



CITY OF ELK GROVE  
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## NOTICE OF AVAILABILITY

CITY OF ELK GROVE  
NEW ZOO AT ELK GROVE  
DRAFT ENVIRONMENTAL IMPACT REPORT  
STATE CLEARINGHOUSE No. 2022110393  
NOTICE DATED JANUARY 5, 2024

COMMENT PERIOD JANUARY 5, 2024 TO FEBRUARY 20, 2024

*Notice is hereby given that the City of Elk Grove, as lead agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the below referenced Project. The Draft EIR analyzes the potential environmental effects associated with the proposed Project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15087 of the CEQA Guidelines, the City of Elk Grove has prepared this Notice of Availability (NOA) to provide responsible agencies and other interested parties with notice of the availability of the Draft EIR and solicit comments and concerns regarding the environmental issues associated with the proposed Project.*

**LEAD AGENCY:** City of Elk Grove  
Attn: Christopher Jordan, AICP, Director Strategic Planning and Innovation  
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**PROJECT TITLE:** New Zoo at Elk Grove

**PROJECT LOCATION:** Northwest corner of Lotz Parkway and Kammerer Road, City of Elk Grove  
8663, 8665, and 8675 Kammerer Road, APNs 132-0320-001, 002, & 010, and 132-2390-006

**PROJECT DESCRIPTION:** The Project would result in the operation of a zoological park and associated support and operational, retail, and guest services facilities on the Project site as part of the development of the New Zoo in Elk Grove. The Project would include a new Special Planning Area (SPA) referred to as the Zoological Park SPA, development of the zoo, parking facilities, off-site public infrastructure improvements, and an animal browse program. These components are further described below.

### **Zoological Park SPA**

The Project would result in a new SPA for the Project site that would establish a land use plan and allowed uses for properties within the Zoological Park SPA. The SPA would also include development standards including, but not limited to, minimum setbacks and height limits. The SPA would cover approximately 100 acres including areas for off-site improvements, such as the proposed parking facilities. Permitting requirements including thresholds for Design Review and identification of the approving authority for various permits required to construct and operate the proposed New Zoo would be contained in the SPA.

### **Zoological Park**

The zoological park would include various facilities and buildings to be developed in phases potentially starting in 2025 that would encompass the proposed New Zoo. The main facility would be on approximately 65 acres and would be designed to support an average annual attendance of between 1.1 and 1.6 million visitors. The facility would be organized into four primary zones: Green Corridor, Africa, California, and Australasia. The Green Corridor would be the main pedestrian pathway through the New Zoo.

### **Parking Facilities**

The primary parking facilities are two guest parking lots: the North Lot, which adjoins the guest entrance to the facility, and the South Lot, which would be across Classical Way to the south of the New Zoo. The North Lot would be paved with asphalt, while the South Lot would be a gravel lot. Between 1,600 and 1,700 parking stalls would be constructed in the two lots.

### **Off-Site Public Infrastructure**

To support development of the New Zoo several off-site public infrastructure facilities would be constructed. Specific infrastructure improvements including construction of one additional lane in each direction on Kammerer Road between Lotz Parkway and Lent Ranch Parkway, addition of an outside southbound lane along the Project frontage on Lotz Parkway, intersection improvements, and construction of bicycle and pedestrian facilities.

### **Animal Browse Program**

To address the nutritional needs of the herbivore and omnivore species housed at the New Zoo, the Project would include the development of a new Animal Browse Program. Under this program, plant clippings would be gathered from various sites around the community, processed at the New Zoo, and then fed to the animals. A shed would be located in the northeast corner of the Project site to process vegetation from the Animal Browse Program.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Draft EIR evaluates Project impacts in the areas of aesthetics, air quality, biological resources, cultural and tribal cultural resources, energy, geology and soils, greenhouse gases and climate change, hazards, hydrology and water quality, land use, noise and vibration, population and housing, public services and recreation, transportation, and utilities.

The following impacts were identified in the Draft EIR as significant and unavoidable; that is, no feasible mitigation is available to reduce the Project's impact to a less-than-significant level:

- Impact 3.7-1: Project-generated GHG emissions and consistency with plans and regulations
- Impact 3.13-2: Result in an Exceedance of City of Elk Grove General Plan VMT Thresholds
- Impact 4-12: Contribute to Cumulative Greenhouse Gas Impacts
- Impact 4-22: Contribute to Cumulative Impacts on Vehicle Miles Traveled

There are no sites in the Project area that are listed on the Hazardous Waste and Substances Sites List as set forth in Government Code Section 65962.5. The impacts associated with hazardous materials is addressed in Section 3.8, "Hazards and Hazardous Materials."

**PUBLIC REVIEW PERIOD:** A public review period for the Draft EIR will commence on **January 5, 2024** and end on **February 20, 2024**, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Draft EIR may be submitted to the Lead Agency at the above address within the public review period.

Copies of the Draft EIR are available for review at:

- The City's offices at 8401 Laguna Palms Way
- The Elk Grove Library at 8900 Elk Grove Boulevard
- On the City's web site at <https://www.elkgrovecity.org/zoo>

**PUBLIC MEETING:** The City of Elk Grove will receive public comments on the Draft EIR at a public meeting on **Tuesday, February 6, 2024 at 6:00 pm**, or soon thereafter, in the City Council Chambers at 8400 Laguna Palms Way, Elk Grove.