

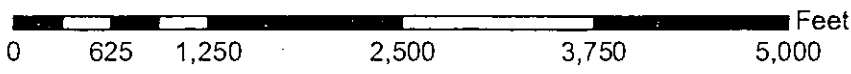
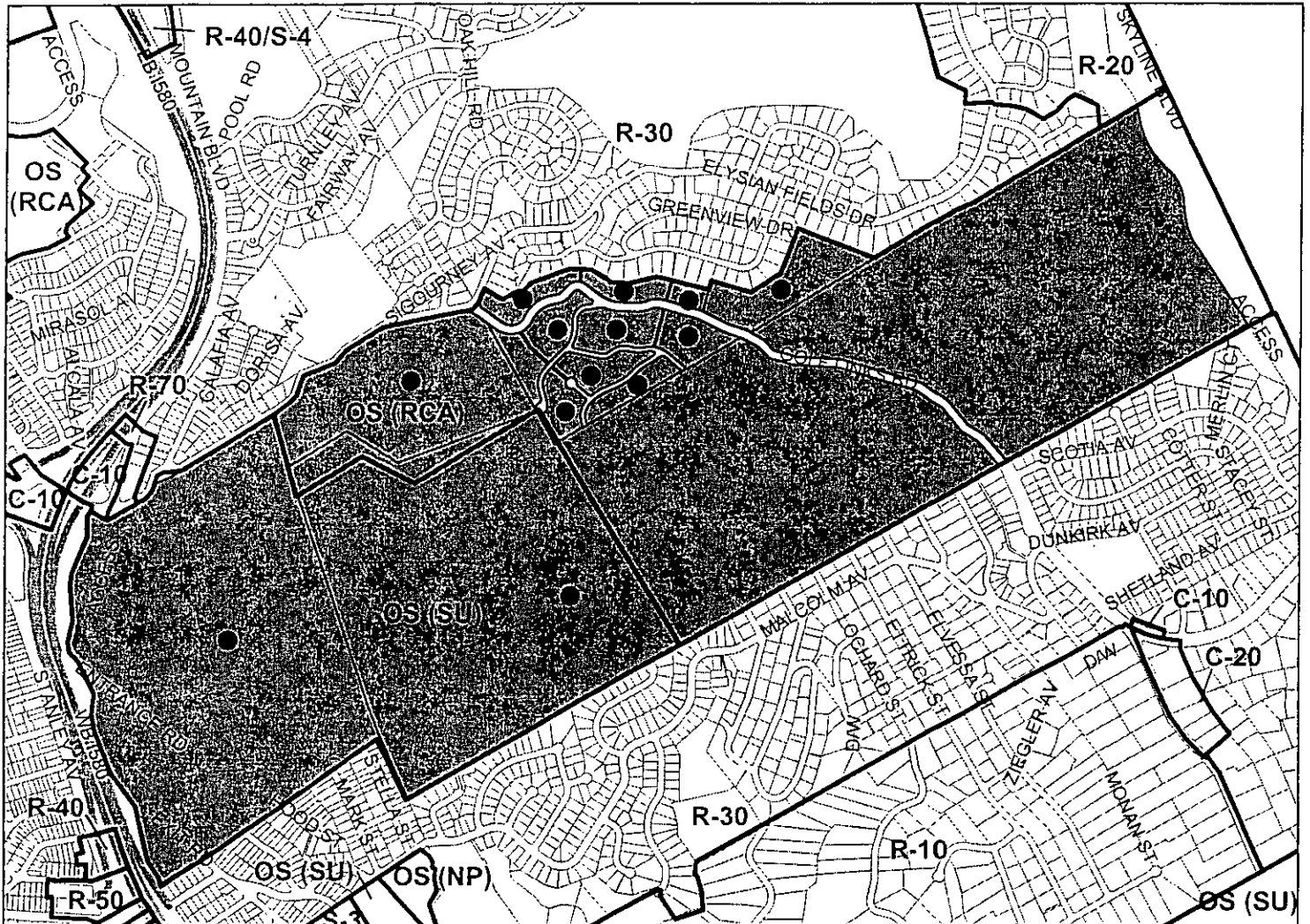
ATTACHMENT B

Planning Commission Staff Report, March 16, 2011
(without attachments)

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 Conservation areas in the General Plan. According to the General Plan, Resource Conservation 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.

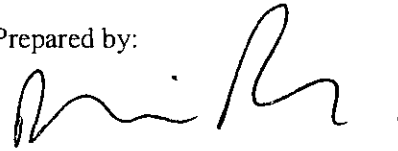
Staff recommends that the Planning Commission take the necessary actions to approve the proposed Master Plan amendment subject to the recommended findings and conditions of approval/mitigation measures contained in Attachments D and H. The proposed amendment would improve the previously approved Master 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