

Exhibit B Project Description

The proposed Project, **The New Zoo at Elk Grove**, involves the construction of a new zoological park and associated facilities and activities on an approximately 103-acre site at the northwest corner of Kammerer Road and Lotz Parkway.

The zoological park would include various facilities and buildings to be developed in phases. 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.

Conditional Use Permit

Pursuant to the Zoological Park Special Planning Area, the Project includes a Conditional Use Permit for the operation of a zoological park. Components and features include, but are not limited to, the keeping of animals and insects, veterinary care, educational activities, food and beverage service (inclusive of alcohol service, including limited on-site brewing of beer), retail sales, administrative offices, caretaker's quarters, greenhouses/gardens/nurseries, and warehousing and storage of goods and materials for on-site usage. This also includes overnight accommodations (including hotel/motel and patron/guest camping) and special events and programs where the facilities are either provided as a special ticketed event or are available for rent.

Tentative Parcel Map

The Project includes the approval of a Tentative Parcel map in substantially the form provided in the Project plans. The Tentative Parcel Map includes seven (7) lots and the set aside of public right-of-way for public streets and other utilities, as well as the dedication of easements for public utilities.

District Development Plan

Pursuant to the Zoological Park Special Planning Area, the Project includes a District Development Plan, as described in the Project Plans and Exhibits. Major components of the District Development Plan include, but are not limited to:

- Parking facilities
- Main Entry Complex
- Green corridor
- Restaurants and food pavilions, including but not limited to the Giraffe Café, and Gelada Café, and the Beer Garden
- Animal Care Center
- Play areas
- Overnight accommodations
- Education services
- Administration and operations facilities
- Warehouse and storage facilities
- Life Support Systems

- Animal habitats and off-exhibit care areas, including Africa, California, and Australasia

The District Development Plan is organized into four phases. Aside from the core components of Phase 1 (e.g., Main Entry Complex, Green Corridor, Animal Care Center), the order of phasing may be adjusted or otherwise occur in any order.

- Phase 1 of the Project would involve construction of the Green Corridor and Africa. However, specific animal habitats within these zones may themselves be phased depending on project funding. Phase 1A would include the base Zoo footprint and Phase 1B would include additional zoological features as shown in the Project Plans. Phase 1C would include the hippopotamus and additional savannas in the northwest corner of the site.
- Phase 2 of the Project would include the California zone with exhibits at the southeast portion of the site. The California zone would include restrooms, a rehab and rescue facility, as well as a building for changing exhibits and an education building. Additional overnight guest accommodations may also be included, with views into the animal habitats and holding areas.
- Phase 3 would consist of construction of a permeant administration office building, replacing the modular buildings constructed in Phase 1. The Administration building would be located between the California zone and the entry complex. The building(s) would be no more than three stories tall.
- Phase 4, the Australasia zone, would be located north of the Animal Care building near the northeast corner of the site. Additional overnight guest accommodations may also be included, with views into the animal habitats and holding areas.

The District Development Plan also includes the identification of parking facilities (both guest and employee), pedestrian spaces, utilities, and strategies for landscaping, lighting, shade structures, and other physical attributes as depicted in the Project Plans.

Level 1 Design Review

The Project includes Level 1 Design Review, as required by the Zoological Park Special Planning Area, for the following major buildings and facilities:

- Entry Complex
- Giraffe Café/Lodge
- Animal Care Center/Nutrition Center/Gelada Café

The design of the buildings is as provided in the Project plans.

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