos and aquariums generated the following impacts for the state of California:

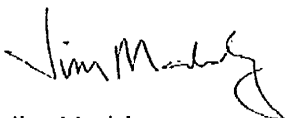
- \$1.1 billion in annual economic activity (contribution to GDP);
- \$377 million in personal income (salaries and wages, which is taxable income for municipalities and the state of California); and
- 17,636 jobs.

Improvements to the Oakland Zoo will bolster your local economy at a time when it is most needed. The Oakland Zoo's expansion project is expected to generate \$111 million of total economic impact as determined by a February 2010 East Bay Economic Development Alliance study.

Spending on new construction is perhaps most significant and relevant to the discussion surrounding the proposed plans to expand the Oakland Zoo. At times of economic recession, infrastructure investment is critical for local economies. The Oakland Zoo expansion will put a portion of the local construction workforce to work, supporting downstream spending as those wages support local businesses.

Investment in the Oakland Zoo pays off twice - in immediate job creation, and in environmental education for the children and families of Oakland and the greater Bay Area. For these reasons, and because it is pursuing the highest standards of education, animal care and welfare, and stewardship of the natural world, the Oakland Zoo has the full support of the Association of Zoos and Aquariums.

Regards,



Jim Maddy
President and CEO

cc: Oakland City Council
Oakland Planning Commission
Oakland Parks and Recreation Advisory Commission
Dr. Joel Parrott, Executive Director, Oakland Zoo



HEYDAY
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Heyday is an independent, nonprofit publisher and unique cultural institution

February 12, 2011

Nik Haas-Dehejia
Director, Strategic Initiatives
Oakland Zoo
Box 5238
Oakland, CA 94605

Dear Nik:

Please accept this letter as my public statement of support for the Oakland Zoo's California Trail Exhibit, and feel free to use this letter in any way that will further this needed and visionary project.

I'm writing from the perspective of someone who has been active in the environmental movement for decades. I co-founded the magazine *Bay Nature*, I've served on the board of organizations such as Save the Bay, I've written books on restoring wild lands and on East Bay natural history, and as publisher of *Heyday* I've done publishing for Yosemite National Park, Audubon California, and other environmentally conscious organizations. Usually when I make a public statement it's to oppose development of natural land. In looking over your project plans, it's obvious to me that the damage you will do is so minimal and its biological impact so slight, that the negatives scarcely weight against the tremendous cultural and educational value of California Trail Exhibit.

Let's acknowledge that a few acres of land will be altered, but the real battle for environmental sustainability is not on those few acres of land. The battleground for me is the human imagination, and unless we win over people's imagination and incite their passion all will be lost. In this regard I recognize your vision for the California Trail Exhibit as an overwhelming force for the good of our community.

On a personal note, I look forward to your completing the California Trails Exhibit soon so I can take my grandchildren on an adventure that will entertain them, instruct them, and inspire them with a sense of wonder.

Kindest regards,

Malcolm Margolin
Executive Director/Publisher

Ranelletti, Darin

From: Ralph Kanz [rkanz@sonic.net]
Sent: Tuesday, March 08, 2011 1:59 PM
To: Ranelletti, Darin
Cc: info@friendsofknowlandpark.org
Subject: Re: Oakland Zoo

Mr. Ranelletti,

The language at the bottom of the notice: "The City Planning Commission will conduct a public hearing and make a decision on the SMND/A and the proposed Master Plan amendment on March 16, 2011..." The language is clear that the hearing and decision on the SMND/A are on March 16. Therefore public input on the SMND/A will be taken at the meeting, meaning the comment period cannot end until the item is heard. Also since I assume there will be staff report prepared for the meeting with the response to comments submitted, it is not possible to have the written staff report filed 72 hours in advance as required by the Sunshine Ordinance:

"Agenda-related materials" means the agenda, all reports, correspondence and any other document prepared and forwarded by staff to any local body, and other documents forwarded to the local body, which provide background information or recommendations concerning the subject matter of any agenda item.

Clearly the City is trying to avoid complying with the spirit of CEQA by preparing an SMND/A where and EIR is required. The City must comply with noticing and filing requirements. The Notice is defective and it is impossible to file a staff report in a timely fashion. This item must be put over with correct noticing and preparation of staff reports that are filed at least 72 hours in advance of the meeting.

Ralph Kanz

On 3/8/2011 12:38 PM, Ranelletti, Darin wrote:

Mr. Kanz,

The Notice is correct. Any and all CEQA-related comments on the proposed SMND/A must be submitted no later than Monday, March 14th, at 4:00 p.m. Comments on the project itself may be submitted up to and including at the hearing on March 16th. The reason the public comment period on the proposed SMND/A closes prior to the hearing date is so the staff has an opportunity to review and consider the written comments submitted on the proposed SMND/A prior to the hearing and then inform the Planning Commission of these comments at the hearing.

Please let me know if you have any additional questions.

Regards,

Darin Ranelletti

 Darin Ranelletti, Planner III
 City of Oakland, Planning and Zoning Division
 250 Frank H. Ogawa Plaza, Suite 3315
 Oakland, California 94612
 510-238-3663 direct phone

3/9/2011

510-238-6538 fax

From: Ralph Kanz [<mailto:rkanz@sonic.net>]
Sent: Monday, March 07, 2011 4:49 PM
To: Ranelletti, Darin
Cc: info@friendsofknowlandpark.org
Subject: Oakland Zoo

Mr. Ranelletti,

The Notice for Intent for the proposed Oakland Zoo project contains contradictory information. It says that comments must be submitted by March 14, but that the Planning Commission will hold a hearing on March 16. A hearing would not be able to accept comments if the comment period was already closed. Should the Notice be changed?

Ralph Kanz
4808 Congress Ave.
Oakland, CA 94601

No virus found in this message.
Checked by AVG - www.avg.com
Version: 10.0.1204 / Virus Database: 1497/3491 - Release Date: 03/08/11

Ranelletti, Darin

From: tcsayre@gmail.com
Sent: Monday, June 14, 2010 3:13 PM
To: Blake.Huntsman@seiu1021.org; dboxer@gmail.com; sgalvez@phi.org;
michaelcolbruno@clearchannel.com; MzmDesignWorks@gmail.com;
VienV.Truong@gmail.com; VinceGibbs.opc@gmail.com; Ranelletti, Darin
Subject: Oakland Planning Commission, I oppose the Oakland Zoo's expansion plans!

To: The Oakland City Council, Oakland Planning Commission
cc: Friends of Knowland Park

I oppose the Zoo's master plan to expand into the heart of beautiful Knowland Park. This is a land grab that fences off and destroys the most beautiful part of the park and reduces accessible habitat for existing wildlife. The expansion should be smaller and closer to the existing Zoo.

Among many other issues, the changes that have been made in the plan simply ignore numerous community concerns expressed at previous meetings.

Destroying natural places to "save" them is wrong. A new plan should move the expansion off the ridgeline, make a more modest footprint and preserve the open space and magnificent vistas that make Knowland Park the "crown jewel" of the Oakland park system.

Sincerely,
terry sayre
10700 lochard st
oakland ca 94605
510 6360165
tcsayre@gmail.com

Ranelletti, Darin

From: blefsky@sbcglobal.net
Sent: Wednesday, June 30, 2010 11:43 AM
To: Blake.Huntsman@seiu1021.org; dboxer@gmail.com; sgalvez@phi.org; michaelcolbruno@clearchannel.com; MzmDesignWorks@gmail.com; VienV.Truong@gmail.com; VinceGibbs.opc@gmail.com; Ranelletti, Darin
Subject: Oakland Planning Commission, I oppose the Oakland Zoo's expansion plans!

To: The Oakland City Council, Oakland Planning Commission
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Sincerely,
Barry Lefsky
3600 Lakeshore Ave #10
Oakland CA 94610

blefsky@sbcglobal.net

Ranelletti, Darin

From: coraleegarcia@gmail.com
Sent: Sunday, August 22, 2010 10:38 AM
To: Blake.Huntsman@seiu1021.org; dboxer@gmail.com; sgalvez@phi.org; michaelcolbruno@clearchannel.com; MzmDesignWorks@gmail.com; VienV.Truong@gmail.com; VinceGibbs.opc@gmail.com; Ranelletti, Darin
Subject: Oakland Planning Commission, I oppose the Oakland Zoo's expansion plans!

To: The Oakland City Council, Oakland Planning Commission
cc: Friends of Knowland Park

I oppose the Zoo's master plan to expand into the heart of beautiful Knowland Park. This is a land grab that fences off and destroys the most beautiful part of the park and reduces accessible habitat for existing wildlife. The expansion should be smaller and closer to the existing Zoo.

I am a supporter of the Oakland Zoo (I am a member), but I recognize that the zoo's expansion to approach the ridgeline is detrimental and not the right decision for Oakland. Among many other issues, the changes that have been made in the plan simply ignore numerous community concerns expressed at previous meetings.

Destroying natural places to "save" them is wrong. A new plan should move the expansion off the ridgeline, make a more modest footprint and preserve the open space and magnificent vistas that make Knowland Park the "crown jewel" of the Oakland park system.

Cora Garcia

Sincerely,
Cora Garcia
600 32nd Street Apt.2
Oakland CA 94609

coraleegarcia@gmail.com

Ranelletti, Darin

From: clintcleveland@yahoo.com
Sent: Monday, August 23, 2010 9:49 AM
To: Blake.Huntsman@seiu1021.org; dboxer@gmail.com; sgalvez@phi.org; michaelcolbruno@clearchannel.com; MzmDesignWorks@gmail.com; VienV.Truong@gmail.com; VinceGibbs.opc@gmail.com; Ranelletti, Darin
Subject: Oakland Planning Commission, I oppose the Oakland Zoo's expansion plans!

To: The Oakland City Council, Oakland Planning Commission
cc: Friends of Knowland Park

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Among many other issues, the changes that have been made in the plan simply ignore numerous community concerns expressed at previous meetings.

Destroying natural places to "save" them is wrong. A new plan should move the expansion off the ridgeline, make a more modest footprint and preserve the open space and magnificent vistas that make Knowland Park the "crown jewel" of the Oakland park system.

As an active member of and regular visitor to the zoo, I appreciate the important animal conservation work that they do. However, priority must be given to preserving habitat for those animals that we still have in the wild.

If the zoo truly wants to make stewardship and conservation a priority, they should remove the existing rides area and use that space for animals.

Sincerely,
Clinton Cleveland

Sincerely,
Clinton Cleveland
5470 Manila Avenue
Oakland CA 94618

clintcleveland@yahoo.com

Ranelletti, Darin

From: josefina.dandelion@gmail.com
Sent: Wednesday, March 09, 2011 8:57 AM
To: Blake.Huntsman@seiu1021.org; dboxer@gmail.com; sgalvez@phi.org; michaelcolbruno@clearchannel.com; MzmDesignWorks@gmail.com; VienV.Truong@gmail.com; VinceGibbs.opc@gmail.com; Ranelletti, Darin
Subject: Oakland Planning Commission, I oppose the Oakland Zoo's expansion plans!

To: The Oakland City Council, Oakland Planning Commission
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Among many other issues, the changes that have been made in the plan simply ignore numerous community concerns expressed at previous meetings.

Destroying natural places to "save" them is wrong. A new plan should move the expansion off the ridgeline, make a more modest footprint and preserve the open space and magnificent vistas that make Knowland Park the "crown jewel" of the Oakland park system.

Cordially,
Donya Drummond

Sincerely,
Donya Drummond
480 Crescent Street
Oakland Ca 94610
5102898221
josefina.dandelion@gmail.com

Ranelletti, Darin

From: Miller, Scott
Sent: Tuesday, November 09, 2010 3:35 PM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

-----Original Message-----

From: Sharon Lukachevich [mailto:nsharonluk@aim.com]
Sent: Tuesday, November 09, 2010 3:26 PM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

Fencing off more than 60 acres of land will rob the region of a natural oasis that's been called "Oakland's Crown Jewel." But more than that, it will keep native animals out of one of the few areas they have left to roam in urban Oakland. This could hinder their migration patterns and, eventually, their very survival.

This petition is not demanding that the project be cast aside, but simply that it be reconsidered following an Environmental Impact Report--a standard review required by the California Environmental Quality Act. A project of this scope should not move forward until it is clear that it is being done in the most responsible way possible--and as of now, that is not the case.

Thank you for your consideration.

Sharon Lukachevich
597 buckingham st
oakville, CT 06779

Ranelletti, Darin

From: Miller, Scott
Sent: Tuesday, November 09, 2010 3:01 PM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

-----Original Message-----

From: june bullied [mailto:junecat1@hotmail.com]
Sent: Tuesday, November 09, 2010 2:56 PM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

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Thank you for your consideration.

june bullied
100 high park avenue, apt. 403
toronto, CA m6p 2s2

Ranelletti, Darin

From: Miller, Scott
Sent: Tuesday, November 09, 2010 3:00 PM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

-----Original Message-----

From: sunny Kim [mailto:Todayizsunny@hotmail.com]
Sent: Tuesday, November 09, 2010 12:12 PM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

sunny Kim
13923 whestone manor ct
clifton , VA 20124

Ranelletti, Darin

From: Miller, Scott
Sent: Tuesday, November 09, 2010 2:54 PM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

-----Original Message-----

From: LAtonya Walker [mailto:ssasseel@verizon.net]
Sent: Tuesday, November 09, 2010 2:22 PM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

Fencing off more than 60 acres of land will rob the region of a natural oasis that's been called "Oakland's Crown Jewel." But more than that, it will keep native animals out of one of the few areas they have left to roam in urban Oakland. This could hinder their migration patterns and, eventually, their very survival.

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Thank you for your consideration.

LAtonya Walker
569 e 1089th
Brooklyn, NY 11236

Ranelletti, Darin

From: Miller, Scott
Sent: Tuesday, November 09, 2010 10:49 AM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

-----Original Message-----

From: Chiara C. [mailto:chiara.calo84@gmail.com]
Sent: Tuesday, November 09, 2010 10:47 AM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

Fencing off more than 60 acres of land will rob the region of a natural oasis that's been called "Oakland's Crown Jewel." But more than that, it will keep native animals out of one of the few areas they have left to roam in urban Oakland. This could hinder their migration patterns and, eventually, their very survival.

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Thank you for your consideration.

Chiara C.
Via G. Galilei
Pescara, WY 65100

Ranelletti, Darin

From: Miller, Scott
Sent: Tuesday, November 09, 2010 10:49 AM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

-----Original Message-----

From: Buffy Fischer [mailto:buffyfbrio@aol.de]
Sent: Tuesday, November 09, 2010 10:32 AM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

Fencing off more than 60 acres of land will rob the region of a natural oasis that's been called "Oakland's Crown Jewel." But more than that, it will keep native animals out of one of the few areas they have left to roam in urban Oakland. This could hinder their migration patterns and, eventually, their very survival.

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Thank you for your consideration.

Buffy Fischer
Alt-Wurttemberg-Allee 42ct
Stuttgart, 71638

Ranelletti, Darin

From: Miller, Scott
Sent: Tuesday, November 09, 2010 10:49 AM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

-----Original Message-----

From: CINDY COLLIER [mailto:CINDY5@SKY.COM]
Sent: Tuesday, November 09, 2010 10:27 AM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

CINDY COLLIER
33 WALNUT DRIVE
WAKEFIELD, CA 95112

Ranelletti, Darin

From: Miller, Scott
Sent: Tuesday, November 09, 2010 10:49 AM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

-----Original Message-----

From: R. Glidewell [mailto:ranonsen@yahoo.com]
Sent: Tuesday, November 09, 2010 10:25 AM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

R. Glidewell
4727 Jarboe St.
Kansas City, MO 64112

Ranelletti, Darin

From: Miller, Scott
Sent: Tuesday, November 09, 2010 9:51 AM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

FYI and file.

-----Original Message-----

From: Angie Starling [mailto:WhiteIceRaven@yahoo.com]
Sent: Tuesday, November 09, 2010 8:57 AM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Angie Starling
PO.Box 2650
Hickory, NC 28603

Ranelletti, Darin

From: Miller, Scott
Sent: Tuesday, November 09, 2010 9:51 AM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

FYI and file.

-----Original Message-----

From: Re Steinman [mailto:pixiewrath@hotmail.com]
Sent: Tuesday, November 09, 2010 9:32 AM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Re Steinman
2084 Pauline Blvd, Apt. 1A
Ann Arbor, MI 48103

Ranelletti, Darin

From: Miller, Scott
Sent: Wednesday, November 10, 2010 8:31 AM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

-----Original Message-----

From: Beth Stephens, Scott Stephens an Our Family [mailto:elizabeth1961@care2.com]
Sent: Wednesday, November 10, 2010 6:01 AM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Beth Stephens, Scott Stephens an Our Family
197 Willow Street
Stratford, WA n5a6x6

Ranelletti, Darin

From: Miller, Scott
Sent: Wednesday, November 10, 2010 8:30 AM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

-----Original Message-----

From: Tanya Willis [mailto:ts_willis@comcast.net]
Sent: Tuesday, November 09, 2010 8:21 PM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

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Thank you for your consideration.

Tanya Willis
1537 Savannah Rd
Lewes, DE 19958

Ranelletti, Darin

From: Miller, Scott
Sent: Wednesday, November 10, 2010 8:30 AM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

-----Original Message-----

From: Ellyn Sutton [mailto:ellynsutton@hotmail.com]
Sent: Tuesday, November 09, 2010 6:41 PM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Ellyn Sutton
P.O. Box 18754
Spokane, WA 99228

Ranelletti, Darin

From: Miller, Scott
Sent: Wednesday, November 10, 2010 8:30 AM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

-----Original Message-----

From: carole hagen [mailto:carolehagen27@yahoo.com]
Sent: Tuesday, November 09, 2010 6:22 PM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

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Thank you for your consideration.

carole hagen
1140 nw warrenton drive unit 322
warrenton, OR 97146-9438

Ranelletti, Darin

From: Miller, Scott
Sent: Tuesday, November 09, 2010 5:51 PM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

-----Original Message-----

From: Eric Ganong [mailto:eganong@live.ca]
Sent: Tuesday, November 09, 2010 5:46 PM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

Fencing off more than 60 acres of land will rob the region of a natural oasis that's been called "Oakland's Crown Jewel." But more than that, it will keep native animals out of one of the few areas they have left to roam in urban Oakland. This could hinder their migration patterns and, eventually, their very survival.

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Thank you for your consideration.

Eric Ganong
1638 Heritage Way
Oakville, SC L6M 2Z4

Ranelletti, Darin

From: Miller, Scott
Sent: Tuesday, November 09, 2010 5:24 PM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

-----Original Message-----

From: alicia vzquez [mailto:gazing49@hotmail.com]
Sent: Tuesday, November 09, 2010 5:21 PM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

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Thank you for your consideration.

alicia vzquez
sombrereria, 1
Madrid/Spain, AL 28012

Ranelletti, Darin

From: Miller, Scott
Sent: Tuesday, November 09, 2010 5:20 PM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

-----Original Message-----

From: Marta Barahona [mailto:pancitoines@hotmail.com]
Sent: Tuesday, November 09, 2010 5:16 PM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

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Thank you for your consideration.

Marta Barahona
Santa Clara 8
Madrid, CA 28801

Ranelletti, Darin

From: Miller, Scott
Sent: Wednesday, November 10, 2010 10:07 AM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

-----Original Message-----

From: Michelle van Soelen [mailto:vs.michelle@gmail.com]
Sent: Wednesday, November 10, 2010 9:51 AM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Michelle van Soelen
Hanlon road
Pretoria, WA 0185

Ranelletti, Darin

From: Christianna Skoczek [oneteufel@yahoo.com]
Sent: Friday, November 12, 2010 3:51 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

Greetings,,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Dr. Christianna Skoczek
44 Miller Road
Kittery Point, ME 03905

Ranelletti, Darin

From: Stefanie Gandolfi [stef.gandolfi@sbcglobal.net]
Sent: Friday, November 12, 2010 3:55 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

Greetings,,

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Thank you for your consideration.

Stefanie Gandolfi
81 Donna Way
Oakland, CA 94605

Ranelletti, Darin

From: Gabriele Allen [galo6464@gmail.com]
Sent: Friday, November 12, 2010 4:01 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

Greetings,,

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Thank you for your consideration.

Gabriele Allen
11130 Kerrigan Drive
Oakland, CA 94605

Ranelletti, Darin

From: Cynthia (Cindy) Brower [browercindy18@yahoo.com]
Sent: Saturday, November 13, 2010 2:32 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

Greetings,,

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Thank you for your consideration.

Cynthia (Cindy) Brower
3253 Spokane
Chicago, IL 60538

Ranelletti, Darin

From: Dawn Edwards [dawnedwards88@yahoo.com]
Sent: Saturday, November 13, 2010 10:46 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

Greetings,,

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Thank you for your consideration.

Dawn Edwards
5647 fitch st.
chicago, IL 60645

Ranelletti, Darin

From: Alison Arnold [gordy237ali@aol.com]
Sent: Sunday, November 14, 2010 11:26 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

Greetings,,

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Thank you for your consideration.

Alison Arnold
903 Longbridge Road
Dagenham, RM8 2BU

Ranelletti, Darin

From: Kurt Frees [krfent1@cinci.rr.com]
Sent: Sunday, November 14, 2010 12:52 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

Greetings,,

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Thank you for your consideration.

Kurt Frees
1350 Pebble Ct. #248
Cincinnati, OH 45255

Ranelletti, Darin

From: Mike Moore [megafartmikey@yahoo.co.uk]
Sent: Sunday, November 14, 2010 4:21 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

Greetings,,

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Thank you for your consideration.

Mike Moore
Calder Court
Edinburgh, AL EH

Ranelletti, Darin

From: Michel Polnicky [polnicky@bell.net]
Sent: Monday, November 15, 2010 6:22 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

Greetings,,

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Thank you for your consideration.

Michel Polnicky
Main Road
Knowlton, AL 000000

Ranelletti, Darin

From: Miller, Scott
Sent: Monday, November 15, 2010 8:36 AM
To: Ranelletti, Darin
Subject: FW: Please Reconsider The Oakland Zoo Expansion

-----Original Message-----

From: Jo Pretorius [mailto:jo.pretorius@gmail.com]
Sent: Wednesday, November 10, 2010 4:41 PM
To: Miller, Scott
Subject: Please Reconsider The Oakland Zoo Expansion

Scott Miller
Oakland Planning Commission, Development Services (Zoning) Manag

Greetings,,

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Thank you for your consideration.

Jo Pretorius
42 Neville Road
Alberton, 1448

Ranelletti, Darin

From: Echo G. [tooneygogo@zoominternet.net]
Sent: Tuesday, November 16, 2010 6:18 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

Greetings,,

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Thank you for your consideration.

Echo G.
217 east 11th street
Ashland, OH 44805

Ranelletti, Darin

From: Judith Abel [indiansummer80@gmx.net]
Sent: Tuesday, November 16, 2010 10:11 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

Greetings,,

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Thank you for your consideration.

Judith Abel
Im Zimmerhof 10
Basel, MI 4000

Ranelletti, Darin

From: De Andre Nickens [deandre_nickens@yahoo.com]
Sent: Tuesday, November 16, 2010 2:26 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

Greetings,,

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Thank you for your consideration.

Mr. De Andre Nickens
5300 Paseo Rancho Castilla Box# 2-441
Los Angeles, CA 90032

Ranelletti, Darin

From: Tulula Fanjoy [mercerinc@hotmail.com]
Sent: Wednesday, November 17, 2010 12:02 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

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Thank you for your consideration.

Tulula Fanjoy
1548 E. Elegante Dr.
Casa Grande, AZ 85122

Ranelletti, Darin

From: Concerned Citizen [katiebgc@aol.com]
Sent: Wednesday, November 17, 2010 8:41 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

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Thank you for your consideration.

Concerned Citizen
10 Hillside Drive
New City, NY 10956-2406

Ranelletti, Darin

From: Christopher Lewis-Garcia [chris_lewis7337@yahoo.com]
Sent: Wednesday, November 17, 2010 8:46 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

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Thank you for your consideration.

Christopher Lewis-Garcia
124 E. Cocoa St
Compton, CA 90220

Ranelletti, Darin

From: Mayra Lewis-Garcia [earthchildhue@gmail.com]
Sent: Wednesday, November 17, 2010 9:02 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

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Oakland Planning Commission

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Thank you for your consideration.

Mayra Lewis-Garcia
124 E. Cocoa St
Compton, CA 90220

Ranelletti, Darin

From: Alex Scanlan [shortie21@sbcglobal.net]
Sent: Thursday, November 18, 2010 7:07 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

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Thank you for your consideration.

Alex Scanlan
502 Waco Lane
Carpentersville, IL 60110

Ranelletti, Darin

From: Samuel Leal [samuellg@gmx.com]
Sent: Friday, November 19, 2010 6:41 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

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Thank you for your consideration.

Samuel Leal
C/Mallorca 330
Barcelona, 08037

Ranelletti, Darin

From: Pia Mustonen [pia.mustonen@iki.fi]
Sent: Friday, November 19, 2010 7:16 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

Greetings,,

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Thank you for your consideration.

Pia Mustonen
Satamakatu 8 E 48
Tampere, 33200

Ranelletti, Darin

From: Fulvia Marino [fulvia.marino@gmail.com]
Sent: Sunday, November 21, 2010 9:36 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

Greetings,,

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Thank you for your consideration.

Fulvia Marino
Via Murat 10
Torre Annunziata, CA 80058

Ranelletti, Darin

From: Kristy Mitchell [harukahoneyh@yahoo.com]
Sent: Monday, November 22, 2010 12:36 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

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Thank you for your consideration.

Kristy Mitchell
730 W. Long
Stephenville, TX 76401

Ranelletti, Darin

From: Roberto Vivas [MetalChavalo75@optimum.net]
Sent: Tuesday, November 23, 2010 6:52 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Darin Ranelletti
Oakland Planning Commission

Greetings,,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

Fencing off more than 60 acres of land will rob the region of a natural oasis that's been called "Oakland's Crown Jewel." But more than that, it will keep native animals out of one of the few areas they have left to roam in urban Oakland. This could hinder their migration patterns and, eventually, their very survival.

This petition is not demanding that the project be cast aside, but simply that it be reconsidered following an Environmental Impact Report--a standard review required by the California Environmental Quality Act. A project of this scope should not move forward until it is clear that it is being done in the most responsible way possible--and as of now, that is not the case.

Thank you for your consideration.

Roberto Vivas
14 Coyle Place
Yonkers, NY 10705

Ranelletti, Darin

From: Mary Hubbard [mailto:mail@change.org]
Sent: Tuesday, November 30, 2010 12:13 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Mary Hubbard
Detroit, MI

Note: this email was sent as part of a petition started on Change.org, viewable at www.change.org/petitions/view/tell_the_oakland_zoo_to_reconsider_its_reckless_expansion_plan. To respond, email responses@change.org and we will post your response on the petition page.

Ranelletti, Darin

From: paula berry [mailto:mail@change.org]
Sent: Tuesday, November 30, 2010 2:01 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

paula berry
johnstown, PA

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Ranelletti, Darin

From: pamlynn montgomery [mailto:change.org]
Sent: Wednesday, December 01, 2010 12:18 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

Fencing off more than 60 acres of land will rob the region of a natural oasis that's been called "Oakland's Crown Jewel." But more than that, it will keep native animals out of one of the few areas they have left to roam in urban Oakland. This could hinder their migration patterns and, eventually, their very survival.

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Thank you for your consideration.

pamlynn montgomery
norcross, GA

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Ranelletti, Darin

From: Rick West [mailto:rick@change.org]
Sent: Wednesday, December 01, 2010 1:28 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

Fencing off more than 60 acres of land will rob the region of a natural oasis that's been called "Oakland's Crown Jewel." But more than that, it will keep native animals out of one of the few areas they have left to roam in urban Oakland. This could hinder their migration patterns and, eventually, their very survival.

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Thank you for your consideration.

Rick West
Vancouver, Canada

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Ranelletti, Darin

From: Charles Corra [mailto:mail@change.org]
Sent: Wednesday, December 01, 2010 3:55 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Charles Corra
Shepherdstown, WV

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Ranelletti, Darin

From: Caleb Laieski [mailto:mail@change.org]
Sent: Wednesday, December 01, 2010 5:32 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Caleb Laieski
Phoenix, AZ

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Ranelletti, Darin

From: Lori Kegler [mailto:mail@change.org]
Sent: Thursday, December 02, 2010 3:52 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Lori Kegler
San Pedro, CA

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Ranelletti, Darin

From: Annemieke van den Berg [mailto:mail@change.org]
Sent: Friday, December 03, 2010 3:01 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Annemieke van den Berg
Renkum , Netherlands

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Ranelletti, Darin

From: Hans Inberg [mailto:mail@change.org]
Sent: Friday, December 03, 2010 3:01 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Hans Inberg
Renkum , Netherlands

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Ranelletti, Darin

From: Eva Fidjeland [mailto:mail@change.org]
Sent: Friday, December 03, 2010 4:51 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Eva Fidjeland
Orrefors, Sweden

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Ranelletti, Darin

From: Dillon Burroughs [mailto:mail@change.org]
Sent: Friday, December 03, 2010 6:17 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Dillon Burroughs
Chattanooga, TN

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Ranelletti, Darin

From: Alan Haggard [mailto:mail@change.org]
Sent: Friday, December 03, 2010 11:28 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Regards,

Alan Haggard
San Diego, CA

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Ranelletti, Darin

From: Andrea Oefinger [mailto:mail@change.org]
Sent: Saturday, December 04, 2010 2:58 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Andrea Oefinger
Newtown, CT

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Ranelletti, Darin

From: Tom Maxwell [mailto:mail@change.org]
Sent: Monday, December 06, 2010 5:56 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Tom Maxwell
Los Angeles, CA

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Ranelletti, Darin

From: Keith Bailey [mailto:mail@change.org]
Sent: Monday, December 06, 2010 9:37 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Keith Bailey
Evansville, IN

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Ranelletti, Darin

From: Chase Gentry [mailto:mail@change.org]
Sent: Monday, December 06, 2010 2:24 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Chase Gentry
Old Hickory, TN

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Ranelletti, Darin

From: Ginger Geronimo [mailto:mail@change.org]
Sent: Tuesday, December 07, 2010 7:04 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Ginger Geronimo
Birmingham, AL

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Ranelletti, Darin

From: Thomas DeBoni [mailto:mail@change.org]
Sent: Thursday, December 09, 2010 7:36 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Thomas DeBoni
Oakland, CA

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12/10/2010

Ranelletti, Darin

From: Anna Gunn [mailto:mail@change.org]
Sent: Monday, December 13, 2010 9:27 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Anna Gunn
Nashville, TN

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Ranelletti, Darin

From: Susannah Kegler [mailto:mail@change.org]
Sent: Friday, December 17, 2010 11:01 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Susannah Kegler
San Pedro, CA

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Ranelletti, Darin

From: B. Miller [mailto:mail@change.org]
Sent: Saturday, December 18, 2010 2:03 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

B. Miller
Largo, FL

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12/20/2010

Ranelletti, Darin

From: DONNA MOCK [mail@change.org]
Sent: Friday, December 17, 2010 11:06 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

DONNA MOCK
MEDFORD, OR

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Ranelletti, Darin

From: Jens U. Loehner [mailto:mail@change.org]
Sent: Saturday, December 18, 2010 3:06 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

Fencing off more than 60 acres of land will rob the region of a natural oasis that's been called "Oakland's Crown Jewel." But more than that, it will keep native animals out of one of the few areas they have left to roam in urban Oakland. This could hinder their migration patterns and, eventually, their very survival.

This petition is not demanding that the project be cast aside, but simply that it be reconsidered following an Environmental Impact Report--a standard review required by the California Environmental Quality Act. A project of this scope should not move forward until it is clear that it is being done in the most responsible way possible--and as of now, that is not the case.

Thank you for your consideration.

Jens U. Loehner
Hof, Germany

Note: this email was sent as part of a petition started on Change.org, viewable at www.change.org/petitions/view/tell_the_oakland_zoo_to_reconsider_its_reckless_expansion_plan. To respond, email responses@change.org and include a link to this petition.

Ranelletti, Darin

From: Lana Ravensky [mailto:mail@change.org]
Sent: Tuesday, December 21, 2010 10:14 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Lana Ravensky
Belgrade, Serbia

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Ranelletti, Darin

From: Caleb Laieski [mailto:mail@change.org]
Sent: Thursday, December 23, 2010 10:52 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Caleb Laieski
Phoenix, AZ

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Ranelletti, Darin

From: Danuta Watola [mailto:mail@change.org]
Sent: Friday, December 31, 2010 6:11 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Danuta Watola
Kalety, Poland

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Ranelletti, Darin

From: David Tsosie [mailto:mail@change.org]
Sent: Saturday, January 01, 2011 11:06 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

David Tsosie
Phx, AZ

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Ranelletti, Darin

From: Allegra Wong [mailto:mail@change.org]
Sent: Sunday, January 02, 2011 1:45 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Allegra Wong
, MA

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Ranelletti, Darin

From: Caleb Laieski [mailto:mail@change.org]
Sent: Monday, January 03, 2011 11:56 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Caleb Laieski
Phoenix, AZ

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Ranelletti, Darin

From: Elisabeth Bechmann [mailto:mail@change.org]
Sent: Thursday, January 06, 2011 5:22 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Elisabeth Bechmann
St. Pölten, Austria

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Ranelletti, Darin

From: laura repp [mailto:mail@change.org]
Sent: Thursday, January 06, 2011 3:31 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

laura repp
wainwright, Canada

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Ranelletti, Darin

From: Andreia Capelo [mailto:mail@change.org]
Sent: Tuesday, January 11, 2011 7:15 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Andreia Capelo
Funchal, Portugal

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Ranelletti, Darin

From: Richard Alvord [mailto:mail@change.org]
Sent: Sunday, January 16, 2011 5:35 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Richard Alvord
Robstown, TX

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Ranelletti, Darin

From: Cyndi Mears [mailto:mail@change.org]
Sent: Sunday, January 16, 2011 7:05 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Cyndi Mears
, IL

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Ranelletti, Darin

From: Amanda Baldwin [mailto:mail@change.org]
Sent: Friday, January 21, 2011 6:10 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Amanda Baldwin
Mount Joy, PA

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Ranelletti, Darin

From: carlos leon [mailto:mail@change.org]
Sent: Friday, January 21, 2011 6:27 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

carlos leon
Aurora, IL

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Ranelletti, Darin

From: Faye Godwin [mailto:mail@change.org]
Sent: Friday, January 21, 2011 7:16 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Faye Godwin
Hillsborough, NC

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Ranelletti, Darin

From: Thomas E. Chadwick [mailto:mail@change.org]
Sent: Friday, January 21, 2011 7:37 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

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Thank you for your consideration.

Thomas E. Chadwick
Gastonia, NC

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Ranelletti, Darin

From: kristen davies [mailto:kristen.davies@change.org]
Sent: Friday, January 21, 2011 8:07 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

kristen davies
Chicago, IL

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Ranelletti, Darin

From: John Miller [mailto:mail@change.org]
Sent: Friday, January 21, 2011 9:27 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

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Thank you for your consideration.

John Miller
Bloomington, IL

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Ranelletti, Darin

From: Brittany Brower [mailto:mail@change.org]
Sent: Friday, January 21, 2011 9:46 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Brittany Brower
Montgomery, IL

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Ranelletti, Darin

From: Linda F. Alvarez [mail@change.org]
Sent: Saturday, January 22, 2011 1:46 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Fencing off more than 60 acres of land will rob the region of a natural oasis that's been called "Oakland's Crown Jewel." But more than that, it will keep native animals out of one of the few areas they have left to roam in urban Oakland. This could hinder their migration patterns and, eventually, their very survival.

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Thank you for your consideration.

Linda F. Alvarez
Chicago, IL

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Ranelletti, Darin

From: Erica Melamed [mailto:mail@change.org]
Sent: Friday, January 28, 2011 10:43 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Erica Melamed
Coral Springs, FL

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Ranelletti, Darin

From: Carol Appel [mailto:mail@change.org]
Sent: Friday, January 28, 2011 11:41 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Carol Appel
, CA

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Ranelletti, Darin

From: Jim Mock [mailto:mail@change.org]
Sent: Saturday, January 29, 2011 8:21 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Jim Mock
Medford, OR

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Ranelletti, Darin

From: Pepucho Lengualarga [mailto:mail@change.org]
Sent: Saturday, January 29, 2011 8:31 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

Fencing off more than 60 acres of land will rob the region of a natural oasis that's been called "Oakland's Crown Jewel." But more than that, it will keep native animals out of one of the few areas they have left to roam in urban Oakland. This could hinder their migration patterns and, eventually, their very survival.

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Thank you for your consideration.

Pepucho Lengualarga
Key Biscayne, FL

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Ranelletti, Darin

From: Clifford Gooden [mailto:mail@change.org]
Sent: Saturday, January 29, 2011 9:23 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Clifford Gooden
Davenport, IA

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Ranelletti, Darin

From: Maxi Mock [mailto:mail@change.org]
Sent: Saturday, January 29, 2011 12:41 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Maxi Mock
Medford, OR

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Ranelletti, Darin

From: heidi wollum [mailto:mail@change.org]
Sent: Saturday, January 29, 2011 12:42 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

heidi wollum
goteborg, AL

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Ranelletti, Darin

From: carol crunkhorn [mailto:mail@change.org]
Sent: Sunday, January 30, 2011 11:30 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

carol crunkhorn
New Zealand, FM

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Ranelletti, Darin

From: Colleen Klaum [mailto:mail@change.org]
Sent: Monday, January 31, 2011 2:14 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

The Oakland Zoo has long served as a wonderful local conservation site. Unfortunately, the planned California Project will undermine what has made the zoo great--its commitment to protecting nature and wildlife.

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Thank you for your consideration.

Colleen Klaum
Allentown, PA

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Ranelletti, Darin

From: Rachel Mangan [mailto:mail@change.org]
Sent: Monday, January 31, 2011 2:26 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Rachel Mangan
North Olmsted, OH

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Ranelletti, Darin

From: Lauren G [mailto:mail@change.org]
Sent: Monday, January 31, 2011 3:04 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Lauren G
Monrovia, CA

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Ranelletti, Darin

From: Lindsey Bradford [mailto:mail@change.org]
Sent: Monday, January 31, 2011 4:12 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Lindsey Bradford
Downey, CA

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Ranelletti, Darin

From: Viaranna K [mailto:mail@change.org]
Sent: Monday, January 31, 2011 4:25 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

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Thank you for your consideration.

Viaranna K
Philadelphia, PA

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Ranelletti, Darin

From: elisabetta rossi [mailto:mail@change.org]
Sent: Monday, January 31, 2011 5:36 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

elisabetta rossi
savona, Italy

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Ranelletti, Darin

From: kirby verstraeten [mailto:mail@change.org]
Sent: Monday, January 31, 2011 5:45 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

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Thank you for your consideration.

kirby verstraeten
ronse, Belgium

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Ranelletti, Darin

From: J Colon [mailto:mail@change.org]
Sent: Monday, January 31, 2011 2:34 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

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Thank you for your consideration.

J Colon
Columbus, OH

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Ranelletti, Darin

From: Lisa Koehl [mailto:mail@change.org]
Sent: Monday, January 31, 2011 3:03 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

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Thank you for your consideration.

Lisa Koehl
Brooklyn, CT

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Ranelletti, Darin

From: kirby verstraeten [mailto:mail@change.org]
Sent: Tuesday, February 01, 2011 9:05 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

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kirby verstraeten
ronse, Belgium

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Ranelletti, Darin

From: Lisa Koehl [mailto:mail@change.org]
Sent: Tuesday, February 01, 2011 12:56 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

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Ranelletti, Darin

From: Olga Dro [mailto:mail@change.org]
Sent: Wednesday, February 02, 2011 11:15 AM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

Olga Dro
fremont, CA

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Ranelletti, Darin

From: DR THEODORA MANOLAS [mailto:mail@change.org]
Sent: Wednesday, February 02, 2011 5:46 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

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Thank you for your consideration.

DR THEODORA MANOLAS
JACKSON HEIGHTS, NY

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Ranelletti, Darin

From: carol crunkhorn [mailto:mail@change.org]
Sent: Tuesday, February 08, 2011 1:02 PM
To: Ranelletti, Darin
Subject: Please Reconsider The Oakland Zoo Expansion

Greetings,

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Thank you for your consideration.

carol crunkhorn
New Zealand, FM

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ATTACHMENT F

Alternative Expansion Concept Developed by the Friends of Knowland Park

KPHA Alternative Expansion Concept



Legend:

- Perimeter Fence: 
- Tram Access Road: 
- Buildings: 
- Hiking Trail: 
- Funicular Path: 
- Utilities Path: 

Alternative Expansion Concept

Friends of Knowland Park

Balancing Open Space with an effective Zoo Expansion

This concept plan was presented in person to Nik Haas-Dehejia and Dr. Joel Parrott of the Oakland Zoo, and Darin Ranelletti of Oakland Planning Department on July 30 2010. This expansion concept has been conceived with the goal of preserving the existing natural settings and outdoor experience of the Knowland Park Open Space, and particularly the Western meadows above the Oakland Zoo, while at the same time providing adequate space and context for a successful expansion of the Oakland Zoo. The key to the concept is that the expansion footprint be contained to the west of the ridge line which separates Knowland Park from the existing Oakland Zoo, and which is proximal to the existing Zoo footprint. For the record, the Friends of Knowland Park would prefer that no expansion takes place and that the Zoo would adhere to its stated mission of true Conservation by further evolving the function of its existing Zoo spaces to fit modern Zoo needs. However, given that there are concept approvals and a formal agreement with the community in place from 1998, the terms of which were part of the previous approval, we feel compelled to offer a reasonable and prudent alternative to the current expansion proposal which has been put forth by East Bay Zoological Society. The current proposal which has been offered by EBZS is not appropriate to the balance of Knowland Park and the surrounding community, and so significant changes must be made to bring EBZS's proposal into compliance. This concept attempts to mitigate many of the key concerns of the community at-large such as environmental impacts, land use, and initial/ongoing costs, but it does not address other key concerns such as traffic, parking, and comprehensive emergency evacuation planning. The EBZS will still be expected to mitigate these other concerns adequately.

Key Concept Elements

Access Road:

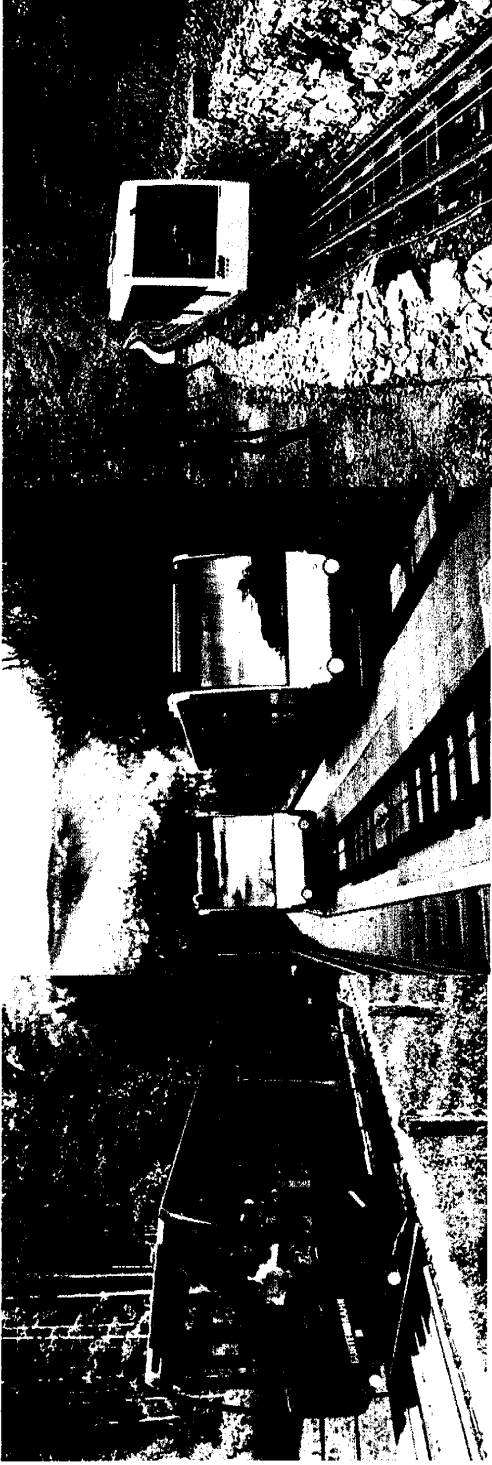
Our concept adheres to the 1998 MOU and Council Approvals by retaining the approved Tram Access road which completes a ring around the expansion. This delineation protects the community along Maggiora and Hellman, and well as portions of Mark Street, from the imposition of substantial construction and ongoing traffic along the Access Road, which is the key reason that the roadway was realigned during the negotiations that evolved the 1996 Master Plan into the 1998 agreements.

Perimeter Fence line:

The exterior fence line is then moved to mirror the road delineation, and this is done for two reasons: 1) to eliminate unnecessary environmental damage which would be necessary under the current proposal from EBZS, and 2) to eliminate unnecessary cost associated with the EBZS plan. By conforming the fence line to the Tram Access road, the fence can be easily built alongside or conjunction with the Tram Access roadway. This alternative concept also prevents unnecessary intrusion into the RCA zone of Knowland because the circuitous nature of the Access Road negates the need for access via Snowdown Ave, and it eliminates the more damaging “fence swale” which has been proposed to cut a swath across “Heart-attack” Hill. Finally, this alignment preserves remaining Knowland Park Open Space for future generations.

Replace Aerial Tram with a Funicular Tramway:

The aerial tram is inappropriate for this venue because it disrupts the Oakland Hills Skyline, would require substantial costs for installation and upkeep, and requires substantial and costly safety preparations. An earthquake or wildfire which disrupted power to the Oakland Zoo could leave guests stranded in the air, and could require a lengthy rescue effort to lower each group from each tram car to a rescue team below, and then to transport down through the vegetation to the zoo, for evacuation from there. The aerial tram also changes the existing verdant and unspoiled view-shed from surrounding areas, including the experience from I-580. We have proposed to replace the aerial tram with a Funicular (Inclined Railway) to improve upon these visual, financial, safety, and environmental impacts. The elimination of the aerial tram would result in significant cost savings and reduce the environmental impacts of construction. The current EBZS proposal calls for construction of not one but two corridors through Knowland, one for the tram towers and one for the utilities trenching. The FoKP concept combines the alignment of the funicular with the utilities alignment, thus saving substantial amounts of money and preventing unnecessary environmental impacts. This configuration would have the added benefit of lowering the transport to ground level, which would improve the safety of the guests/staff due to improved egress in the event of a natural disaster. These funicular railways can be installed with a staircase adjacent to the tracks, and could easily provide manually operated ADA-compliant emergency railcars to evacuate guests with ADA needs along the adjacent rail.



The Funicular has other benefits over the Aerial tram. The Aerial tram in the EZBS plan would only have terminals at top and bottom, whereas the Funicular rides along the ground level and so could have multiple stops along the route from bottom to top. Each stop might have interactive viewing platforms, restrooms, and possibly water stations for the guests' convenience, and because the Funicular railway is aligned with the Utilities trench, these electrical and plumbing elements would be simple and inexpensive to add at various places along the route to the top. This inherent feature of multiple stops is what allows the Zoo to provide access to different levels of access on this sloped parcel, and would allow guests to experience different levels of the new exhibits on trails and walkways which would stem out from the Funicular, allowing them to explore the Oak woodlands and meadows between exhibits. We feel this would provide the guests with an authentic natural California experience conveniently, safely, and more efficiently, and it would allow the Zoo to meet ADA standards.

Interpretive Center

The location of the Interpretive Center in our concept is designed to coincide with the optimal alignment of the Funicular railway, and it will provide spectacular views of the Bay Area, Oakland, and San Francisco, and the Bay Bridges. The location provides substantially better sun exposure than the EBZS-proposed location, and we are proposing that the Interpretive Center include extensive solar panels (possibly in a PPA-style agreement) to offset their electricity uses for the Funicular and incidental needs. The height of the Interpretive Center in our concept is intended to be much lower than that

proposed by EBZS, and should be as invisible as possible from the surrounding community and the scenic corridor. We expect that the building should be a combination of one and two stories high as appropriate to keep the Center low on the hillside. The Interpretive Center roofline should not break the Ridge line when viewed from areas below and above. The Interpretive Center will be serviced via the Funicular Tramway and the Tram Access Road, and so its location is proximal to the Tram Access road at the top of the site.

Hiking Trail

The concept design is intended to provide a balance of nature experiences. It satisfies the desire of EBZS to have a compelling “packaged”, paid learning experience for Zoo guests, with healthy space for animals along with all the amenities such as restaurant services, classrooms, and bay views. However, the US has a major childhood obesity problem, and while the Zoo’s proposal addresses ADA guidelines and baby strollers, this concept would be negligent if it did not offer options to combat the obesity epidemic when it is a golden low-cost opportunity. We feel that access to the Knowland Park Open Space should be improved, providing a better balance of outdoor experiences in tandem with the Zoo expansion. One of the oft-cited criticisms of Knowland Park has been that public access is limited, with very little off-street parking. We have included a hiking trail in our concept, which encircles the Zoo expansion, to address this issue. Users could park inside the Zoo, and then begin their experience at the Arroyo Viejo Creek Restoration site. As they hike up the canyon and onto the upper meadowlands, they could learn about the ecosystems and various habitats along the way. They could picnic at the top overlooking the bay, and then choose to enter the Zoo at the top or hike back down. The Zoo could control entry at the upper gate by only allowing ingress for guided groups led by Zoo personnel, like school groups or Boy/Girl Scouts, and informal hikers would be expected to hike back down to their cars. The key element of the trail, though, is that the general public would have improved access to Knowland Park via this trail for unmediated educational experiences, for free. With this hiking trail, visitors can experience the controlled experience of the Zoo enhanced by a completely natural experience of Knowland Park, for no extra cost.

Veterinary Hospital

In the negotiations between 1996 and 1998, one of the key points of agreement was that the major elements of the new Zoo expansion would be kept as far away from the South Hills Neighborhood as possible. The proposed Veterinary Facility/Breeding Clinic does not conform to that agreement, and must be moved farther away from the South Hills Neighborhood. Our concept addresses this key concern by moving the Veterinary inside of the Zoo “envelope”, to a more central point of the Zoo. This location has several key benefits: it is inside the core Zoo perimeter for security of the animals and the safety of the general public, it is closely aligned with the Utilities alignment for lower cost of construction, it is more proximal to existing Zoo exhibits, and sick or injured animals can be transported directly to the Hospital from

their respective enclosures more securely by using the Northern half of the Tram Access road. This arrangement would reduce the likelihood of an animal escape during transfer between their enclosure and the confines of the Vet Facility.

Another benefit to relocation of the Vet facility is the environmental benefits of staying out of the creek drainage. This will save the Zoo the tremendous expense of building the extensive water-management mitigations that are currently being planned to conform to Creek Protections. Shifting the Facility to the approximate location shown on our concept moves it out of the creek drainage to a location with similar gradients to the location currently proposed by EBZS.

Gradients and slopes

We urged the Zoo to consider this alternative site in the Spring of 2008 and then again in several public meetings. The current Zoo proposal includes exhibit spaces and guest walkways that traverse gradients exceeding 30%, and their proposal has located construction of the Visitors' Center in a location with gradients exceeding 40%. Our concept locates the Visitors' Center on a gradient that is less than 20%. Our concept will utilize the same methods proposed by EBZS in their current proposal, using moderate grading and bridging techniques as well as some elevated to walkways to maintain consistency with ADA requirements while providing a wonderful experience for guests. Each trail that traverses the hillsides will connect on the outer perimeter with the Tram Access ring road, and connect with the Funicular corridor at the center of the exhibit site. Further evidence that this site is feasible for Zoo expansion is the fact that other Zoos such as the San Diego Zoo have managed to build World Class animal exhibits in very steep terrain.

Traversing the space: Guest Access to exhibits

Furthermore, all walkways that traverse above and below the exhibit spaces in our concept can be built to conform to ADA guidelines in the same manner that the current EBZS proposal does. Note that the current EBZS proposal utilizes elevated walkways to traverse very steep slopes, so clearly it must be feasible. Walkways would contour along the slopes, and would use a mix of bridges, elevated walkways, and graded pathways as a balanced approach. Guests would wind along these pathways through in and out Oak Woodlands and open Meadows, and the contours of the terrain will add to the experience of viewing these various animals with viewpoints from above and below.

Canyons and Aviaries

The current EBZS Proposal outlines a location for a dual-split aviary on the steeper hillsides of their proposed site. In our concept, the aviaries could conceivably be placed in either or both creek drainages, as originally proposed and approved in the 1998 decision. The design of these aviaries would avoid the Creek Ordinance by locating their skeleton structure outside of the drainages, and total volume of the aviary would increase by virtue of using the drainage for increased flying space. Another benefit of using the canyons for the aviary is that the entire structure could remain below or quite close to

tree level, thus avoiding disruption of the Oakland Hills skyline, and would be camouflaged to further hide the structure from view. Our concept also calls for elevated walkways to be integrated with the skeleton structure of the aviary, as part of the pathways which traverse the exhibits. By this method we effectively combine these two elements for better viewing pleasure and simultaneously reduce the cost of building these elevated walkways across the creek drainages

Total footprint of Expansion:

Zoo proposal: 56.26 acres

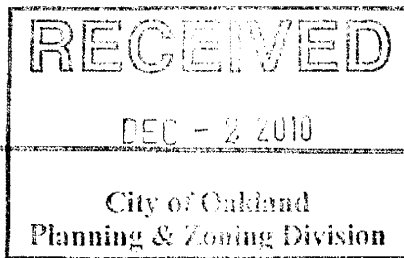
FOKP concept: 40.4 acres

Cost:

Cost of construction and ongoing maintenance is a huge concern for Oakland taxpayers, so we have tried to consolidate features and elements of the expansion to allow for simultaneous builds of various features. For example, our design melds the Transportation and Utilities elements of the plan into a “central nervous system” of the planned site, and it locates the perimeter fence adjacent to the Tram Access Roadway, allowing for more efficient use of the site and thus reducing construction and ongoing maintenance costs.

ATTACHMENT G

**East Bay Zoological Society Response to
Alternative Expansion Concept Developed by the Friends of Knowland Park
(Prepared by PJA Architects)**



EXECUTIVE SUMMARY

Background

The Oakland Zoo presented its modifications to the 1998 City Council approved Zoo master plan for the California Project at an informational briefing session of the City of Oakland Planning Commission on April 21, 2010. At this session, Commissioner Sandra Galvez asked the City Planning and Zoning staff to clarify and explain any alternative proposals to the Zoo master plan being suggested by neighbors. On July 30, 2010, Zoo Executive Director Joel J. Parrott, Project Director Nik Haas-Dehejia, and Darin Ranelletti (City of Oakland Planning staff member) met with Knowland Park neighbors Jason Webster and Ruth Malone at City of Oakland Planning & Zoning Division offices to hear a presentation on an alternative proposal to the Zoo's California Project. The Zoo asked PJA Architects, the Zoo's architect of record for the California Project, to carefully and thoroughly review the alternative proposal.

Following our careful review of the Knowland Park Highlands Association alternative proposal, PJA Architects has determined the alternative proposal would:

- Contribute to the degradation of sensitive landscape features, such as stream corridors and mature oak tree groves;
- Contribute to the erosion of exceptionally steep slopes;
- Create inappropriate and non-animal friendly exhibits;
- Diminish accessibility to a wide range of visitors including people with disabilities; and
- Increase capital costs by more than \$10 million.

Summary Comparison of Knowland Park Highlands Association Proposal vs. Oakland Zoo Plan

Access Road: The neighbor proposal calls for unnecessary road excavation and grading, requiring approximately 1,750 lineal feet of new roadway on slopes in excess of 24 degrees. In contrast, the Zoo's current plan leverages existing site features and requires approximately 590 lineal feet of new roadway on less than 11 degree slope.

Gondola vs. Funicular: The neighbor proposal for replacing a planned Gondola transportation system with a Funicular would generate excessive environmental damage by causing permanent disturbance (nearly 40,000 square feet vs. 720 square feet for the Gondola towers) to a greater area of Knowland Park, while also increasing capital costs by more than 200% (or nearly \$10 million more). The Zoo's current plan will permanently impact less land while protecting and preserving the current topography and vegetation.

California Interpretive Center: The neighbor proposal would move the California Interpretive Center to a location that would be susceptible to hillside erosion due to placement on a ridge between two steeply sloping ravines, and would create difficult, if not nearly impossible, emergency access. The Zoo's current plan will barely be seen from any adjacent neighborhood, sits on a partially existing fill site, is accessible by improving the existing fire road network, and maximizes green design techniques.

Veterinary Medical Hospital: The neighbor proposal for the location of the Veterinary Medical Hospital is environmentally impractical and disruptive to the animals. It would locate the facility on a steeper slope, increase excavation, remove existing parking spots, impact existing exhibits (camel barn and bison exhibit), and disrupt Zoo operations. The Zoo's current plan, which encompassed a review in June 2008 of eight sites throughout the Zoo by Noll & Tam Architects, is the only appropriate location for the Hospital that balances the needs of the recuperating animals, the requirements for Hospital operations and veterinary staff, the location of utilities, and impact on the land.

Gradients, Slopes & Guest Access: The neighbor proposal calls for locating the project on some of the steepest slopes (in excess of 22 degrees) in Knowland Park. These locations would cause additional erosion, would negatively impact water quality, and would be challenging, if not, virtually inaccessible to disabled visitors and emergency vehicles. The Zoo's current plan will exhibit animals primarily on slopes less than 11 degrees. Visitor walkways will be primarily on grade and aligned with existing fire roads. No erosion is expected and there are no stream corridors in the exhibit area. Additionally, the Zoo's plan will be universally accessible by young, elderly and disabled visitors.

Canyons & Aviaries: The neighbor proposal places aviaries in locations that would likely need to span creek drainages, would cause environmental damage, and would increase capital cost. Furthermore, the neighbor proposal does not consider the needs of the eagle and condor – birds for which the aviaries will be built. The Zoo's current plan is specifically designed to provide the eagle and condor with long distance unobstructed views and ability to fly high within the aviary structure. Predatory animals are uncomfortable being looked down upon and therefore all animal viewing in the current Zoo plan ensures they will be on the same level or above visitors so they will not feel threatened.

Total Project Footprint: The neighbor proposal does not provide enough developable land for the Zoo's proposed program for animal exhibits, visitor services, pathways and vehicle access. Most of the existing terrain in the neighbor proposal varies from 16 to 35 degree slopes, which would be unsuitable for animal exhibits and difficult and expensive for constructing animal support buildings due to the severe terracing and retaining wall construction required. The Zoo's plan will protect streams, minimize erosion, and require minimal re-grading of the existing site.

Project Cost: The neighbor proposal to develop the California Exhibit, on excessively steep slopes together with the construction of a funicular, would require significant capital outlay of at least \$10 million more than the current Zoo plan. The Zoo's current plan, prepared by professional consultants across a wide range of architectural and engineering disciplines, is environmentally-sound and cost effective.

INTRODUCTION

Purpose and PJA Architects Qualifications

The Oakland Zoo provided *pja architects + landscape architects, p.s.* with a draft of the Neighborhood Alternative Proposal dated August 21, 2010 (hereafter "Neighbor Proposal") and requested that we review the proposal thoroughly to evaluate all the recommendations and suggestions, to provide our technical comments, and to see if we could incorporate some of the suggested changes into the Zoo's current plan. This request was directed to our firm since we were the exhibit design consultant to the Zoo in developing the current Oakland Zoo Plan (hereafter "Zoo Plan"). Our firm was assisted by technical consultants for engineering, zoo operations, and cost estimating on the project. We consult with zoos throughout the world, developing plans for new exhibits and visitor facilities and have completed more than 100 commissions in our thirteen year tenure as zoo designers (See page 15 for list of PJA Architecture clients and technical consultants on the Zoo Plan).

Goals/Considerations for Zoo Plan

The plans developed to date were informed by the following Goals and Considerations:

- Provide high quality, large habitats for the animals to be exhibited;
- Provide state-of-the-art animal support facilities for animal care and management;
- Provide animal management facilities that are safe, efficient, and cost effective;
- Reduce environmental impacts by working with the intrinsic qualities of the existing landscape including topography, soils, drainage, vegetation, and available infrastructure;
- Abide by the tenets of sustainable green architecture and Leadership in Energy and Environmental Design (LEED) principles in the design of architectural elements, the selection of materials, and construction techniques;
- Design a visitor experience that will be fun, educational, and memorable by providing unique animal viewing opportunities, enhancing distant views, including kid-friendly components, reducing the visual impact of animal containment barriers, and creating dynamic spaces that immerse the visitor in the native California landscape;
- Rely, as much as feasible, on the 1998 City approvals for the Zoo master plan;
- Provide accessibility to a wide range of visitors, including children, adults, seniors, and people with disabilities; and
- Develop an economically feasible and cost effective plan.

Limitations in the Review of Neighbor Proposal

First, we note that the Neighbor Proposal is not a complete alternative plan. The proposal is a diagram of the neighbors' preferred locations for a few of the elements of the Zoo Plan. The Neighbor Proposal does not provide information or analysis with regard to the engineering claims made in the document. It does not accommodate the physical and management needs of the animals that will be exhibited in the California Trail Exhibit and Veterinary Medical Hospital projects. Additionally, the Neighbor Proposal does not contain enough information to adequately assess the environmental impacts, the construction costs, the ongoing long-term maintenance costs, and the fundamental visitor and emergency access issues. As such, it is difficult to compare the Zoo Plan with the Neighbor Proposal. Nonetheless, the following analysis describes and compares the differences between the plans and the inherent challenges with the Neighbor Proposal.

KEY CONCEPT ELEMENTS

1. ACCESS ROAD¹

Zoo Response to Neighbor Proposal:

Unnecessary Road Excavation and Grading: The proposal would require approximately 1,750 lineal feet of new roadway in undeveloped land for the main access road. The alignment of the road would be on steep slopes in excess of 24 degrees, which would require significant cut and fill and retaining walls to construct the road. Additionally, this proposed road alignment would require switchbacks and sharp curves to climb the steep hillside. (See Land Slope Comparison Diagram)

Management Support Facilities: The proposal does not include enough information to properly estimate the number of secondary roads that would be needed for access to the animal exhibits and holding facilities. These secondary roads also would be constructed on previously undisturbed land that is steeply sloping and would therefore require significant cut and fill and retaining walls to construct. The proposed road on the north side of the Neighbor Proposal would not be necessary in the Zoo Plan.

Zoo Plan:

Use of Existing Site Features: The plan proposes approximately 590 lineal feet of new roadway on less than 11 degree slopes. The access road follows the alignment of the existing fire access roads for more than 83% of its length in order to reduce new grading, cut and fill, and damage to undisturbed land.

2. PERIMETER FENCE LINE

Zoo Response to Neighbor Proposal:

The alignment of the perimeter fence in the location of the new road being proposed would not be significantly different than the alignment being proposed by the Zoo Plan. The "fence swale" referred to in the Neighbor Proposal is part of the Zoo's 1998 master plan conditions of approval #11 that calls for the fence to be "recessed in an engineered, graded swale thereby allowing neighbors an unobstructed view in all directions from the top of each knoll." PJA Architects designed the "fence swale" which is a commonly used feature in trying to hide and/or create view corridors for guests.

Zoo Plan:

The southwest perimeter fence location in the Zoo Plan is essentially in the same location as that shown on the Neighbor Proposal.

Preservation of Native Habitat: The northern fence alignment will create a buffer zone of native oak forest and chaparral that will not be developed in the Zoo Plan and will create a native fauna and flora sanctuary.

¹ Reference Roadway Comparison Diagram on page 16

3. GONDOLA VS. FUNICULAR

Zoo Response to Neighbor Proposal:

Excessive Environmental Damage: The extent of the construction zone for a funicular would permanently disturb approximately 32,800 square feet with a 25 feet wide right of way and would require a 45 foot wide by 250-300 foot long segment in the middle of the alignment for passing cars² as compared to a construction zone of approximately 720 square feet for the gondola (see below under Zoo Plan).

Underground utilities would need to be installed adjacent to, not beneath the funicular, and this would increase the width of the re-contoured corridor. As such, a roadway would be required adjacent to the utility corridor, further increasing the width of the corridor and the amount of grading of the hillside.

The construction of a funicular track would incur significant permanent damage to the existing topography and vegetation on the steep slopes. It would require cut and fill and retaining walls. It would increase the erosion on the hillside. Furthermore, the track would create an impenetrable barrier for native wildlife.

Increase Capital Cost: The manufacturer of the gondola and the funicular – Doppelmayr CTEC – estimate that the initial cost of the funicular to be as much as \$13.8 million³ vs. the gondola at \$4.2 million⁴. This is an additional cost of \$9.6 million, or 228% more costly. Furthermore, the long term maintenance would be more expensive for the funicular with yearly periods of down time for maintenance as long as one month.⁵

Visitor Inconvenience: The constant stopping of the funicular in order to provide visitor access to small portions of the exhibits would be inconvenient and costly to operate since each station would need to be staffed for safety and efficiency. Visitors to the exhibits would not be able to cross the funicular corridor without the construction of expensive bridges or tunnels.

Excessively Steep Slopes: The oak woodlands and meadows adjacent to the funicular alignment are extremely steep and in excess of 30 degree slopes. This would require extensive construction of elevated walkways to provide ADA accessibility. These walkways would be expensive (more than ten times the cost of surface on-grade pathways⁶), would be destructive to the native vegetation, and would cause excessive erosion due to the extremely steep slopes in the surrounding area.

² Reference Aerial Tram (Gondola) & Funicular Comparison Diagram on page 17

³ September, 25, 2010 Budgetary Quotation for Funicular provided by Doppelmayr CTEC. Designed to approximately match the capacity of the Oakland Zoo's proposed Gondola system. See appendix for Budgetary Quotation on page 21-22

⁴ February 11, 2008 Budgetary Quotation for Gondola provided by Doppelmayr CTEC. See appendix for Budgetary Quotation on page 23

⁵ Based on communication with Doppelmayr CTEC

⁶ Increased cost based on experience of PJA Architects

Zoo Plan:

Minimal Site Impact: The gondola will permanently impact only 720 square feet of land. Since the only areas disturbed by construction of the gondola is the ground directly beneath the towers, there will be no change to the existing topography or vegetation between the gondola towers. Native wildlife will be free to move beneath the gondola towers. All grading and excavation associated with the gondola towers will be replanted with native vegetation following construction.

Minimal Visual Impact: The gondola towers and gondola cabins will be painted an earth tone color in efforts to blend into the surrounding hillside. In addition, the gondola cabins will be approximately 10 feet above the tree tops, thereby limiting visual impacts to the surrounding communities. Visual simulations demonstrate limited to no visual impacts from surrounding neighborhood properties.

Responsible Capital Cost: According to Doppelmayr CTEC, the funicular and gondola manufacturer, the construction of the gondola is \$4.2 million, approximately \$9.6 million less than the funicular alternative and less expensive to operate long term⁷.

Excellent Safety Record: The safety record of gondolas is excellent and evacuations occur infrequently. In the event of an evacuation, the procedure will be performed by Zoo-train staff with the assistance of local firefighters, as needed, and is of relatively short duration. Furthermore, in the unlikely event of a power loss, the gondola will be outfitted with two back-up diesel generators that power the system to allow for evacuation.

4. CALIFORNIA INTERPRETIVE CENTER

Zoo Response to Neighbor Proposal:

Insufficient Program: The footprint shown on the proposal does not meet the programmatic requirements of the zoo, because it cannot be accessed from other parts of the proposed site via ADA acceptable pathways.

Increased Erosion: The location of the Interpretive Center, perched on a ridge between two steeply sloping ravines, would require significant terracing of the existing slopes to be constructed. Such earthwork could lead to serious long term erosion. Mitigation of the erosion problem would be difficult due to the extremely steep slopes in this area and the difficulty in establishing replacement vegetation.

Difficult Emergency Access: Emergency access to the lower side of the Interpretive Center via fire trucks would be very difficult, if not impossible, at this location because of the steep slopes and narrowness of the site.

Problematic Orientation for Sustainable Green Design: The sun exposure to the building would be problematic as the south facing elevation would cause significant heat gain that would need to be mitigated by air conditioning.

⁷ February 11, 2008 Budgetary Quotation for Gondola vs. September 25, 2010 Budgetary Quotation for Funicular provided by Doppelmayr CTEC (See pages 21-23)

Zoo Plan:

Previously Disturbed Landscape: More than 50% of the location of the Interpretive Center is a disturbed existing fill site. Additionally, the location will be accessible via the pedestrian pathways of the California exhibits.

Effective Solar Exposure for Sustainable Green Design: The sun exposure of the Interpretive Center will be excellent for solar panels. The profile of the building will be low on the southern elevation to reduce solar gain. The glass façade will be on the north side of the building to reduce solar gain.

Reduced Circulation Conflicts: Service access to the Interpretive Center will be via a service drive and will not conflict with the pedestrian pathway system.

Low Profile: The Interpretive Center will be only one story tall on the exhibit side and will not be seen from any of the adjacent neighborhoods to the south of the site.

5. VETERINARY MEDICAL HOSPITAL

Zoo Response to Neighbor Proposal:

Increased Capital and Environmental Cost: The location of the hospital, as proposed by the neighbors, would be impractical as it is located on a steep slope that exceeds 22 degrees. Construction at this location would require additional: (1) excavation, (2) diversion of storm water run-off, and (3) retaining walls. These modifications would increase the construction costs.

Disruption to Existing Zoo Activities and Animal Exhibits: The neighbor proposal would locate the Veterinary Medical Hospital next to the service gate entrance into the Zoo and within two different animal exhibits – Bison/Tule Elk and Camel. By doing so, service access into the Zoo would be disrupted, existing animal exhibits would be impacted, visitor parking spaces would be lost, and recuperating animals in the hospital would be much closer to noise from existing Zoo operations.

Zoo Plan:

Proper Location: The location of the Veterinary Medical Hospital was evaluated following an extensive review of eight different sites throughout the Zoo. Assessed by Berkeley-based Noll & Tam Architects in June 2008, the current Zoo site was selected after reviewing a number of criteria including privacy and quiet for recuperating animals, location of utilities, retaining wall requirements, aesthetic impacts, proximity to the Hayward Fault, and access from existing animal collections. Furthermore, the Zoo's planned location is on a slope of less than 11 degrees as compared with slopes in excess of 22 degrees proposed by the neighbors.

6. GRADIENTS & SLOPES⁸

Zoo Response to Neighbor Proposal:

Excessively Steep Slopes: The site selected for the proposal contains some of the steepest slopes, in excess of 22 degrees, in Knowland Park. In addition, some very sensitive landscape features occur in this area, including large densely, clustered oak forest areas, exceedingly steep sloped grassland, and two steep creek drainages with side slopes in excess of 35 degrees.

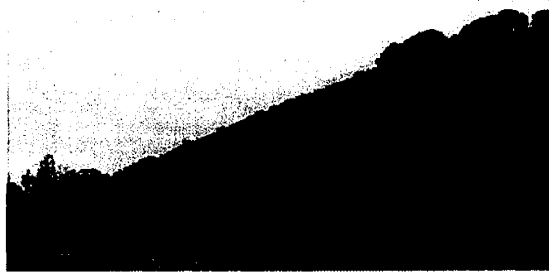
Tree Root Zone Damage: Elevated walkways would require significant construction of footings and on steep slopes would cause additional erosion and water quality impacts. The construction of such footings among the mature oak forest would damage tree root zones and jeopardize the health of these trees.

Circulation Conflicts: Connecting visitor walkways to the access road is not recommended as it would cause safety concerns and would inconvenience the visitors and the zoo staff. Standard planning practice separates service vehicles and pedestrians whenever and wherever possible.

Learning from Mistakes: The San Diego Zoo reference is a prime example of how to learn from mistakes. A large portion of the San Diego Zoo does not comply with ADA criteria and is inaccessible to disabled visitors without supplemental assistance from zoo staff because of the steep slopes and narrow canyons.



Steep creek drainage on Neighbor Proposal



Steep slope on Neighbor Proposal

⁸ Reference Land Slope Comparison Diagram on page 18

Zoo Plan:

Appropriate Site Selection: The site selected for the exhibit area contains less than 11 degree slopes with occasional slopes of 16-22 degrees. The site contains the least slopes on the area previously approved for the zoo expansion. 70% of the exhibit area has slopes of 11 degrees or less. The steeper slopes are primarily in areas designated for wolves. Because native vegetation will be preserved in the wolf exhibit and wolves will not destroy vegetation, no erosion is expected. Furthermore, there are no stream corridors in the exhibit area.

The elevated walkway is proposed in an area with slopes of 16-22 degrees and without large trees. Approximately 25% of the visitor walkway will be on elevated walkway.

Re-use of Disturbed Landscape: More than 50 % of the visitor walkways are aligned with existing fire access roads that have slopes of less than 10 degrees. The visitor walkways will be separated from service drives by elevation and existing native vegetation.

ADA Compliance: All visitor walkways will meet ADA criteria with slopes that do not exceed 5%.



Open grassland, scattered trees, and gentle slopes of the site selected by the Zoo

7. GUEST ACCESS TO EXHIBITS

Zoo Response to Neighbor Proposal:

Environmental Damage: Since there is no detail showing the location or grade of proposed visitor pathways, it is not possible to fully evaluate this element. Given the: (1) extremely steep gradients on this site, most in excess of 22 degrees; (2) a thick covering of mature oak forest; and (3) two stream corridors, our professional opinion is that visitor access under the Neighbor Proposal would require significant re-grading of the site, many elevated walkways, and significant destruction of the existing oak forest on the site.

Uncomfortable Visitor Circulation: The visitor experience would be one of constantly negotiating maximum slopes and would be uncomfortable for the young, the elderly, or the disabled visitor.

High Capital Cost: Elevated walkways are typically sixteen times more expensive than at grade walkways. The Neighbor Proposal would require significantly more elevated walkways than the Zoo Plan due to excessively steep slopes, ravines, and other topographical features that would need to be avoided.

Inappropriate Slope Treatment: The slopes in the Neighbor Proposal are steeper than 16.5 degrees and would require major terracing (cut and fill) to construct at grade walkways along the contours.

Inadequate Vehicle Access: The system of elevated walkways that are proposed would not provide for vehicular access to animal holding facilities nor would they allow for emergency vehicle or personnel access in the event of a medical emergency or fire.

Zoo Plan:

Development on Disturbed Sites: Visitor walkways would be located primarily on grade, would be aligned with existing fire roads and have been engineered not to exceed 5% slopes.

Proper Layout: Preliminary grading plans have been completed and these plans confirm that the Zoo Plan is feasible and will provide a comfortable visitor experience with many level segments for animal viewing and relaxation.

Universal Accessibility: The visitor access element of the Zoo Plan will allow accessibility for the young, elderly, and disabled to all elements of the plan and to the interpretive center from all parts of the site.

Minimal Re-grading: The slopes in the exhibit area are primarily 11 degrees or less and will require minimum grading to construct at grade walkways that are comfortable, maintainable, and economically feasible.

8. CANYONS AND AVIARIES

Zoo Response to Neighbor Proposal:

Environmental Damage: Aviaries spanning creek drainages are not an environmentally sound solution as this type of structure would require considerable excavation and grading for footings, guy wires, and concrete perimeter grade beams. Construction activity of this sort would require heavy equipment access and can potentially lead to erosion, water quality impacts, and loss of existing mature trees.

Increased Capital Cost: Over time, footings and foundations can be undermined by peak water flows and cause serious concerns for animal safety. Building aviary structures across creek drainages would increase the cost of construction due to the need for cantilevered grade beams across the water course, special footing details, and re-grading to accommodate the below ground footings and deadmen.

Improper Construction Technique: The aviary structures and the elevated walkways must be constructed as independent structures. The wind-load and other stress factors are not equally distributed between such disparate structures. Consequently, combining the two structures is not recommended.

Unaware of Animal Needs: The eagle and the condor, the birds for which the aviaries are being constructed, are not canopy flyers and would require structures which allow them access above the existing oak tree canopies. Distant views of the surrounding hills are important for the health and welfare of the birds.

Zoo Plan:

Proper Site Location: Aviaries were located where the construction of footings, perimeter foundations, and guy wires will not negatively impact existing trees. The aviary structures will not obstruct views of the Oakland Hills skyline.

Awareness of Animal Needs: The eagle and the condor, the birds for which the aviaries are being constructed, will have long distance unobstructed views of the surrounding landscape and will be able to fly high up in the aviary structure above the visitors. This is desirable for these high flying raptors and is important to their health and welfare. Viewing these birds from above is not desirable for the welfare of the birds. Only off-exhibit areas, reserved for times when the zoo is closed, will be below the visitor's level.

Exhibit Design Principles: All animal viewing will be respectful of the animals and ensures that the animals will be on the same level as or above the visitor so that the animals do not feel threatened. Most of the animals that will be exhibited are predators and are uncomfortable being looked down upon.

9. TOTAL FOOTPRINT OF EXPANSION⁹

Zoo Response to Neighbor Proposal:

Lack of Programmed Space: The usable area in the Neighbor Proposal is severely limited by steep slopes, creek drainages, and mature oak forest. Although 40.4 acres, the site chosen for exhibit spaces contains more than 13.5 acres (36%) of mature oak forest that is densely arranged on steep slopes. There are two major stream corridors in the parcel that account for 5.5 acres (13.6%). Finally, 26.8 acres (66.5%) of the site exceeds slopes of 16 degrees and are not suitable for animal habitats. Only 8.56 acres, scattered throughout the Neighbor Proposal, are less than 16.5 degree slopes and available for possible animal exhibit development. The Neighbor Proposal does not provide enough developable land for the Zoo's program for animal exhibits, visitor services, pathways, and vehicle access.



Dense oak forest on Neighbor Proposal site

Environmental Restrictions: The Neighbor Proposal would require significant construction within the highly regulated 100 foot wide creek drainage corridor.

Environmental Damage: Most of the existing terrain in the Neighbor Proposal varies from 16 degree to 35 degree slopes, which is unsuitable for animal exhibits and unsuitable for construction of animal support buildings due to the severe terracing and retaining wall construction that would be required.

Construction Damage: The construction of elevated boardwalks throughout the site would require significant re-grading and excavation for footings, which could lead to significant erosion during and after construction, requiring extensive mitigation. Construction access would be extremely difficult given the steep slopes.

⁹ Reference Area Comparison Diagram on page 20

Zoo Plan:

Proper Size Site: Although the area within the perimeter fence is 52.26 acres, much of the site will remain in its natural condition and will function as a native wildlife preserve. The area proposed for site development, construction of buildings and for animal exhibits is 20 acres. This is less than 40% of the entire site and preserves greater than 60% of the site for open space and native habitat.

Stream Protection: There will be limited construction within the 100 foot wide creek drainage corridors.

Appropriate Species Selection: Any portion of land that slopes at 16-25 degrees is unsuitable for construction, but is proposed for the off-exhibit wolf area where no re-grading or construction will occur and the potential for erosion is minimal as these animals are not destructive of vegetation or soil.

Appropriate Location Selection: The Zoo Plan includes only one area that requires construction of an elevated boardwalk. The construction of an elevated boardwalk occurs on a 25 degree slope in an area that does not contain any large oak trees or other significant vegetation. The construction corridor is not in the drainage zone and will be limited to 550 lineal feet.

Appropriate Vegetation: The animal exhibit space required is 9.85 acres. The exhibits will be located primarily on open grassland areas of the site and will include only minimal re-grading of the existing site conditions.

10. COST

Zoo Response to Neighbor Proposal:

Undocumented Information: The statement that the alternative proposal would reduce costs and ongoing maintenance is unsupported.

Steep Slopes Add Capital Cost: Although the Neighbor Proposal is a diagram and not a fully developed plan, the components proposed and the steepness of the selected site would make construction significantly more expensive than the Zoo Plan.

Lack of Utilities: There are no existing utilities on the alternative site. Thus, the Neighbor Proposal would require excavation and the other costs associated with utilities installation.

Excessive Capital Cost of Funicular vs. Gondola: The construction and the ongoing maintenance of the Funicular would be significantly more expensive than the Gondola.¹⁰ The Funicular is projected to cost as much as \$10 million more than the Gondola.

Increased Capital Cost: Any construction on steep slopes as evidenced on the proposed site is significantly more expensive than construction on less steep slopes. As stated previously, there is no plan for the animal exhibits, the animal support buildings, the visitor pathways, or the service access to exhibits and support facilities shown in the Neighbor Proposal so it is not possible to assess the increased cost of such necessary components.

¹⁰ Reference Budgetary Quotations from Doppelmayr CTEC on pages 21-23

Zoo Plan:

Professionalism: The preliminary cost estimate for the Zoo Plan has been prepared using Schematic Design level documentation prepared by professional consultants in the disciplines of civil engineering, architecture, landscape architecture, and exhibit design. The plans have been value engineered to meet the needs of the Zoo, guests, and the animals while managing costs.

Experience: The cost estimate was prepared by a professional cost estimator from the San Francisco Bay Area with more than 25 years experience estimating zoo exhibits throughout the country.

Construction Knowledge: The consultant team evaluated multiple organizations, alignments, components, and materials during the design phase in order to provide the Oakland Zoo with a plan that is consistent with the current exhibit standard of the American Association of Zoos and Aquariums, cost effective, and can be constructed of durable materials.

Proper Location: The new utility corridor proposed in the Zoo Plan is located on an existing fire road and is in the same location as the Neighbor Proposal. It will therefore cost the same to install and maintain.

Cost Effective: Any construction on steep slopes is significantly more expensive than construction on less steep slopes. The Zoo Plan places buildings and other facilities in locations with moderate slopes and atop existing disturbed areas, such as roads and fill zones.

CONCLUSION

Based on the documentation provided to PJA Architects, the Neighbor Proposal is inappropriate for developing new animal exhibits and visitor facilities. The Neighbor Proposal would:

- Contribute to the degradation of sensitive landscape features, such as stream corridors and mature oak tree groves;
- Contribute to the erosion of exceptionally steep slopes;
- Create inappropriate and non-animal friendly exhibits;
- Diminish accessibility to a wide range of visitors including people with disabilities; and
- Increase capital costs by more than \$10 million.

The Zoo Plan is the result of a series of adjustments and refinements made in an attempt to balance the "needs and wants" of all stakeholders and is both an environmentally sound and cost effective zoo expansion that meets the goals, objectives, and philosophy of the Zoo. The exhibit's regional focus on native fauna and flora will provide the citizens of Oakland and the San Francisco Bay Area with a significant educational resource not found elsewhere in Northern California.

Appendix

Firm Profile

PJA was founded in 1997 in order to provide zoos with a medium sized exhibit planning and design firm that would be responsive to their needs and would provide Principal involvement throughout the design and construction process. We are creative problem solvers who listen to our clients and respond with live animal exhibits that are unique, aesthetically beautiful, enriching for the animals that live in them, and are both entertaining and educational to the visitors who come to see them. Our Principal designers are trained in the professions of architecture and landscape architecture, each with more than twenty years of experience designing zoos, wildlife parks, botanic gardens, and nature centers. Our staff includes associate architects, landscape architects, graphic designers, biologists, interior designers, and interpretive planners. We collaborate with our clients and consultants teams to meet the individual needs of every project and design functional, cost effective solutions that contribute to the appreciation and understanding of the natural world.

PJA zoo experience includes the following list of clients:

Disney's Animal Kingdom/National Zoo/Houston Zoo/Columbus Zoo/Lincoln Park Zoo/Buffalo Zoo/Reid Park Zoo/Indianapolis Zoo/Zoo Miami/Oklahoma City Zoo/Woodland Park Zoo/Los Angeles Zoo/Melbourne Zoo/Australia Zoo/Singapore Zoo/Ocean Park Hong Kong/Hangzhou Safari Park

Our consultant team for the Oakland Zoo California Exhibits included:

Miller Consulting, Landscape Architecture

2020 Engineering, Civil Engineers

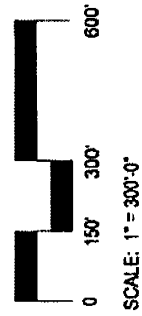
Total Park Projects, Operations and Visitor Services

Oppenheim Lewis, Cost Estimators

All team members have previous zoo exhibit design and planning experience and have collaborated with PJA on other zoo projects throughout the country.

LAND DISTURBED BY ROADWAY COMPARISON DIAGRAM

- LEGEND**
- OAKLAND ZOO PLAN
PROJECT BOUNDARY
(GROUND DISTURBANCE)
 - NEIGHBORHOOD
ALTERNATIVE PROPOSAL
PROJECT BOUNDARY
(GROUND DISTURBANCE)
 - NEW ROAD REQUIRED
FOR NEIGHBORHOOD
ALTERNATIVE PROPOSAL
 - NEW ROAD REQUIRED
FOR OAKLAND ZOO PLAN



AERIAL TRAM AND FUNICULAR COMPARISON DIAGRAM

LEGEND

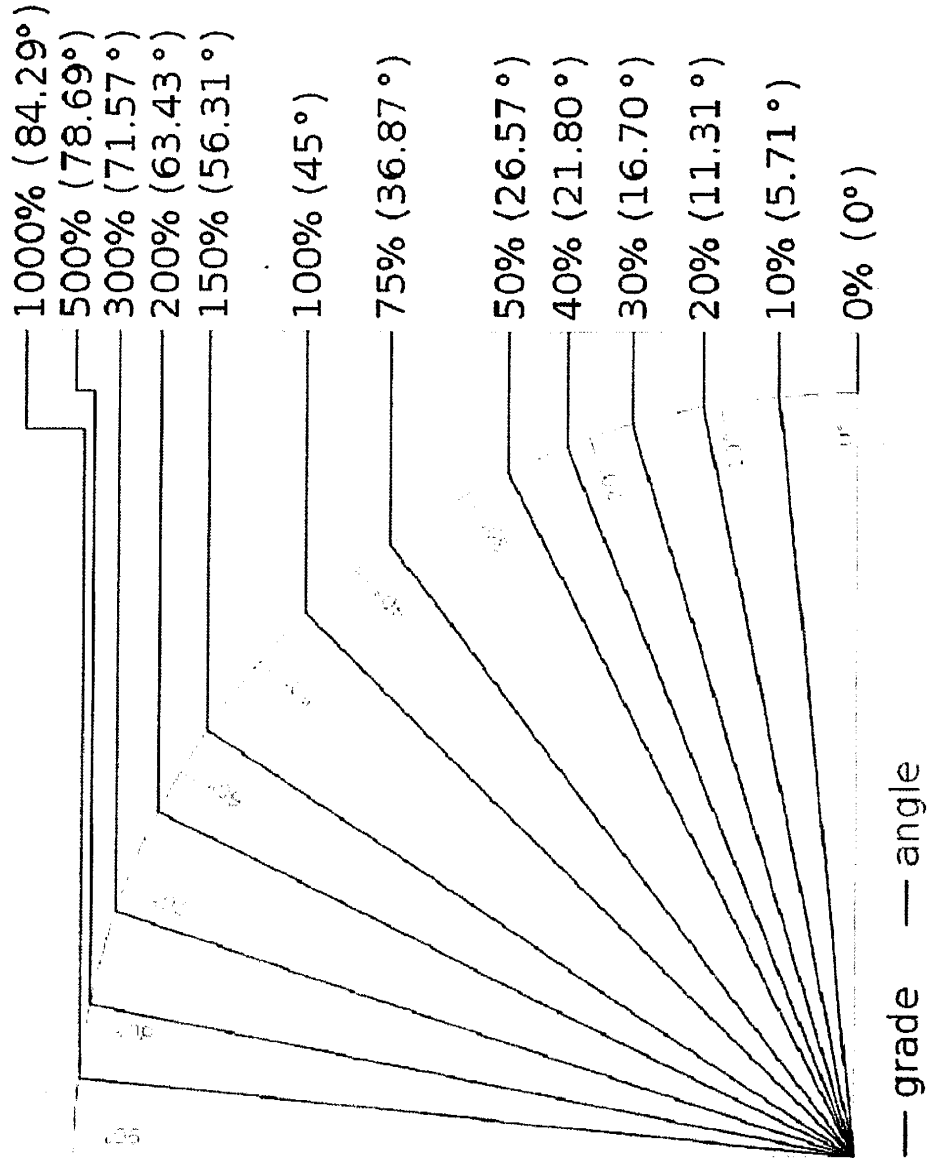
- OAKLAND ZOO PLAN
PROJECT BOUNDARY
(GROUND DISTURBANCE)
- NEIGHBORHOOD
ALTERNATIVE PROPOSAL
PROJECT BOUNDARY
(GROUND DISTURBANCE)
- LAND DISTURBANCE FOR
AERIAL TRAM
- LAND DISTURBANCE FOR
INCLINED RAILWAY



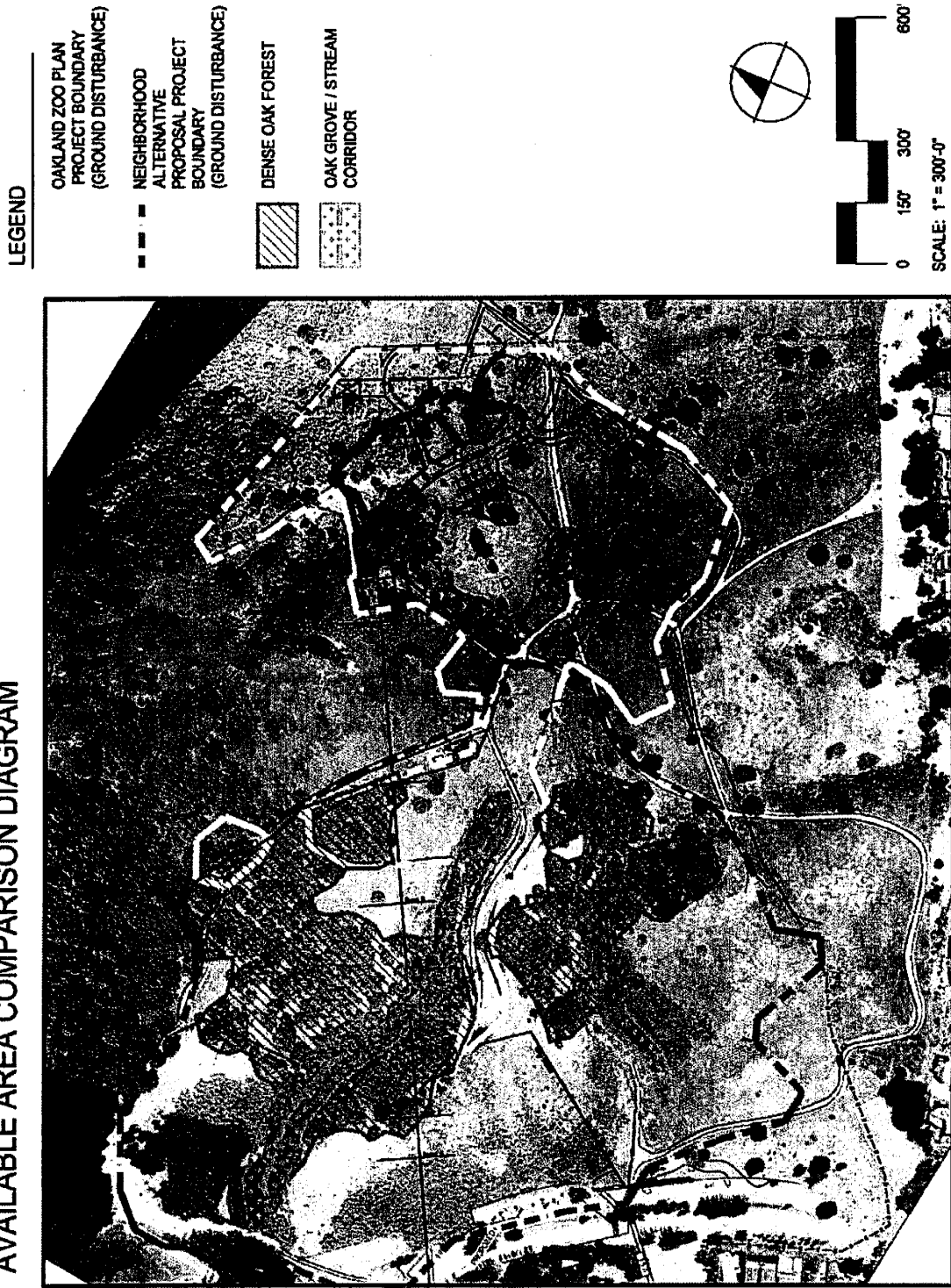
LAND SLOPE COMPARISON DIAGRAM



SLOPE COMPARISON DIAGRAM



AVAILABLE AREA COMPARISON DIAGRAM





OAKLAND ZOO
BUDGET QUOTATION
September 25, 2010
Funicular

Technical Data:

Inclined track length	1890 ft
Vertical	330 ft
Car size	75 pers
Number of cars	2 each
Travel speed max.	500 ft/min
Trip time	3.9 min
Dwell time	80 sec
Cycle time	5.3 min
Capacity uphill	800 pph
Haul rope diameter	TBD
Winch drive at top, drive power	200 hp

Drive:

- Winch drive with frequency converter AC motor at the upper terminal, drive located under terminal platform.
- Rescue drive by hydraulic motor. In case of blocked car, passengers to be evacuated onto the catwalk along the track line.
- Additional equipment required for installation - power rails to power car doors.

Car:

- Enclosed 75 person car 2 trucks on carriage and rail brake.

Lower Terminal:

- Car bumpers and power rails to power car doors.

Track line

- Ground based track and steel bridge along the track line as required by profile.
- All metal structure except track - galvanized.

Equipment and Engineering Budget price **\$8,500,000 to 11,000,000** **US\$**
Including transport, start up and load testing.

Installation Budget price **\$2,200,000 to \$2,800,000** **US\$**

Not included in the above cost estimate are: all local fees, permits and taxes what so ever, terminal buildings / roofs, power supply and transformer, control rooms, ticketing respectively passenger flow control in the terminals, fencing or barrier along the entire length of the track. After an engineering analysis (\$75,000) a firm quote can be given and will be based on actual ground conditions and actual specifications as determined between Doppelmayr and the Oakland Zoo.

Construction cost estimate based on good access and standard rates of pay used by Doppelmayr CTEC, Inc.

OAKLAND ZOO, CA
QUOTE #SAA0001672 Rev 1



PRICE

Zoo Express Gondola

TURNKEY includes: Engineering, Equipment, Freight and
Installation

\$4,194,740.00

Above prices are valid only for installation 2008 and based upon receipt of the signed contract and down payment as specified under the Terms of Payment shown below. Local taxes, if any, are not included. Price is subject to revision based on final line profile and acceptance of equipment by Buyer, current volatility of prices for commodities such as steel, copper, fuel and fluctuation in foreign currency exchange rates. Price is valid for 30 days from date of this proposal.

Prices are based upon a time line for contract signing to a requested load test date of 9 to 12 months. A time line for contract signing to a requested load test date of 7 to 8 months will increase the total price by 1%. A time line for contract signing to a requested load test date less than 7 months will increase the total price by 2%. A winter construction surcharge may be added to contracts with time lines of 7 months or less.

DELIVERY

Completion March 15, 2009 based upon receipt of payments as specified under Terms of Payment shown below.

TERMS OF PAYMENT

Payments shall be made according to the following schedule. Partial invoices shall be allowed for partial completion of the below listed milestones. The amounts listed below are payable within fifteen (15) days of the invoice date. All past due amounts bear interest at an annual rate of twelve percent (12%) or two percent (2%) over the prime rate whichever is higher.

Down payment and contract signing due March 1, 2008.....	25%
Upon completion of drive terminal foundations.....	2.5%
Upon completion of return terminal foundations.....	2.5%
Upon completion of tower foundations	5%
Upon delivery of towers.....	5%
Upon delivery of chairs.....	5%
Upon delivery of line equipment	5%

February 11, 2008

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ATTACHMENT H

Conditions of Approval/Mitigation Measures

- H-1: Conditions of Approval/Mitigation Measures for Zoo Master Plan Amendment
(including SCAMMRP)
- H-2: Conditions of Approval from 1998 Master Plan
- H-3: Analysis of Applicability of 1998 Conditions to Zoo Master Plan Amendment

**ATTACHMENT H-1:
CONDITIONS OF APPROVAL/MITIGATION MEASURES
FOR ZOO MASTER PLAN AMENDMENT**

Part 1: Standard Conditions of Approval: General Conditions

1. Approved Use

Ongoing

- a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, project drawings (received March 8, 2011), March 16, 2011, Planning Commission staff report, and the Subsequent Mitigated Negative Declaration/Addendum, as amended by the following conditions of approval and mitigation measures. Any additional uses or facilities other than those approved with this permit will require a separate application and approval. Any deviation from the approved use, drawings, conditions of approval, or mitigation measures shall require prior written approval from the Director of City Planning or designee.
- b) This action by the City Planning Commission (this “Approval”) includes the approvals set forth below.
- i) Major Conditional Use Permit to modify an existing Extensive Impact Civic Activity (zoological gardens); and**
 - ii) Creek Protection Permit (Categories III and IV) to allow development on a creekside property.**

2. Effective Date, Expiration, Extensions and Extinguishment

Ongoing

This Approval to modify the zoo shall expire **15 years** from the effective date of the Approval. This expiration date shall not apply to modifications to the zoo for which all necessary permits for construction have been issued prior to the expiration date as long as the necessary permits remain valid. In addition, construction of the Veterinary Medical Hospital shall commence within **two years**, and construction of the California exhibit (specifically animal exhibits, and/or the California Interpretive Center, and/or the aerial gondola system) shall commence within **five years**, from the effective date of the Approval for the Approval to remain valid. Upon written request and payment of appropriate fees submitted no later than the expiration date of this permit, the Director of City Planning or designee may grant a one-year extension of each of these dates, with additional extensions subject to approval by the Planning Commission. Expiration of any necessary building permit for this project may invalidate this Approval if the said extension period has also expired. See also Condition 23.

3. Scope of This Approval; Major and Minor Changes

Ongoing

The project is approved pursuant to the Oakland Planning Code and Oakland Creek Protection Ordinance only. Minor changes to approved plans may be approved administratively by the Director of City Planning or designee. Major changes to the approved plans shall be reviewed by the Director of City Planning or designee to determine whether such changes require submittal and approval of a revision to the approved project by the approving body or a new, completely independent permit.

4. Conformance with other Requirements

Prior to issuance of a demolition, grading, p-job, building, or other construction-related permit

- a) The project applicant shall comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, Fire Marshal, and Public Works Agency. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition 3 above.
- b) The applicant shall submit approved building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not limited to automatic extinguishing systems, water supply improvements and hydrants, fire department access, and vegetation management for preventing fires and soil erosion.

5. Conformance to Approved Plans; Modification of Conditions/Mitigation or Revocation

Ongoing

- a) The site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.
- b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension or other corrective action.
- c) Violation of any term, condition of approval, mitigation measure, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these conditions of approval and/or mitigation measures if it is found that there is violation of any of the conditions of approval and/or mitigation measures and/or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the conditions of approval and/or mitigation measures.

6. Signed Copy of the Conditions of Approval and Mitigation Measures

With submittal of a demolition, grading, p-job, building, or other construction-related permit

A copy of the Approval, including the conditions of approval and mitigation measures shall be signed by the property owner, notarized, and submitted with each set of permit plans to the appropriate City agency for this project.

7. Indemnification

Ongoing

- a) To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and its respective agents, officers, and

employees (hereafter collectively called “City”) from any liability, damages, claim, judgment, loss (direct or indirect) action, causes of action, or proceeding (including legal costs, attorneys’ fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called “Action”) against the City to attack, set aside, void or annul, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys’ fees.

- b) Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the applicant shall execute a Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the applicant of any of the obligations contained in the Approval, conditions of approval, mitigation measures, or other requirements that may be imposed by the City.

8. Compliance with Conditions of Approval

Ongoing

The project applicant shall be responsible for compliance with the recommendations in any submitted and approved technical report and all the conditions of approval and mitigation measures set forth below at its sole cost and expense, and subject to review and approval of the City of Oakland.

9. Severability

Ongoing

Approval of the project would not have been granted but for the applicability and validity of each and every one of the specified conditions of approval and mitigation measures, and if one or more of such conditions of approval and/or mitigation measures is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid conditions of approval and/or mitigation measures consistent with achieving the same purpose and intent of such Approval.

10. Job Site Plans

Ongoing throughout demolition, grading, and/or construction activities

At least one (1) copy of the stamped approved plans, along with the Approval, including the conditions of approval and mitigation measures, shall be available for review at the project site at all times.

11. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Management

Prior to issuance of a demolition, grading, p-job, building, or other construction-related permit

The project applicant may be required to pay for on-call third-party special inspector(s)/inspections as needed during the times of extensive or specialized plan-check review or construction. The project applicant may also be required to cover the full costs of independent technical review and other types of peer review, monitoring, and inspection, including without limitation, third party plan-check fees, including inspections of violations of the conditions of approval and/or mitigation measures. The project applicant shall establish a deposit with the Building Services Division, as directed by the Building Official, Director of City Planning or designee, to cover these costs.

12. Required Landscape Plan

Prior to issuance of a building permit for each phase

Submittal and approval of a landscape plan for each project phase is required. The landscape plan and the plant materials installed pursuant to the approved plan shall conform with all provisions of Chapter 17.124 of the Oakland Planning Code, including the following:

- a) Landscape plan shall include a detailed planting schedule showing the proposed location, sizes, quantities, and specific common botanical names of plant species.
- b) Landscape plan shall incorporate pest-resistant and drought-tolerant landscaping practices. Within the portions of Oakland northeast of the line formed by State Highway 13 and continued southerly by Interstate 580, south of its intersection with State Highway 13, all plant materials on submitted landscape plans shall be fire-resistant. The City Planning and Zoning Division shall maintain lists of plant materials and landscaping practices considered pest-resistant, fire-resistant, and drought-tolerant.
- c) All landscape plans shall show proposed methods of irrigation. The methods shall ensure adequate irrigation of all plant materials for at least one growing season.

13. Assurance of Landscaping Completion

Prior to final inspection of a building permit for each phase

The trees, shrubs, and landscape materials required by the conditions of approval attached to this project shall be planted before the certificate of occupancy will be issued, or a bond, cash, deposit, or letter of credit, acceptable to the City, shall be provided for the planting of the required landscaping. The amount of such bond, cash, deposit, or letter of credit shall equal the greater of two thousand five hundred dollars (\$2,500.00) or the estimated cost of the required landscaping, based on a licensed contractor's bid.

14. Underground Utilities

Prior to issuance of a building permit

The project applicant shall submit plans for review and approval by the Building Services Division and the Public Works Agency, and other relevant agencies as appropriate, that show all new electric and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities placed underground. The new facilities shall be placed underground from the project applicant's structures to the point of service. The plans shall show all electric, telephone, water service, fire water service, cable, and fire alarm facilities installed in accordance with standard specifications of the serving utilities.

15. Improvements in the Public Right-of-Way (General)

Prior to issuance of a p-job or building permit

- a) The project applicant shall submit Public Improvement Plans to the Building Services Division for adjacent public rights-of-way (ROW) showing all proposed improvements and compliance with the conditions of approval, mitigation measures, and City requirements including but not limited to curbs, gutters, sewer laterals, storm drains, street trees, paving details, locations of transformers and other above ground utility structures, the design specifications and locations of facilities required by the East Bay Municipal Utility District (EBMUD), street lighting, on-street parking and accessibility improvements compliant with applicable standards and any other improvements or requirements for the project as provided for in this Approval. Encroachment permits shall be obtained as necessary for any applicable improvements located within the public ROW.

- b) Review and confirmation of the street trees by the City's Tree Services Division is required.

- c) The Planning and Zoning Division and the Public Works Agency will review and approve designs and specifications for the improvements. Improvements shall be completed prior to the final inspection for the final building permit in each phase.
- d) The Fire Services Division will review and approve fire crew and apparatus access, water supply availability and distribution to current codes and standards.

16. Payment for Public Improvements

Prior to final inspection for a building permit for each phase.

The project applicant shall pay for and install public improvements made necessary by the project including damage caused by construction activity.

17. Compliance Matrix

Prior to issuance of a demolition, grading, p-job, building, or other construction related permit

The project applicant shall submit to the Planning and Zoning Division and the Building Services Division a conditions of approval and mitigation measure compliance matrix that lists each condition of approval and mitigation measure, the City agency or division responsible for review, and how/when the project applicant has met or intends to meet the condition of approval or mitigation measure. The applicant will sign the conditions of approval attached to the approval letter and submit that with the compliance matrix for review and approval. The compliance matrix shall be organized per step in the plan-check/construction process unless another format is acceptable to the Planning and Zoning Division and the Building Services Division. The project applicant shall update the compliance matrix and provide it with each item submittal.

18. Construction Management Plan

Prior to issuance of a demolition, grading, p-job, building, or other construction related permit

The project applicant shall submit to the Planning and Zoning Division and the Building Services Division for review and approval a construction management plan that identifies the conditions of approval and mitigation measures related to construction impacts of the project and explains how the project applicant will comply with these construction-related conditions of approval and mitigation measures.

Part 2: Standard Conditions of Approval: Uniformly Applied Development Standards

19. Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCAMMRP)

Ongoing as specified

All mitigation measures and Standard Conditions of Approval identified in the Subsequent Mitigated Negative Declaration/Addendum are included in the Standard Condition of Approval/Mitigation Monitoring Program (SCAMMRP), which are included in these conditions of approval and are incorporated herein by reference as Exhibit A, and therefore are not repeated elsewhere in these conditions of approval. To the extent that there is any inconsistency between the SCAMMRP and these conditions, the more restrictive conditions shall govern; to the extent any Standard Conditions of Approval or mitigation measure identified in the SMND/A were inadvertently omitted, they are automatically incorporated herein by reference. The project sponsor (also referred to as the “developer” or “applicant”) shall be responsible for compliance with the recommendation in any submitted and approved technical reports, all applicable mitigation measures adopted and with all conditions of approval set forth herein at its sole cost and expense, unless otherwise expressly provided in a specific mitigation measure or condition of approval, and subject to the review and approval of the City of Oakland. The SCAMMRP identifies the time frame and responsible party for implementation and monitoring for each mitigation measure. Overall monitoring and compliance with the mitigation measures will be the responsibility of the Planning and Zoning Division. Adoption of the SCAMMRP will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in Section 21081.6 of CEQA. Prior to the issuance of a demolition, grading, building or other construction-related permit, the project sponsor shall pay the applicable mitigation and monitoring fee to the City in accordance with the City’s Master Fee Schedule.

Part 3: Project-Specific Conditions of Approval

20. Rides Inspections (Condition 10 from 1998 Approval)

Ongoing

The applicant shall retain a consultant/engineer to provide independent inspections of all attraction rides at least annually and shall promptly make such inspection results available to the City upon request.

21. Evacuation Plan (Condition 14 from 1998 Approval)

Ongoing

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 additional procedures. The Zoo shall implement such procedures as determined by the City's Emergency Services Manager.

22. Use of Adjacent Streets (Condition 16 from 1998 Approval)

Ongoing

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 those accesses.

23. Effectiveness of Approval; City Council Authority

Required prior to this Approval becoming effective

This Approval shall not become effective unless the amendment to the Zoo Master Plan is approved by the City Council. The City Council has the authority to consider and revise as appropriate (accept, reject, or modify) the adjudicatory land use decisions of the Planning Commission (including the adoption/approval of the Subsequent Mitigated Negative Declaration/Addendum, the approval of the conditional use permit, the approval of the creek protection permit, and the conditions of approval (including the SCAMMRP)), regardless of whether an appeal to the City Council is filed challenging such adjudicatory land use decisions. See also Condition 2.

24. Public Walking Path

Prior to installation of the perimeter fence

The applicant shall submit a plan for the proposed public walking path for review and approval by the Planning and Zoning Division. The plan shall contain the specific proposed location of the path and the design details for the path (e.g., surface material, width) and shall include a section drawing through the path. The City-approved path shall be constructed prior to the installation of the perimeter fence.

25. Perimeter Fence and Exhibit Fencing Setback from Creeks

Prior to issuance of a building permit for each phase and ongoing during installation of fencing

The perimeter fence and exhibit fencing shall be setback at least 100 feet from the centerline of all designated creeks as shown on the approved plans. Plans submitted for construction-related permits shall show the location of the designated creeks and the 100-foot creek protection zones.

26. Colors

Prior to issuance of a building permit for each phase

The applicant shall submit the proposed exterior colors of all buildings and the gondola system for review and approval by the Planning and Zoning Division. The goal of the review of the proposed colors is to

minimize the presence of new structures on the landscape. The gondola support towers and cars shall be painted earth-tone in color with a non-reflective matte finish. The applicant shall utilize the City-approved exterior colors.

27. Landscape Plan

Prior to issuance of a building permit for each phase

The applicant shall submit a landscape plan for review and approval by the Planning and Zoning Division, as required by Condition 12 above, prior to the issuance of a building permit for each phase, and shall implement the approved plan. The landscape plan must comply with the following requirements:

- a) Each landscape plan shall be substantially consistent with the approved landscape plans.
- b) Each landscape plan shall be consistent with the approved Habitat Enhancement Plan.
- c) Each landscape plan shall comply with the requirements from other conditions of approval and/or mitigation measures in this Approval.
- d) Consistent with the intent of Condition 12 from the 1998 approved Master Plan, a landscape plan is required for the California service road to shield the view of the road, as seen from the abutting residential properties, to the maximum extent feasible as determined by the Director of City Planning. The landscaping for the service road shall consist primarily of drought-tolerant, non-invasive, fast-growing, native trees and shrubs. The landscaping shall be installed prior to the completion of the improvements to the service road. The process for review and approval of the landscape plan for the service road is as follows: The applicant shall provide the proposed landscape plan to the South Hills Neighborhood Association (SHNA), the Knowland Park Highland Association (KPHA), and the owners and occupants of the residential lots abutting Knowland Park located on Stella Street, Hellman Street, Maggiora Drive, and Edgemont Way, at least 30 calendar days prior to submitting the plan to the Planning and Zoning Division. Prior to or concurrent with the submittal of the plan to the Planning and Zoning Division, the applicant shall submit to the Planning and Zoning Division documentation of the submittal of the plan to the neighborhood associations and abutting property owners/occupants identified above, along with any written comments received. At least ten calendar days prior to the Director of City Planning issuing a decision on the plan, the Planning and Zoning Division shall notify the identified neighborhood associations and abutting property owners/occupants of the plan submittal and solicit comments within a ten-day comment period.

28. Accessibility to People with Disabilities

Prior to issuance of a building permit for each phase and ongoing

The amended Master Plan shall be designed, constructed, and operated in accordance with the Americans with Disabilities Act (ADA). Prior to issuance of a building permit for the children's playground and exhibits located at the proposed Small Activity Exhibit Zone, the applicant shall submit for review and approval by the Planning and Zoning Division of the design of the children's playground and exhibits. The children's playground and exhibits must be designed, constructed, and operated in accordance with ADA and shall contain a variety of equipment and exhibits that are accessible to people with disabilities.

**CONDITIONS OF APPROVAL – EXHIBIT A:
STANDARD CONDITIONS OF APPROVAL/MITIGATION MONITORING AND
REPORTING PROGRAM (SCAMMRP)**

AESTHETICS

Standard Conditions of Approval

SCA-AES-1: Landscape Maintenance

Ongoing

All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. All required irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

SCA-AES-2: Lighting Plan

Prior to issuance of an electrical or building permit

The proposed lighting fixtures shall be adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. Plans shall be submitted to the Planning and Zoning Division and the Electrical Services Division of Public Works Agency for review and approval. All lighting shall be architecturally integrated into the site.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Planning and Zoning Division; Electrical Services Division
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

**CONDITIONS OF APPROVAL – EXHIBIT A:
STANDARD CONDITIONS OF APPROVAL/MITIGATION MONITORING AND
REPORTING PROGRAM (SCAMMRP)**

AIR QUALITY

Standard Conditions of Approval

SCA-AIR-1: Dust Control

Construction-Related Air Pollution Controls (Dust and Equipment Emissions)

Ongoing throughout demolition, grading, and/or construction

During construction, the project applicant shall require the construction contractor to implement all of the following applicable measures recommended by the Bay Area Air Quality Management District (BAAQMD):

- a) Water all exposed surfaces of active construction areas at least twice daily (using reclaimed water if possible). Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.
- b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d) Pave all roadways, driveways, sidewalks, etc. as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- e) Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- f) Limit vehicle speeds on unpaved roads to 15 miles per hour.
- g) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations. Clear signage to this effect shall be provided for construction workers at all access points.
- h) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

Post a publicly visible sign that includes the contractor's name and telephone number to contact regarding dust complaints. When contacted, the contractor shall respond and take corrective action within 48 hours. The telephone numbers of contacts at the City and BAAQMD shall also be visible. This information may be posted on other required on-site signage.

The enhanced measures below apply to construction projects involving 1) land uses that exceed the BAAQMD construction screening criteria (e.g., 240 or more multi-family residential units); 2) a demolition permit; 3) simultaneous occurrence of more than two construction phases (e.g., grading and building construction occurring simultaneously); 4) extension site preparation (i.e., over four acres in size); or 5)

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extensive soil transport (i.e., 10,000 or more cubic yards of soil import/export).

- a) All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.
- b) All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph.
- c) Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- d) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more).
- e) Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.
- f) Install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of the construction site to minimize wind blown dust. Wind breaks must have a maximum 50 percent air porosity.
- g) Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
- h) The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.
- i) All trucks and equipment, including tires, shall be washed off prior to leaving the site.
- j) Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.
- k) Minimize the idling time of diesel-powered construction equipment to two minutes.
- l) The project applicant shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NO_x reduction and 45 percent particulate matter (PM) reduction compared to the most recent California Air Resources Board (CARB) fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as they become available.
- m) Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings).
- n) All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NO_x and PM.
- o) Off-road heavy diesel engines shall meet the CARB's most recent certification standard.

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- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

BIOLOGICAL RESOURCES

Revised 1998 Mitigation Measures¹

- 13a) ***Ongoing as stipulated in the Habitat Enhancement Plan:*** The proposed Master Plan would include implementation of a Habitat Enhancement Plan that would enhance oak woodlands, native grasslands, coastal scrub and riparian woodland, and remove eucalyptus, French broom and other exotic plants from the California 1820 Exhibit area and Upper Knowland Park. The Habitat Enhancement Plan should include the following:
- An annual assessment of the species and distribution of invasive nonnative weeds (examples of invasive species would include artichoke thistle, French broom, giant reed, German ivy, pampas grass, Algerian ivy, acacia and eucalyptus). The assessment would include a map and estimate of abundance of weeds.
 - A management element for the control of each weedy species. Methods used for each species should be based on current accepted best available practices, including hand-pulling, cutting followed by topical application of suitable herbicide, use of livestock, removal or burning of cut plant materials, and so on. The justification for the control methods used should be explained, and a tracking system maintained to document areas treated, methods used, and effectiveness of the results.
 - A revegetation element for areas where heavy infestations of weeds comprise a significant portion of the existing vegetation. The riparian zone of lower Arroyo Viejo Creek, for example, is so dominated by nonnative species that planting of indigenous tree and shrub species following the removal of weeds is needed to speed up the restoration process. This element would include a tracking system for areas treated, a record of the source and species of plant materials used, methods of installation and maintenance, and an assessment of the success of each effort.
- Implementation Responsibility: Project Sponsor
 - Initial Approval Responsibility: Planning and Zoning Division; Building Services Division, Zoning Inspection
 - Ongoing Monitoring Responsibility: Planning and Zoning Division; Building Services Division, Zoning Inspection
- 13b) ***Prior to removal of a protected tree and ongoing as specified:*** A Tree Protection and Revegetation Plan shall be prepared to protect, replace, and preserve trees on the project site. The Plan shall include

¹ The 1998 mitigation measures have been revised for the Master Plan amendment. For a discussion of these changes, see Section 3.3 Biological Resources of the Subsequent Mitigated Negative Declaration/Addendum (SMND/A). The revisions are also shown in underline and strike-out in Appendix C of the SMND/A.

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the following:

- Native trees lost to development shall be replanted at a minimum ratio of 3:1. Non-native trees lost to development shall be replanted with native trees at a minimum ratio of 1:1.
- Every 10 years, prepare a census of trees qualifying for protection under the Oakland Tree Protection Ordinance within the project area. The census will document the condition of such trees, and recommend actions to extend the life and health of the trees. Recommended actions could include protective devices for reduction of vandalism, excessive treading by pedestrians or rubbing of bark, modification of drainage, erosion or sedimentation to protect trees, and modification of irrigation patterns to reduce pathogens. Recommendations and actions taken would be reported to the City of Oakland and the Department of Fish and Game.
- Protection of oaks in Upper Knowland Park outside of the developed areas of the Zoo will be addressed through the development of a management element for Upper Knowland Park. Management practices needed to achieve and maintain oak woodland and forest are: a minimum of grazing livestock, especially during the dry months; few fires; and slope stability. Maintenance of oak woodland would dovetail with weed control measures discussed under Mitigation Measure 13a and the need to provide adequate mitigation for the loss of grassland habitat as provided in the Habitat Enhancement Plan.
- The perimeter fence alignment and exhibit enclosure fencing shall be field-adjusted during installation to further reduce the need to remove protected trees and minimize disturbance in close proximity to the tree root systems. The final alignment of both the perimeter fencing and enclosure fencing shall be overseen by a certified arborist and adjustments made, where feasible, to minimize removal and damage to protected trees. Where tree removal is unavoidable, replacement plantings shall be provided consistent with the City's Standard Conditions of Approval.
- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Planning and Zoning Division; Building Services Division, Zoning Inspection; Tree Services Division
- Ongoing Monitoring Responsibility: Planning and Zoning Division; Building Services Division, Zoning Inspection; Tree Services Division

13c) ***Concurrent with the submittal of a building permit; ongoing as specified:*** The service road shall be a maximum of 15 feet in width and designed to accommodate crossing by Alameda whipsnake and other wildlife, where necessary, to reduce potential impacts to the Alameda whipsnake.

- Implementation Responsibility: Project Sponsor

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- Initial Approval Responsibility: Planning and Zoning Division
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

14c) ***Prior to issuance of construction-related permits in the affected area:*** Obtain appropriate authorizations from resource agencies to address possible incidental take and a Permit for Management of a rare or threatened species pursuant to Fish and Game Code Section 2081 and Section 7 of the Endangered Species Act, as called for under SCA-BIO-10. The project applicant shall provide compensatory mitigation for impacts to Alameda whipsnake habitat. Such mitigation shall be provided at a ratio of no less than 1:1 (at least one acre for every acre of impact), subject to any increase in this ratio that may be required by the resource agencies. There is adequate area within Knowland Park to achieve this mitigation ratio. Subject to the approval of the resources agencies, mitigation shall be achieved through habitat restoration and enhancement within the California Exhibit boundaries, the Ecological Recovery Zone, and other locations within Knowland Park, at another restoration location with an Alameda whipsnake habitat restoration plan area approved by the U.S. Fish and Wildlife Service and the California Department of Fish and Game, through the purchase of mitigation credits at a mitigation bank within the East Bay region, or some combination of these options. The project applicant shall retain a qualified biologist to prepare an Alameda whipsnake Mitigation and Monitoring Plan in connection with the application for an incidental take authorization and Management Permit. The Mitigation and Monitoring Plan will be subject to approval by the California Department of Fish and Game and the U.S. Fish and Wildlife Service. The Mitigation and Monitoring Plan shall include (a) a habitat restoration/creation performance standard of no net loss of habitat functions and values; (a) location of the mitigation site(s); (c) a detailed habitat restoration/creation plan for the mitigation site(s); (d) provisions for timing and methods for invasive species removal, controls on herbicide application, and worker training programs that, at a minimum and subject to the requirements of the resource agencies, meet the applicable requirements of the Invasive Species Control Element of the HEP; (f) provisions that include cover requirements, methods of installation and maintenance, a tracking system, a record of source and species of plant materials used in revegetation; and (h) success criteria to be used to evaluate whether the restoration/creation efforts have achieved the identified goals of the Mitigation and Monitoring Plan.

The proposed California Exhibit shall be modified to incorporate recommendations from the 2011 Status Report (Swaim Biological, Inc. 2011), which include removing the amphitheater from the stand of chamise-chaparral; restricting the California Interpretive Center ten feet to the east and limiting grading to within ten feet of the edge of the building; modifying and establishing controls to the bison/tule elk extension exhibit, and ensuring that the perimeter fence is permeable to allow for unrestricted movement of Alameda whipsnake through the area. Controls associated with the bison/tule elk exhibit shall include limiting the number of animals housed to 20 bison and 20 tule elk, maintaining protective cover by creating irrigated pasture outside woodland habitat, and placing rock outcrops and logs to serve as refugia for dispersing snakes.

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- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Planning and Zoning Division; California Department of Fish and Game; U.S. Fish and Wildlife Service
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

14d) ***Ongoing throughout construction in the affected area:*** All removal of scrub or chaparral habitat shall be done by hand with axes or machetes. Chain saws could be used for larger shrubs.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

14e) ***Ongoing throughout construction in the affected area:*** A biologist qualified to handle Alameda whipsnakes shall monitor all scrub or chaparral removal and all construction activities which may impact the Alameda whipsnake.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

14f) ***Prior to issuance of a construction-related permit in the affected area; ongoing:*** Alameda whipsnake habitat shall be preserved in perpetuity on property owned by the East Bay Zoological Society and/or the City of Oakland and contiguous to the east of the California 1820 Exhibit area. Numerous large areas of scrub and/or chaparral habitat are present in the proposed mitigation area and these appear to provide an adequate amount of habitat to offset impacts within the project site. The amount of habitat preserved shall be in accordance with current requirements of the California Department of Fish and Game.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Planning and Zoning Division
- Ongoing Monitoring Responsibility: Planning and Zoning Division

14g) ***Included on the plans for improving the service road; ongoing:*** To reduce the potential for mortality on the service road to a level less than significant, a maximum speed of ten miles per hour shall be required and all personnel driving will be instructed to watch for and yield to all wildlife. Specially

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designed “snake crossings” under the service road may also be required.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Planning and Zoning Division
- Ongoing Monitoring Responsibility: Building Services Division; Zoning Inspection

14h) ***Implemented in conjunction with the Habitat Enhancement Plan:*** Measures will be taken to prevent the spread of French broom on the site and to remove as much French broom from the site as possible in order to keep it from degrading higher quality whipsnake habitat.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Planning and Zoning Division; Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: Planning and Zoning Division; Building Services Division, Zoning Inspection

15a) ***Implemented in conjunction with the Habitat Enhancement Plan:*** The operations and maintenance plan for the new exhibits shall include a weed management and control element. This should include monitoring the natural portions of Upper Knowland Park for infestations of non-native weeds, and implementation of control measures to prevent the weeds from degrading the natural vegetation.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Planning and Zoning Division; Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: Planning and Zoning Division; Building Services Division, Zoning Inspection

Standard Conditions of Approval

SCA-BIO-1: Tree Removal During Breeding Season

Prior to issuance of a tree removal permit

To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of raptors shall not occur during the breeding season of March 15 and August 15. If tree removal must occur during the breeding season, all sites shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds.

Pre-removal surveys shall be conducted within 15 days prior to start of work from March 15 through May 31, and within 30 days prior to the start of work from June 1 through August 15. The pre-removal surveys shall be submitted to the Planning and Zoning Division and the Tree Services Division of the Public Works

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Agency. If the survey indicates the potential presences of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the CDFG, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Planning and Zoning Division; Tree Services Division
- Ongoing Monitoring Responsibility: Planning and Zoning Division; Tree Services Division

SCA-BIO-2: Tree Removal Permit

Prior to issuance of a demolition, grading, or building permit

Prior to removal of any protected trees, per the Protected Tree Ordinance, located on the project site or in the public right-of-way adjacent to the project, the project applicant must secure a tree removal permit from the Tree Division of the Public Works Agency, and abide by the conditions of that permit.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Tree Services Division
- Ongoing Monitoring Responsibility: Tree Services Division

SCA-BIO-3: Tree Replacement Plantings

Prior to issuance of a final inspection of the building permit

Replacement plantings shall be required for erosion control, groundwater replenishment, visual screening and wildlife habitat, and in order to prevent excessive loss of shade, in accordance with the following criteria:

- a) No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.
- b) Replacement tree species shall consist of *Sequoia sempervirens* (Coast Redwood), *Quercus agrifolia* (Coast Live Oak), *Arbutus menziesii* (Madrone), *Aesculus californica* (California Buckeye) or *Umbellularia californica* (California Bay Laurel) or other tree species acceptable to the Tree Services Division.
- c) Replacement trees shall be at least of twenty-four (24) inch box size, unless a smaller size is recommended by the arborist, except that three fifteen (15) gallon size trees may be substituted for each

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twenty-four (24) inch box size tree where appropriate.

- d) Minimum planting areas must be available on site as follows:
- i. For *Sequoia sempervirens*, three hundred fifteen square feet per tree;
 - ii. For all other species listed in #2 above, seven hundred (700) square feet per tree.
- e) In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee as determined by the master fee schedule of the city may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.
- f) Plantings shall be installed prior to the issuance of a final inspection of the building permit, subject to seasonal constraints, and shall be maintained by the project applicant until established. The Tree Reviewer of the Tree Division of the Public Works Agency may require a landscape plan showing the replacement planting and the method of irrigation. Any replacement planting which fails to become established within one year of planting shall be replanted at the project applicant's expense.
- Implementation Responsibility: Project Sponsor
 - Initial Approval Responsibility: Tree Services Division
 - Ongoing Monitoring Responsibility: Tree Services Division

SCA-BIO-4: Tree Protection During Construction

Prior to issuance of a demolition, grading, or building permit

Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:

- a) Before the start of any clearing, excavation, construction or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the Consulting Arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.
- b) Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the Consulting Arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.
- c) No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the Consulting Arborist from the base of any protected trees, or any

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other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the tree reviewer. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.

- d) Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.
- e) If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Agency of such damage. If, in the professional opinion of the Consulting Arborist, such tree cannot be preserved in a healthy state, the Consulting Arborist shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.
- f) All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.
 - Implementation Responsibility: Project Sponsor
 - Initial Approval Responsibility: Tree Services Division
 - Ongoing Monitoring Responsibility: Tree Services Division

SCA-BIO-5: Whipsnake Habitat, Biological Monitor

Prior to issuance of a demolition, grading, or building permit and ongoing throughout demolition, grading, and/or construction

If the project is located within confirmed Alameda Whipsnake Habitat area, the project applicant shall hire an on-site biological site biological monitor shall instruct the project superintendent and the construction crews (primarily the clearing, demolition and foundation crews) of the potential presence, status and identification of Alameda Whipsnakes. The biological monitor shall also provide information to the Planning and Zoning Division on the steps to take if a whipsnake is seen on the project site, including who to contact, to ensure that whipsnakes are not harmed or killed, as regulation by the federal Endangered Species Act.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

SCA-BIO-6: Whipsnake Habitat, Placement of Debris

Prior to issuance of a demolition, grading, or building permit and throughout construction

If the project is located within confirmed Alameda Whipsnake Habitat area, the project applicant shall ensure that the placement of construction debris is limited to the area immediate adjacent to the foundation

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of the proposed buildings or and to the area between the foundation and the street. Install flexible construction fencing at the limit of work line (approximately ten feet beyond the foundation of the proposed building other than in the direction of the street). Such construction fencing shall limit the placement of construction materials and construction debris to inside the fencing.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

SCA-BIO-7: Whipsnake Habitat, Barrier Fence

Prior to issuance of a demolition, grading, or building permit and throughout construction

If the project is located within confirmed Alameda Whipsnake Habitat area, the project applicant shall install a solid fence to prevent whipsnakes from entering the work site. The snake barrier shall be constructed as follows and shall remain in place throughout the entire construction period:

- a) Plywood sheets at least three feet in height above ground. Heavy duty geotextile fabric approved by U.S. Fish and Wildlife Service and California Department of Fish and Game may also be used for snake exclusion fences;
 - b) Buried four to six inches into the ground;
 - c) Soil back-filled against the plywood fence to create a solid barrier at the ground;
 - d) Plywood sheets maintained in an upright position with wooden or masonry stakes;
 - e) Ends of each plywood sheet overlapped to ensure a continuous barrier; and
 - f) An exclusion fence shall completely enclose the work site or construction area or approved traps shall be installed at the ends of exclusion fence segments to allow capture and relocation of Alameda whipsnake away from the construction area by a qualified biologist.
- Implementation Responsibility: Project Sponsor
 - Initial Approval Responsibility: Planning and Zoning Division
 - Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

SCA-BIO-8: Whipsnake Habitat, Downsloping Lots

Prior to issuance of a demolition, grading, or building permit and throughout construction

If the project is located within confirmed Alameda Whipsnake Habitat area, the project applicant shall install erosion control devices, such as hay bales, at the downhill limit of construction line to prevent rocks and soil from moving downhill. No erosion control materials with plastic or nylon monofilament netting shall be used.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Planning and Zoning Division

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- Ongoing Monitoring Responsibility: Building Services Division, Construction Inspection

SCA-BIO-9: Creek Protection Plan

Prior to and ongoing throughout demolition, grading and/or construction activities

- a) The approved creek protection plan shall be included in the project drawings submitted for a building permit (or other construction-related permit). The project applicant shall implement the creek protection plan to minimize potential impacts to the creek during and after construction of the project. The plan shall fully describe in plan and written form all erosion, sediment, stormwater, and construction management measures to be implemented on-site.
- b) If the plan includes a stormwater system, all stormwater outfalls shall include energy dissipation that slows the velocity of the water at the point of outflow to maximize infiltration and minimize erosion. The project shall not result in a substantial increase in stormwater runoff volume or velocity to the creek or storm drains.
 - Implementation Responsibility: Project Sponsor
 - Initial Approval Responsibility: Planning and Zoning Division
 - Ongoing Monitoring Responsibility: Building Services Division, Construction Inspection

SCA-BIO-10: Regulatory Permits and Authorization

Prior to issuance of a demolition, grading, or building permit within vicinity of the creek

The project applicant shall obtain all necessary regulatory permits and authorizations from the U.S. Army Corps of Engineers (Corps), Regional Water Quality Control Board (RWQCB), California Department of Fish and Game, and the City of Oakland, and shall comply with all conditions issued by applicable agencies. Required permit approvals and certifications may include, but not be limited to the following:

- a) U.S. Army Corps of Engineers (Corps): Section 404. Permit approval from the Corps shall be obtained for the placement of dredge or fill material in Waters of the U.S., if any, within the interior of the project site, pursuant to Section 404 of the federal Clean Water Act.
- b) Regional Water Quality Control Board (RWQCB): Section 401 Water Quality Certification. Certification that the project will not violate state water quality standards is required before the Corps can issue a 404 permit, above.
- c) California Department of Fish and Game (CDFG): Section 1602 Lake and Streambed Alteration Agreement. Work that will alter the bed or bank of a stream requires authorization from CDFG.
 - Implementation Responsibility: Project Sponsor
 - Initial Approval Responsibility: Planning and Zoning Division; RWQCB; Corps; CDFG
 - Ongoing Monitoring Responsibility: RWQCB; Corps; CDFG

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SCA-BIO-11: Creek Monitoring

Prior to issuance of a demolition, grading, or building permit within vicinity of the creek

A qualified geotechnical engineer and/or environmental consultant shall be retained and paid for by the project applicant to make site visits during all grading activities; and as a follow-up, submit to the Building Services Division a letter certifying that the erosion and sedimentation control measures set forth in the Creek Protection Permit submittal material have been instituted during the grading activities.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Planning and Zoning Division; Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: Building Services Division, Construction Inspection

SCA-BIO-12: Creek Landscaping Plan

Prior to issuance of a demolition, grading, or building permit within vicinity of the creek

The project applicant shall develop a final detailed landscaping and irrigation plan for review and approval by the Planning and Zoning Division prepared by a licensed landscape architect or other qualified person. Such a plan shall include a planting schedule, detailing plant types and locations, and a system for temporary irrigation of plantings.

- a) Plant and maintain only drought-tolerant plants on the site where appropriate as well as native and riparian plants in and adjacent to riparian corridors. Along the riparian corridor, native plants shall not be disturbed to the maximum extent feasible. Any areas disturbed along the riparian corridor shall be replanted with mature native riparian vegetation and be maintained to ensure survival.
- b) All landscaping indicated on the approved landscape plan shall be installed prior to the issuance of a Final inspection of the building permit, unless bonded pursuant to the provisions of Section 17.124.50 of the Oakland Planning Code.
- c) All landscaping areas shown on the approved plans shall be maintained in neat and safe conditions, and all plants shall be maintained in good growing condition and, whenever necessary replaced with new plant materials to ensure continued compliance with all applicable landscaping requirements. All paving or impervious surfaces shall occur only on approved areas.
 - Implementation Responsibility: Project Sponsor
 - Initial Approval Responsibility: Planning and Zoning Division
 - Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

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SCA-BIO-13: Creek Dewatering and Aquatic Life

Prior to the start of and ongoing throughout any in-water construction activity

- a) If any dam or other artificial obstruction is constructed, maintained, or placed in operation within the stream channel, ensure that sufficient water is allowed to pass down channel at all times to maintain aquatic life (native fish, native amphibians, and western pond turtles) below the dam or other artificial obstruction.
- b) The project applicant shall hire a biologist, and obtain all necessary State and federal permits (e.g. CDFG Scientific Collecting Permit), to relocate all native fish/native amphibians/pond turtles within the work site, prior to dewatering. The applicant shall first obtain a project-specific authorization from the CDFG and/or the USFWS, as applicable to relocate these animals. Captured native fish/native amphibians/pond turtles shall be moved to the nearest appropriate site on the stream channel downstream. The biologist/contractor shall check daily for stranded aquatic life as the water level in the dewatering area drops. All reasonable efforts

shall be made to capture and move all stranded aquatic life observed in the dewatered areas. Capture methods may include fish landing nets, dip nets, buckets, and by hand. Captured aquatic life shall be released immediately in the nearest appropriate downstream site. This condition does not allow the take or disturbance of any state or federally listed species, nor state-listed species of special concern, unless the applicant obtains a project specific authorization from the CDFG and/or the USFWS, as applicable.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Planning and Zoning Division; Building Services Division, Zoning Inspection; Regulatory Agency, as applicable
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection; Regulatory Agency, as applicable

SCA-BIO-14: Creek Dewatering and Diversion

Prior to the start of any in-water construction activities

If installing any dewatering or diversion device(s), the project applicant shall develop and implement a detailed dewatering and diversion plan for review and approval by the Building Services Division. All proposed dewatering and diversion practices shall be consistent with the requirements of the Streambed Alteration Agreement issued by the California Department of Fish and Game.

- a) Ensure that construction and operation of the devices meet the standards in the latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Control Board (RWQCB).
- b) Construct coffer dams and/or water diversion system of a non-erodible material which will cause little or no siltation. Maintain coffer dams and the water diversion system in place and functional throughout the construction period. If the coffer dams or water diversion system fail, repair immediately based on the

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recommendations of a qualified environmental consultant. Remove devices only after construction is complete and the site stabilized.

- c) Pass pumped water through a sediment settling device before returning the water to the stream channel. Provide velocity dissipation measures at the outfall to prevent erosion.
- Implementation Responsibility: Project Sponsor
 - Initial Approval Responsibility: Planning and Zoning Division; Building Services Division, Zoning Inspection; Regulatory Agency, as applicable
 - Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection; Regulatory Agency, as applicable

SCA-BIO-15: Vegetation Management Plan on Creekside Properties

Prior to issuance of a demolition, grading, and/or construction and ongoing

The project applicant shall submit a vegetation management plan for review and approval by the Planning and Zoning Division, Fire Services Division, and Watershed Program of the Public Works Agency that includes, if deemed appropriate, the following measures:

- a) Identify and do not disturb a 20-foot creek buffer from the top of the creek bank. If the top of bank cannot be identified, leave a 50-foot buffer from the centerline of the creek or as wide a buffer as possible between the creek centerline and the proposed site development.
- b) Identify and leave "islands" of vegetation in order to prevent erosion and landslides and protect nesting habitat.
- c) Leave at least 6 inches of vegetation on the site.
- d) Trim tree branches from the ground up (limbing up) and leave tree canopy intact.
- e) Leave stumps and roots from cut down trees to prevent erosion.
- f) Plant fire-appropriate, drought-tolerant, preferably native vegetation.
- g) Err on the side of caution. If you don't know if a plant, tree or area is sensitive, ask for a second opinion before you cut.
- h) Provide erosion and sediment control protection if cutting vegetation on a steep slope.
- i) Leave tall shrubbery at least 3-feet high.
- j) Fence off sensitive plant habitats and creek areas to protect from goat grazing.
- k) Obtain a tree protection permit for a protected tree (includes all mature trees except eucalyptus and Monterey pine).
- l) Contact the City Tree Department (615-5850) for dead trees.
- m) Do not clear-cut vegetation. This can lead to erosion and severe water quality problems and destroy

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important habitat.

- n) Do not remove vegetation within 20-feet of the top of bank. If the top of bank cannot be identified, do not cut within 50-feet of the centerline of the creek or as wide a buffer as possible between the creek centerline and the proposed site development.
- o) Do not trim/prune branches that are larger than 4 inches in diameter.
- p) Do not remove tree canopy.
- q) Do not dump cut vegetation in a creek.
- r) Do not cut tall shrubbery to less than 3-feet high.
- s) Do not cut of short vegetation (grasses, ground-cover) to less than 6-inches high.
 - Implementation Responsibility: Project Sponsor
 - Initial Approval Responsibility: Planning and Zoning Division; Fire Services Division; Environmental Watershed Program
 - Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

New 2011 Mitigation Measure

Mitigation Measure BIO-1 (*Prior to construction activities in the California Exhibit area*): The project applicant shall prepare a wetland delineation of the site which shall be verified by the U.S. Army Corps of Engineers to confirm the extent of jurisdictional waters on the site, including the reach of Arroyo Viejo Creek and the entire California Exhibit area. As required under SCA-BIO-10, the project applicant shall obtain all necessary regulatory permits and authorizations and shall comply with all conditions issued by applicable agencies. In the remote instance that the 950-square-foot potential seasonal wetland is considered a jurisdictional waters of the State by the Regional Water Quality Control Board, a mitigation program shall be developed and implemented by the project applicant. If required, the mitigation program shall provide for a minimum 1:1 on-site replacement for this potential seasonal wetland feature, the mitigation program shall be approved by the Regional Water Quality Control Board, and any created habitat shall be monitored for a minimum of three years or until all success criteria have been met.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Planning and Zoning Division; Building Services Division, Zoning Inspection; Regulatory Agency, as applicable
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection; Regulatory Agency, as applicable

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CULTURAL RESOURCES

SCA-CULT-1: Archaeological Resources

Ongoing throughout demolition, grading, and/or construction

- a) Pursuant to CEQA Guidelines section 15064.5 (f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore, in the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified archaeologist would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Oakland. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.
- b) In considering any suggested measure proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project applicant shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while measure for historical resources or unique archaeological resources is carried out.
- c) Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project applicant and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate measure, subject to approval by the City of Oakland, which shall assure implementation of appropriate measure measures recommended by the archaeologist. Should archaeologically-significant materials be recovered, the qualified archaeologist shall recommend appropriate analysis and treatment, and shall prepare a report on the findings for submittal to the Northwest Information Center.
- Implementation Responsibility: Project Sponsor
 - Initial Approval Responsibility: Building Services Division, Zoning Inspection
 - Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

SCA-CULT-2: Human Remains

Ongoing throughout demolition, grading, and/or construction

In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to

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evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

SCA-CULT-3: Paleontological Resources

Ongoing throughout demolition, grading, and/or construction

In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 1995,1996)). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

GEOLOGY AND SOILS

Revised 1998 Mitigation Measures²

2a) ***Prior to issuance of a grading permit and installation of drainage improvements:*** Facilities and infrastructure improvements should be designed to control runoff so that it is not directed over unprotected slopes. Drainage improvements shall be designed to adequately collect surface water runoff and convey it to the proper storm drain system. A permanent storm drain shall be designed, installed, and maintained to catch water from the existing natural drainage pattern in Knowland Park above Stella

² The 1998 mitigation measures have been revised for the Master Plan amendment. For a discussion of these changes, see Section 3.4 Geology and Soils of the SMND/A. The revisions are also shown in underline and strike-out in Appendix C of the SMND/A.

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Street. The water will be redirected to City storm drain system.

2c) Grading and construction activities shall be restricted to the dry season. Exposed surface areas shall be watered down, especially during construction, to reduce wind erosion.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Building Services Division, Plan-Check
- Ongoing Monitoring Responsibility: Building Services Division, Construction Inspection

3a) Mitigation Measures 2a and 2c shall be implemented.

5c) ***Prior to issuance of a building permit:*** All proposed structures shall be designed and constructed in accordance with the Uniform Building Code and California Amendments. The interpretation of the applicability of the appropriate UBC standard for each proposed structure shall be determined by the Oakland Building and Engineering staff at the time of preliminary plan submittal.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Building Services Division, Plan-Check
- Ongoing Monitoring Responsibility: Building Services Division, Building Inspection

5d) ***Prior to issuance of a building permit:*** Proper earthquake-resistant techniques for securing indoor fixtures, machinery and furnishings within proposed structures shall be used during construction to minimize the risk of damage or injury from toppled objects.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Building Services Division, Plan-Check
- Ongoing Monitoring Responsibility: Building Services Division, Building Inspection

5e) ***Prior to final inspection of a building permit for each phase:*** The Zoo's Emergency Preparedness and Response Plan and Animal Capture Plan shall be updated as proposed facilities are developed. The Zoo and Neighborhood (KPHA and SHRA) Associations will work together to educate the neighborhood about the Zoo's Emergency Preparedness and Response Plan and how it is implemented. This will be accomplished through written communication and a phone tree. The Zoo will provide a demonstration to the representatives of KPHA and SHRA of the safety of the animal enclosures in case of a natural disaster.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Planning and Zoning Division
- Ongoing Monitoring Responsibility: Planning and Zoning Division

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Standard Conditions of Approval

SCA-GEO-1: Soils Report

Prior to issuance of a building permit

A preliminary soils report for each construction site within the project area shall be required as part of this project and submitted for review and approval by the Building Services Division. The soils reports shall be based, at least in part, on information obtained from on-site testing. Specifically the minimum contents of the report should include:

- A. Logs of borings and/or profiles of test pits and trenches:
- a) The minimum number of borings acceptable, when not used in combination with test pits or trenches, shall be two (2), when in the opinion of the Soils Engineer such borings shall be sufficient to establish a soils profile suitable for the design of all the footings, foundations, and retaining structures.
 - b) The depth of each boring shall be sufficient to provide adequate design criteria for all proposed structures.
 - c) All boring logs shall be included in the soils report.
- B. Test pits and trenches
- a) Test pits and trenches shall be of sufficient length and depth to establish a suitable soils profile for the design of all proposed structures.
 - b) Soils profiles of all test pits and trenches shall be included in the soils report.
- C. A plat shall be included which shows the relationship of all the borings, test pits, and trenches to the exterior boundary of the site. The plat shall also show the location of all proposed site improvements. All proposed improvements shall be labeled.
- D. Copies of all data generated by the field and/or laboratory testing to determine allowable soil bearing pressures, sheer strength, active and passive pressures, maximum allowable slopes where applicable and any other information which may be required for the proper design of foundations, retaining walls, and other structures to be erected subsequent to or concurrent with work done under the grading permit.
- E. Soils Report. A written report shall be submitted which shall include, but is not limited to, the following:
- a) Site description;
 - b) Local and site geology;
 - c) Review of previous field and laboratory investigations for the site;
 - d) Review of information on or in the vicinity of the site on file at the Information Counter, City of Oakland, Office of Planning and Building;
 - e) Site stability shall be addressed with particular attention to existing conditions and proposed corrective attention to existing conditions and proposed corrective actions at locations where land stability problems exist;
 - f) Conclusions and recommendations for foundations and retaining structures, resistance to lateral loading, slopes, and specifications, for fills, and pavement design as required;
 - g) Conclusions and recommendations for temporary and permanent erosion control and drainage. If not provided in a separate report they shall be appended to the required soils report;

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- h) All other items which a Soils Engineer deems necessary;
 - i) The signature and registration number of the Civil Engineer preparing the report.
- F. The Director of Planning and Building may reject a report that she/he believes is not sufficient. The Director of Planning and Building may refuse to accept a soils report if the certification date of the responsible soils engineer on said document is more than three years old. In this instance, the Director may require that the old soils report be recertified, that an addendum to the soils report be submitted, or that a new soils report be provided.
- Implementation Responsibility: Project Sponsor
 - Initial Approval Responsibility: Building Services Division, Plan-Check
 - Ongoing Monitoring Responsibility: Building Services Division, Building Inspection

SCA-GEO-2: Geotechnical Report

A site-specific, design level, landslide or liquefaction geotechnical investigation for each construction site within the project area shall be required as part of this project and submitted for review and approval by the Building Services Division. Specifically:

- i. Each investigation shall include an analysis of expected ground motions at the site from identified faults. The analyses shall be accordance with applicable City ordinances and polices, and consistent with the most recent version of the California Building Code, which requires structural design that can accommodate ground accelerations expected from identified faults.
- ii. The investigations shall determine final design parameters for the walls, foundations, foundation slabs, surrounding related improvements, and infrastructure (utilities, roadways, parking lots, and sidewalks).
- iii. The investigations shall be reviewed and approved by a registered geotechnical engineer. All recommendations by the project engineer, geotechnical engineer, shall be included in the final design, as approved by the City of Oakland.
- iv. The geotechnical report shall include a map prepared by a land surveyor or civil engineer that shows all field work and location of the “No Build” zone. The map shall include a statement that the locations and limitations of the geologic features are accurate representations of said features as they exist on the ground, were placed on this map by the surveyor, the civil engineer or under their supervision, and are accurate to the best of their knowledge.
- v. Recommendations that are applicable to foundation design, earthwork, and site preparation that were prepared prior to or during the projects design phase, shall be incorporated in the project.
- vi. Final seismic considerations for the site shall be submitted to and approved by the City of Oakland Building Services Division prior to commencement of the project.
- vii. A peer review is required for the geotechnical report. Personnel reviewing the geotechnical report shall approve the report, reject it, or withhold approval pending the submission by the applicant or subdivider of further geologic and engineering studies to more adequately define active fault traces.

Implementation of **SCA-GEO-2** shall include the following in the geotechnical investigation prepared for the proposed California Interpretive Center:

- The design-level geotechnical investigation shall identify methods for site preparation and grading to

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stabilize existing fill areas and prepare the site for foundation and retaining wall construction. Measures may include reworking of existing fill soils, removal of oversized concrete and debris from fill, and crushing of oversized materials.

- The design-level geotechnical investigation shall confirm and revise 2007 California Building Code seismic design parameters as presented in this SMND/Addendum.
- The geotechnical design investigation shall include design recommendations for retaining walls, foundations, concrete slabs, pavements, walkways, surface and subsurface drainage measures, and utility trench construction and backfill. The foundations are anticipated to be spread footings, thickened mat slabs, pier and grade beam and other conventional foundation types.
- The geotechnical investigation shall outline the details of geotechnical plan review. Recommendations of the project geotechnical engineer shall be included in the final construction drawings, as approved by the City of Oakland.
- The geotechnical investigation shall identify the geotechnical observation and testing services recommended during construction. During construction the geotechnical engineer shall perform observations and testing services and shall prepare a final report documenting results of his or her work.
- The City of Oakland shall provide peer review of the design-level geotechnical investigation and grading plan. The Oakland Zoo shall be responsible for the cost of the review. Revisions

to the report and the design of project facilities shall be made to satisfy review comments by the City of Oakland peer reviewer.

- During the construction phase, cut slopes, keyways, and grading for the building pad that expose bedrock shall be mapped by the project engineering geologist. An as-graded geologic map shall be prepared showing the details of observed features and conditions.
- The geotechnical investigation shall include a map prepared by a land surveyor or civil engineer that shows the locations and elevation of key features (e.g., keyways, subdrains and their cleanouts, cut slopes, and cut pads). The map shall include a statement that the locations and limitations of the features are accurate representations of said features as they exist on the ground; were placed on this map by the surveyor, the civil engineer or under their supervision; and are accurate to the best of their knowledge.
- Final seismic considerations for the site shall be submitted to and approved by the City of Oakland Building Services Division prior to commencement of the project.
 - Implementation Responsibility: Project Sponsor
 - Initial Approval Responsibility: Building Services Division, Plan-Check
 - Ongoing Monitoring Responsibility: Building Services Division, Building Inspection

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HAZARDS AND HAZARDOUS MATERIALS

Standard Conditions of Approval

SCA-HAZ-1: Hazards Best Management Practices

Prior to commencement of demolition, grading, or construction

The project applicant and construction contractor shall ensure that construction Best Management Practices (BMPs) are implemented as part of construction to minimize the potential negative effects to groundwater and soils. These shall include the following:

- a) Follow manufacture’s recommendations on use, storage, and disposal of chemical products used in construction;
- b) Avoid overtopping construction equipment fuel gas tanks;
- c) During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d) Properly dispose of discarded containers of fuels and other chemicals.
- e) Ensure that construction would not have a significant impact on the environment or pose a substantial health risk to construction workers and the occupants of the proposed development. Soil sampling and chemical analyses of samples shall be performed to determine the extent of potential contamination beneath all UST’s, elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition, or construction activities would potentially affect a particular development or building.
- f) If soil, groundwater or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notification of regulatory agency(ies) and implementation of the actions described in the City’s Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.
 - > Implementation Responsibility: Project Sponsor
 - > Initial Approval Responsibility: Building Services Division, Zoning Inspection
 - > Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

SCA-HAZ-2: Hazardous Materials Business Plan

Prior to handling, storage or transporting hazardous materials

The project applicant shall submit a Hazardous Materials Business Plan for review and approval by Fire Prevention Bureau, Hazardous Materials Unit. Once approved this plan shall be kept on file with the City and will be updated as applicable. The purpose of the Hazardous Materials Business Plan is to ensure that employees are adequately trained to handle the materials and provides information to the Fire Services Division should emergency response be required. The Hazardous Materials Business Plan shall include the

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following:

- a) The types of hazardous materials or chemicals stored and/or used on site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids.
- b) The location of such hazardous materials.
- c) An emergency response plan including employee training information
- d) A plan that describes the manner in which these materials are handled, transported and disposed.
 - Implementation Responsibility: Project Sponsor
 - Initial Approval Responsibility: Fire Prevention Bureau
 - Ongoing Monitoring Responsibility: Fire Prevention Bureau

HYDROLOGY AND WATER QUALITY

Revised 1998 Mitigation Measures³

10a) Mitigation Measures 2a and 2c shall be implemented. (See Geology and Soils)

Standard Conditions of Approval

SCA-HYDRO-1: Stormwater Pollution Prevention Plan (SWPPP)

Prior to and ongoing throughout grading and construction activities

The project applicant must obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the State Water Resources Control Board (SWRCB). The project applicant must file a notice of intent (NOI) with the SWRCB. The project applicant will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) and submit the plan for review and approval by the Building Services Division. At a minimum, the SWPPP shall include a description of construction materials, practices and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; Best Management Practices (BMPs); and an inspection and monitoring program. Prior to the issuance of any construction-related permits, the project applicant shall submit to the Building Services Division a copy of the SWPPP as evidence of submittal of the NOI to the SWRCB. Implementation of the SWPPP shall start with the commencement of construction and continue through the completion of the project. After construction is completed, the project applicant shall submit a notice of termination to the SWRCB.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: SWRC; Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: SWRC

³The 1998 mitigation measures have been revised for the Master Plan amendment. For a discussion of these changes, see Section 3.7 Hydrology and Water Quality of the Subsequent Mitigated Negative Declaration/Addendum (SMND/A). The revisions are also shown in underline and strike-out in Appendix C of the SMND/A.

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SCA-HYDRO-2: Drainage Plan for Projects on Slopes Greater Than 20 Percent

Prior to issuance of building (or other construction-related permit)

The project drawings for a building permit (or other construction-related permit) shall contain a drainage plan to be reviewed and approved by the Building Services Division. The drainage plan shall include measures to reduce the post-construction volume and velocity of stormwater runoff to the maximum extent practicable. Stormwater runoff shall not be augmented to adjacent properties or creeks.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Building Services Division, Plan-Check
- Ongoing Monitoring Responsibility: Building Services Division, Construction Inspection

SCA-HYDRO-3: Post-Construction Stormwater Management Plan

Prior to issuance of building permit (or other construction-related permit)

The applicant shall comply with the requirements of Provision C.3 of the National Pollutant Discharge Elimination System (NPDES) permit issued to the Alameda Countywide Clean Water Program. The applicant shall submit with the application for a building permit (or other construction-related permit) a completed Stormwater Supplemental Form for the Building Services Division. The project drawings submitted for the building permit (or other construction-related permit) shall contain a stormwater pollution management plan, for review and approval by the City, to limit the discharge of pollutants in stormwater after construction of the project to the maximum extent practicable.

- a) The post-construction stormwater pollution management plan shall include and identify the following:
 - i. All proposed impervious surface on the site;
 - ii. Anticipated directional flows of on-site stormwater runoff; and
 - iii. Site design measures to reduce the amount of impervious surface area and directly connected impervious surfaces; and
 - iv. Source control measures to limit the potential for stormwater pollution; and
 - v. Stormwater treatment measures to remove pollutants from stormwater runoff; and
 - vi. Hydromodification management measures so that post-project stormwater runoff does not exceed the flow and duration of pre-project runoff, if required under the NPDES permit.
- b) The following additional information shall be submitted with the post-construction stormwater pollution management plan:
 - i. Detailed hydraulic sizing calculations for each stormwater treatment measure proposed; and
 - ii. Pollutant removal information demonstrating that any proposed manufactured/ mechanical (i.e., non-landscape-based) stormwater treatment measure, when not used in combination with a landscape-based treatment measure, is capable of removing the range of pollutants typically removed by landscape-based treatment measures.

All proposed stormwater treatment measures shall incorporate appropriate planting materials for stormwater

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treatment (for landscape-based treatment measures) and shall be designed with considerations for vector/mosquito control. Proposed planting materials for all proposed landscape-based stormwater treatment measures shall be included on the landscape and irrigation plan for the project. The applicant is not required to include on-site stormwater treatment measures in the post-construction stormwater pollution management plan if he or she secures approval from Planning and Zoning of a proposal that demonstrates compliance with the requirements of the City’s Alternative Compliance Program.

Prior to final permit inspection, the applicant shall implement the approved stormwater pollution management plan.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Planning and Zoning Division; Building Services Division, Plan-Check
- Ongoing Monitoring Responsibility: Building Services Division, Construction Inspection

SCA-HYDRO-4: Maintenance Agreement for Stormwater Treatment Measures

Prior to final zoning inspection

For projects incorporating stormwater treatment measures, the applicant shall enter into the “Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement,” in accordance with Provision C.3.e of the NPDES permit, which provides, in part, for the following:

- i. The applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and
- ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary. The agreement shall be recorded at the County Recorder’s Office at the applicant’s expense.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

SCA-HYDRO-5: Erosion, Sedimentation and Debris Control Measures

Prior to issuance of demolition, grading, or construction-related permit

The project applicant shall submit an erosion and sedimentation control plan for review and approval by the Building Services Division. All work shall incorporate all applicable “Best Management Practices” (BMPs) for the construction industry, and as outlined in the Alameda

Countywide Clean Water Program pamphlets, including BMP’s for dust, erosion and sedimentation abatement per Chapter Section 15.04 of the Oakland Municipal Code. The measures shall include, but are not limited to, the following:

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- a) On sloped properties, the downhill end of the construction area must be protected with silt fencing (such as sandbags, filter fabric, silt curtains, etc.) and hay bales oriented parallel to the contours of the slope (at a constant elevation) to prevent erosion into the creek.
- b) In accordance with an approved erosion control plan, the project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. One hundred (100) percent degradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring or is expected.
- c) Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible.
- d) All work in or near creek channels must be performed with hand tools and by a minimum number of people. Immediately upon completion of this work, soil must be repacked and native vegetation planted.
- e) Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlets nearest to the creek side of the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding.
- f) Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains.
- g) Direct and locate tool and equipment cleaning so that wash water does not discharge into the creek.
- h) Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site.
- i) Gather all construction debris on a regular basis and place them in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.
- j) Remove all dirt, gravel, refuse, and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.
- k) Broom sweep the street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping. At the end of each workday, the entire site must be cleaned and secured against potential erosion, dumping, or discharge to the creek.
- l) All erosion and sedimentation control measures implemented during construction activities, as well as construction site and materials management shall be in strict accordance with the control standards listed in the latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Board (RWQB).
- m) Temporary fencing is required for sites without existing fencing between the creek and the construction site and shall be placed along the side adjacent to construction (or both sides of the creek if applicable) at the maximum practical distance from the creek centerline. This area shall not be disturbed during

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construction without prior approval of Planning and Zoning.

- n) All erosion and sedimentation control measures shall be monitored regularly by the project applicant. The City may require erosion and sedimentation control measures to be inspected by a qualified environmental consultant (paid for by the project applicant) during or after rain events. If measures are insufficient to control sedimentation and erosion then the project applicant shall develop and implement additional and more effective measures immediately.
- j) Remove all dirt, gravel, refuse, and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.
- k) Broom sweep the street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping. At the end of each workday, the entire site must be cleaned and secured against potential erosion, dumping, or discharge to the creek.
- l) All erosion and sedimentation control measures implemented during construction activities, as well as construction site and materials management shall be in strict accordance with the control standards listed in the latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Board (RWQB).
- m) Temporary fencing is required for sites without existing fencing between the creek and the construction site and shall be placed along the side adjacent to construction (or both sides of the creek if applicable) at the maximum practical distance from the creek centerline. This area shall not be disturbed during construction without prior approval of Planning and Zoning.
- n) All erosion and sedimentation control measures shall be monitored regularly by the project applicant. The City may require erosion and sedimentation control measures to be inspected by a qualified environmental consultant (paid for by the project applicant) during or after rain events. If measures are insufficient to control sedimentation and erosion then the project applicant shall develop and implement additional and more effective measures immediately.
 - Implementation Responsibility: Project Sponsor
 - Initial Approval Responsibility: Building Services Division, Plan-Check
 - Ongoing Monitoring Responsibility: Building Services Division, Construction Inspection

NOISE

Standard Conditions of Approval

SCA-NOISE-1: Days/Hours of Construction Operation

Ongoing throughout demolition, grading, and/or construction

The project applicant shall require construction contractors to limit standard construction activities as follows:

Construction activities are limited to between 7:00 AM and 7:00 PM Monday through Friday, except that pile driving and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 AM and 4:00 PM Monday through Friday.

Any construction activity proposed to occur outside of the standard hours of 7:00 AM to 7:00 PM Monday

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through Friday for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened and such construction activities shall only be allowed with the prior written authorization of the Building Services Division.

Construction activity shall not occur on Saturdays, with the following possible exceptions:

- i. Prior to the building being enclosed, requests for Saturday construction for special activities (such as concrete pouring which may require more continuous amounts of time), shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened. Such construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division.
- ii. After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division, and only then within the interior of the building with the doors and windows closed.

No extreme noise generating activities (greater than 90 dBA) shall be allowed on Saturdays, with no exceptions.

No construction activity shall take place on Sundays or Federal holidays.

Construction activities include but are not limited to: truck idling, moving equipment (including trucks, elevators, etc) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

Applicant shall use temporary power poles instead of generators where feasible.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

SCA-NOISE-2: Noise Control

Ongoing throughout demolition, grading, and/or construction

To reduce noise impacts due to construction, the project applicant shall require construction contractors to implement a site-specific noise reduction program, subject to the Planning and Zoning Division and the Building Services Division review and approval, which includes the following measures:

- a) Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible).
- b) Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with

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compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available and this

could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.

- c) Stationary noise sources shall be located as far from adjacent sensitive noise receptors as possible and they shall be muffled and enclosed within temporary sheds, or incorporate insulation noise barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- d) The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

To implement SCA-NOISE-2, the project applicant shall have a qualified acoustical consultant prepare a noise reduction implementation plan for City review and approval. The goal of the plan is to reduce noise impacts during Phase 1 at Receptor 4 and Receptor 6. The project applicant shall implement the approved plan.

The approved noise reduction implementation plan shall incorporate one or more of the following sound reduction measures or equivalent sound reduction measures:

Phase 1 Veterinary Medical Hospital. During construction activities, a 15-foot-high temporary sound barrier of 230 feet in length shall be placed between the proposed Veterinary Medical Hospital site and the southern and eastern residences. The sound barrier shall be placed at the edge of the parking lot closest to the Veterinary Medical Hospital location as shown in **Figure 3.9-1 of the SMND/A**. The sound barrier shall require a ten-foot return on each end and be oriented 45 degrees into the construction activities. Due to edge diffraction, the construction activities shall not approach the end of the wall returns by 50 feet. **Table 3.9-8 in Subsection 3.9.5.2 of the SMND/A** describes the temporary sound barrier wall height and the duration of the wall placement.

Phase 1 Service Road. A 12-foot-high temporary sound barrier segment of 475 feet in length shall be placed along the edge of the service road segment where the road bends and is oriented

nearest the southern residences as shown in **Figure 3.9-2 of the SMND/A** while roadway construction occurs. The sound barrier shall require a ten-foot return on each end and be oriented 45 degrees into the construction activities. Due to edge diffraction, the construction activities shall not approach the end of the wall returns by 50 feet. **Table 3.9-8 in Subsection 3.9.5.2 of the SMND/A** describes the temporary sound barrier wall height and the duration of the wall placement.

The temporary sound barrier shall be constructed of a sound blanket system hung on scaffolding to achieve the required height. This system is very effective in the reduction of construction noise and allows the ability to move or adjust the wall location. An alternative sound barrier design would consist of plywood installed atop a portable concrete K-Rail system. This alternative solution is effective in the reduction of noise and also allows the ability to move or adjust the wall location.

An alternative approach to the sound barrier would be to equip all of the heavy construction equipment used

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in the construction of the Veterinary Medical Hospital and the service road with acoustical silencers installed directly onto the construction equipment's exhaust system. This alternative mitigation solution would reduce the temporary construction noise impacts to below the City of Oakland's noise threshold limits.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Planning and Zoning Division; Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

SCA-NOISE-3: Noise Complaint Procedures

Ongoing throughout demolition, grading, and/or construction

Prior to the issuance of each building permit, along with the submission of construction documents, the project applicant shall submit to the Building Services Division a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include:

- a) A procedure and phone numbers for notifying the Building Services Division staff and Oakland Police Department; (during regular construction hours and off-hours);
 - b) A sign posted on-site pertaining with permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours);
 - c) The designation of an on-site construction complaint and enforcement manager for the project;
 - d) Notification of neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities about the type and estimated duration of the activity; and
 - e) A preconstruction meeting shall be held with the job inspectors and the general contractor/ on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.
- Implementation Responsibility: Project Sponsor
 - Initial Approval Responsibility: Building Services Division, Zoning Inspection
 - Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

SCA-NOISE-4: Operational Noise-General

Ongoing

Noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards of Section 17.120 of the Oakland Planning Code and Section 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the Planning and Zoning Division and Building Services.

- Implementation Responsibility: Project Sponsor

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- Initial Approval Responsibility: Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

PUBLIC SERVICES AND UTILITIES

Standard Conditions of Approval

SCA-SERVICES-1: Waste Reduction and Recycling

The project applicant will submit a Construction & Demolition Waste Reduction and Recycling Plan (WRRP) and an Operational Diversion Plan (ODP) for review and approval by the Public Works Agency.

Prior to issuance of demolition, grading, or building permit

Chapter 15.34 of the Oakland Municipal Code outlines requirements for reducing waste and optimizing construction and demolition (C&D) recycling. Affected projects include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3), and all demolition (including soft demo). The WRRP must specify the methods by which the development will divert C&D debris waste generated by the proposed project from landfill disposal in accordance with current City requirements. Current standards, FAQs, and forms are available at www.oaklandpw.com/Page39.aspx or in the Green Building Resource Center. After approval of the plan, the project applicant shall implement the plan.

Ongoing

The ODP will identify how the project complies with the Recycling Space Allocation Ordinance, (Chapter 17.118 of the Oakland Municipal Code), including capacity calculations, and specify the methods by which the development will meet the current diversion of solid waste generated by operation of the proposed project from landfill disposal in accordance with current City requirements. The proposed program shall be implemented and maintained for the duration of the proposed activity or facility. Changes to the plan may be re-submitted to the Environmental Services Division of the Public Works Agency for review and approval. Any incentive programs shall remain fully operational as long as residents and businesses exist at the project site.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Environmental Services Division
- Ongoing Monitoring Responsibility: Environmental Services Division

SCA-SERVICES-2: Fire Safety Phasing Plan

Prior to issuance of a demolition, grading, and/or construction and concurrent with any p-job submittal permit

The project applicant shall submit a separate fire safety phasing plan to the Planning and Zoning Division and Fire Services Division for their review and approval. The fire safety plan shall include all of the fire safety features incorporated into the project and the schedule for implementation of the features. Fire

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Services Division may require changes to the plan or may reject the plan if it does not adequately address fire hazards associated with the project as a whole or the individual phase.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Planning and Zoning Division; Fire Services Division; Building Services Division, Plan-Check
- Ongoing Monitoring Responsibility: Fire Services Division

SCA-SERVICES-3: Fire Safety

Prior to and ongoing throughout demolition, grading, and/or construction

The project applicant and construction contractor will ensure that during project construction, all construction vehicles and equipment will be fitted with spark arrestors to minimize accidental ignition of dry construction debris and surrounding dry vegetation.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Fire Services Division
- Ongoing Monitoring Responsibility: Fire Services Division

SCA-SERVICES-4: Stormwater and Sewer

Prior to completing the final design for the project's sewer service

Confirmation of the capacity of the City's surrounding stormwater and sanitary sewer system and state of repair shall be completed by a qualified civil engineer with funding from the project applicant. The project applicant shall be responsible for the necessary stormwater and sanitary sewer infrastructure improvements to accommodate the proposed project. In addition, the applicant shall be required to pay additional fees to improve sanitary sewer infrastructure if required by the Sewer and Stormwater Division. Improvements to the existing sanitary sewer collection system shall specifically include, but are not limited to, mechanisms to control or minimize increases in infiltration/inflow to offset sanitary sewer increases associated with the proposed project. To the maximum extent practicable, the applicant will be required to implement Best Management Practices to reduce the peak stormwater runoff from the project site. Additionally, the project applicant shall be responsible for payment of the required installation or hook-up fees to the affected service providers.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Building Services Division, Plan-Check; Stormwater Division
- Ongoing Monitoring Responsibility: Stormwater Division

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TRANSPORTATION AND CIRCULATION

1998 Mitigation Measures

26a) ***During construction:*** Construction traffic shall only use existing improved public roads.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

27a) ***Ongoing:*** To prevent heavy traffic from exiting the Zoo in one direction, traffic will be directed between Golf Links Road and 106th Avenue in order to balance the traffic flow. At no time will the Golf Links exit be closed to heavy traffic.

- Implementation Responsibility: Project Sponsor
- Initial Approval Responsibility: Building Services Division, Zoning Inspection
- Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

Standard Conditions of Approval

SCA-TRANS-1: Construction Traffic and Parking

Prior to the issuance of a demolition, grading or building permit

The project applicant and construction contractor shall meet with appropriate City of Oakland agencies to determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. The project applicant shall develop a construction management plan for review and approval by the Planning and Zoning Division, the Building Services Division, and the Transportation Services Division. The plan shall include at least the following items and requirements:

- a) A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.
- b) Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur.
- c) Location of construction staging areas for materials, equipment, and vehicles at an approved location.
- d) A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause of the complaints and shall take prompt action to correct the problem. Planning and Zoning shall be informed who the Manager is prior to the issuance of the first permit issued by Building Services.

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- e) Provision for accommodation of pedestrian flow.
- f) Provision for parking management and spaces for all construction workers to ensure that construction workers do not park in on street spaces.
- g) Any damage to the street caused by heavy equipment, or as a result of this construction, shall be repaired, at the applicant's expense, within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to issuance of a final inspection of the building permit. All damage that is a threat to public health or safety shall be repaired immediately. The street shall be restored to its condition prior to the new construction as established by the City Building Inspector and/or photo documentation, at the applicant's expense, before the issuance of a Certificate of Occupancy.
- h) Any heavy equipment brought to the construction site shall be transported by truck, where feasible.
- i) No materials or equipment shall be stored on the traveled roadway at any time.
- j) Prior to construction, a portable toilet facility and a debris box shall be installed on the site, and properly maintained through project completion.
- k) All equipment shall be equipped with mufflers.
- l) Prior to the end of each work day during construction, the contractor or contractors shall pick up and properly dispose of all litter resulting from or related to the project, whether located on the property, within the public rights-of-way, or properties of adjacent or nearby neighbors.
 - Implementation Responsibility: Project Sponsor
 - Initial Approval Responsibility: Planning and Zoning Division, the Building Services Division, and the Transportation Services Division
 - Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

SCA-TRANS-2: Parking and Transportation Demand Management

Prior to issuance of a final inspection of the building permit

The applicant shall submit for review and approval by the Planning and Zoning Division a Transportation Demand Management (TDM) plan containing strategies to reduce on-site parking demand and single occupancy vehicle travel. The applicant shall implement the approved TDM plan. The TDM shall include strategies to increase bicycle, pedestrian, transit, and carpools/vanpool use. All four modes of travel shall be considered. Strategies to consider include the following:

- a) Inclusion of additional bicycle parking, shower, and locker facilities that exceed the requirement
- b) Construction of bike lanes per the Bicycle Master Plan; Priority Bikeway Projects
- c) Signage and striping onsite to encourage bike safety
- d) Installation of safety elements per the Pedestrian Master Plan (such as cross walk striping, curb ramps,

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count down signals, bulb outs, etc.) to encourage convenient crossing at arterials

- e) Installation of amenities such as lighting, street trees, trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan.
- f) Direct transit sales or subsidized transit passes
- g) Guaranteed ride home program
- h) Pre-tax commuter benefits (checks)
- i) On-site car-sharing program (such as City Car Share, Zip Car, etc.)
- j) On-site carpooling program
- k) Distribution of information concerning alternative transportation options
- l) Parking spaces sold/leased separately
- m) Parking management strategies; including attendant/valet parking and shared parking spaces
 - Implementation Responsibility: Project Sponsor
 - Initial Approval Responsibility: Planning and Zoning Division
 - Ongoing Monitoring Responsibility: Building Services Division, Zoning Inspection

ATTACHMENT H-2:
CONDITIONS OF APPROVAL FROM 1998 MASTER PLAN

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 ~~striketrough-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 (ER95-36) 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 SHRA 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 applicants 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 houses 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 Maggiora 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 Stalla, 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 SHNA 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 1820 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 XPHA 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.

**ATTACHMENT H-3:
ANALYSIS OF APPLICABILITY OF 1998 CONDITIONS TO
ZOO MASTER PLAN AMENDMENT**

Below is an analysis concerning the applicability of the conditions of approval from the 1998 Master Plan to the Zoo Master Plan amendment.

Condition 1 (Construct and operate project in accordance with authorized use): This condition has been replaced with the City's current standard conditions of approval. See Condition 1 (Approved Use).

Condition 2 (Incorporate mitigation measures as conditions of approval): This condition has been replaced with the City's current standard conditions of approval. See Condition 19 (Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCAMMRP)).

Condition 3 (Reproduce conditions on plans): This condition has been replaced with the City's current standard conditions of approval. See Condition 6 (Signed Copy of the Conditions of Approval and Mitigation Measures).

Condition 4 (First clause: Approved pursuant to Planning Code only): This condition is has been replaced with the City's current standard conditions of approval. See Conditions 3 (Scope of This Approval; Major and Minor Changes) and 4 (Conformance with other Requirements).

Condition 4 (Second clause: Phasing and City/neighborhood review of final plans): This condition is not applicable to the Master Plan amendment. This condition was applied to the 1998 Master Plan because the Plan was conceptual in nature; the project drawings consisted of one generalized site plan without detailed information concerning the location of new animal exhibits (e.g., animal holding areas/buildings) and architecture (e.g., detailed site plans, elevations). Detailed information would be submitted later for each phase of the project. The condition provided the community an opportunity to review and comment on the detailed plans when they were developed. The condition is no longer necessary because the project drawings for the Master Plan amendment contain detailed information that the 1998 Master Plan did not. The drawings for the Master Plan amendment contain detailed drawings related to site planning for the Veterinary Medical Hospital and the California exhibit (including specific locations for animal exhibits, walkways/roadways, and visitor amenities), and elevations for the California Interpretive Center, Veterinary Medical Hospital, and animal holding buildings, landscape drawings, and civil engineering drawings. The public has had ample opportunity to review and comment on the Master Plan amendment project drawings over the past three years. Moreover, the applicant and City have followed the specific notice/comment period required by this condition.

Condition 6 (Defend, indemnify, and hold harmless in the event of a legal challenge): This condition has been replaced with the City's current standard conditions of approval. See Condition 7 (Indemnification).

Condition 7 (Right to alter or revoke approval): This condition has been replaced with the City's current standard conditions of approval. See Condition 5 (Conformance to Approved Plans; Modification of Conditions/Mitigation or Revocation).

Condition 8 (Permit effectiveness and expiration): This condition has been replaced with the City's current standard conditions of approval. See Condition 2 (Effective Date, Expiration, Extensions and Extinguishment).

Condition 10 (Inspect of all attraction rides): This condition is still applicable to the Master Plan amendment. See Condition 20 (Rides Inspections).

Condition 11 (First clause: Perimeter fence design): This condition has been replaced with the City's current standard conditions of approval concerning implementation of the amended Master Plan in accordance with the approved plans. See Condition 1 (Approved Use).

Condition 11 (Second clause: City/neighborhood review of final perimeter fence location): This condition is no longer applicable to the Master Plan amendment. This condition was applied to the 1998 Master Plan because the Plan was conceptual in nature and the final location of the new perimeter fence was to be determined and approved later. The condition provided the community an opportunity to review and comment on the proposed final location of the perimeter fence. The condition is no longer necessary because the project drawings for the Master Plan amendment contain the final proposed location of the perimeter fence, which was determined with considerations for site specific concerns, including topography, existing vegetation, and public access to existing knolls and fire roads. The public has had ample opportunity to review and comment on the proposed final location of the perimeter fence over the past three years. Moreover, the applicant and City have followed the specific notice/comment period required by this condition.

Condition 12 (First clause: Submit landscaping and irrigation plan): This condition has been replaced with the City's current standard conditions of approval. See Condition 12 (Required Landscape Plan). A new project-specific condition of approval is also recommended to further implement the standard condition of approval given project-specific considerations. See Condition 27 (Landscape Plan).

Condition 12 (Second clause: Install landscaping buffer along parking lot perimeter): This condition is not applicable to the Master Plan amendment because the landscaped buffer has already been installed.

Condition 12 (Third clause: Install landscaping buffer along tram road; City/neighborhood review of plan): This condition is not applicable to the Master Plan

amendment because the tram road is no longer proposed. A new project-specific condition of approval is recommended that would update and apply the provisions of Condition 12 concerning landscaping buffer requirements to the California service road. See Condition 27 (Landscape Plan).

Condition 13 (Relocate Grizzly bear enclosure from River Exhibit to off-site breeding area): This condition is not applicable to the Master Plan amendment because the River Exhibit and off-site breeding area are no longer proposed and the current proposed location of the Grizzly bear enclosures is near the area described in Condition 13.

Condition 14 (Educate area residents on evacuation plan): This condition is still applicable to the Master Plan amendment. See Condition 21 (Evacuation Plan).

Condition 15 (Install parking lot and circulation signage): This condition is not applicable to the Master Plan amendment because the required signage has already been installed.

Condition 16 (Restrict use of neighborhood streets to emergency response and maintenance activities; construction use not allowed): This condition is still applicable to the Master Plan amendment. See Condition 22 (Use of Adjacent Streets).

Condition 17 (Noise requirements for tram road operation): This condition is no longer applicable to the Master Plan amendment because the tram road is no longer proposed. Furthermore, a condition concerning the noise associated with the service road is also unnecessary because a) such a condition was not adopted in 1998 for the service road (which is proposed in the same location in both the 1998 approved Master Plan and the amended Master Plan) and b) the results of a noise study conducted for the project shows that noise on the service road will only increase 0.1 dB during project operation (see Section 3.9 Noise of the Subsequent Mitigated Negative Declaration/Addendum) which is far lower than the two dBA increase threshold identified in Condition 17 from the 1998 Master Plan approval.