



**CITY OF ELK GROVE
CITY COUNCIL STAFF REPORT**

AGENDA TITLE: A Public Hearing to consider 1) a Resolution certifying an Environmental Impact Report and adopting Findings of Fact and a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the New Zoo at Elk Grove Project (SP0009); 2) an Ordinance establishing the Zoological Park Special Planning Area and Rezoning certain property; 3) a Resolution amending the Bicycle, Pedestrian, and Trails Master Plan and approving a Conditional Use Permit, Tentative Subdivision Map with Subdivision Design Review, District Development Plan, Level 1 Design Review, and an Art Plan, and making a determination of consistency with the General Plan for listing in the City’s Capital Improvement Program for the New Zoo at Elk Grove Project; 4) a Resolution providing a compelling reason to deviate from the current guidelines of the City’s Naming Policy and create an alternative process for naming New Zoo buildings; and 5) review of terms with the Sacramento Zoological Society for financing Phases 1A/1B of the New Zoo at Elk Grove

MEETING DATE: May 8, 2024

**PREPARED BY/
DEPARTMENT HEAD:** Christopher Jordan, AICP, Director of Strategic Planning and Innovation

RECOMMENDED ACTION:

Staff recommends that the City Council conduct a public hearing to receive information from staff and comments from the public, and then:

1. Adopt a resolution certifying the Environmental Impact Report for the New Zoo at Elk Grove Project, adopting Findings of Fact, and a

Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program (**Attachment 1**).

2. Introduce and waive the full reading, by substitution of title only, an Ordinance establishing the Zoological Park Special Planning Area and rezoning certain property (**Attachment 2**).
3. Adopt a Resolution amending the Bicycle, Pedestrian, and Trails Master Plan, approving a Conditional Use Permit, Tentative Subdivision Map with Subdivision Design Review, District Development Plan, Level 1 Design Review, an Art Plan, and making a determination of consistency with the General Plan for listing in the City's Capital Improvement Program for the New Zoo at Elk Grove Project (**Attachment 3**).

Staff also recommends that the City Council:

4. Adopt a Resolution providing a compelling reason to deviate from the current guidelines of the City's Naming Policy and create an alternative process for naming New Zoo buildings (**Attachment 4**).
5. Review and provide feedback, as necessary, on financing terms with the Sacramento Zoological Society for financing Phases 1A and 1B of the New Zoo at Elk Grove Project.

PROJECT INFORMATION:

Location:	8663, 8665, and 8675 Kammerer Road	
Assessor's Parcel Numbers:	132-0320-001, -002, and -010; 132-2390-006	
Property Owners:	City of Elk Grove Jason Behrmann (Representative) 8401 Laguna Palms Way Elk Grove, CA 95758	Cosumnes Community Services District Phillip Lewis (Representative) 8820 Elk Grove Blvd. Elk Grove, CA 95624
Applicants:	City of Elk Grove Jason Behrmann (Representative) 8401 Laguna Palms Way Elk Grove, CA 95758	Sacramento Zoological Society Jason Jacobs (Representative) 3930 West Land Park Drive Sacramento, CA 95822

PROJECT DESCRIPTION:

The New Zoo at Elk Grove Project (SP0009) (the "Project"), 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 at buildout. 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.

Components of the Project include:

- Adoption of a new **Zoological Park Special Planning Area** to establish zoning regulations (development standards, allowed uses, required permits), and rezoning of the site.
- Amendment of the **Bicycle, Pedestrian, and Trails Master Plan** to reflect the updated pedestrian and bicycle facilities around the Project.
- 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 (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.
- A **Tentative Subdivision Map with Subdivision Design Review** to subdivide the site into seven parcels and to set aside public right-of-way for public streets and other utilities, as well as the dedication of easements for public utilities.
- A **District Development Plan**, as required by the Zoological Park Special Planning Area, establishing the overall site plan, parking/access/circulation, and major components of the Project.

- **Level 1 Design Review**, as required by the Zoological Park Special Planning Area, approving building design and architecture for the Entry Complex, Giraffe Café/Lodge, and Animal Care Center/Nutrition Center/Gelada Café.
- An **Art Plan**, as required by the Zoological Park Special Planning Area, providing a process for integration of public art into the Project, including establishing a budget for the purchase and installation of art and the process to solicit, select, and install the artwork.
- A **Financing Plan** for the Project.

PROJECT SETTING

The Project site (Assessor’s Parcel Numbers [APNs] 132-0320-010, -001 and -002; and 132-2390-006) is located at the northwest intersection of Kammerer Road and Lotz Parkway in the City of Elk Grove. The Project site is a fallow field surrounded by single-family residences to the east, agriculture to the south and west, and active construction of a new residential subdivision to the north. Historically, the Project site was used as rangeland for cattle from April to December. The Project site is within the Livable Employment Area (LEA) Community Plan and the core of the site has a land use designation of Parks and Open Space. The LEA Community Plan includes consideration of the Project site as a zoological park.

Table 1 lists the uses adjacent to the project site. **Figure 1** shows the location of the Project.

Table 1: Adjacent Land Designations and Uses

	Existing Uses	General Plan	Zoning
Project Site	Agriculture/ Grazing	Parks and Open Space Public Services	SEPA SPA ¹ RD-15
North	Residential	Low Density Residential, Resource Management and Conservation, Parks and Open Space	SEPA SPA
South	Agriculture	South Study Area/ Livable Employment Area Community Plan	Ag (County)
West	Agriculture	Livable Employment Area Community Plan	SEPA SPA ¹
East	Residential	Medium Density Residential High Density Residential Resource Management and Conservation Public Services	RD-30 RD-15 Parks and Recreation (PR)

Notes:

1. These sites are currently within the SEPA SPA, because prior to December 2023 they were part of the SEPA Community Plan. However, with adoption of the Livable Employment Area Community Plan in December 2023, staff intends to bring forward and recommend a new SPA for the area later in 2024.

Figure 1: Map Showing Project Location



BACKGROUND INFORMATION:

In 1927, the City of Sacramento consolidated several public and private animal collections and established the Sacramento Zoo in Land Park. Over the following decades, the facility was expanded from an initial 4.2 acres to the current 14.7 acres. The existing facility hosts more than 500,000 visitors annually and, as of 2024, includes 380 animals across 94 species. In 1997, the City of Sacramento transferred operation of the facility to the non-profit Sacramento Zoological Society (the Society). The facilities (e.g., buildings) continue to be owned by the City of Sacramento; much of the animal collection is on loan from other zoos across the country or is owned by the Society, while a small number of animals are owned by the City of Sacramento. The Zoo operates as an accredited institution under the Association of Zoos & Aquariums (AZA).

The Zoo is at risk of losing its AZA accreditation, as many of the animal habitats do not conform with modern design standards. Multiple species have been transferred out of the facility so that existing habitats can be merged or reconfigured. For example, in 2018, the tigers were transferred out and their habitat was merged with the adjoining lion habitat to provide the lions with more space.

On multiple occasions, the City of Sacramento and the Society have studied expansion of the existing facility or relocation to other sites within the City of Sacramento. Expansion of the Land Park site has been deemed infeasible due to impacts to other facilities in the park, compatibility with the adjoining residential neighborhood, and availability of parking. No alternative site has

been selected by the City of Sacramento. Without a viable relocation or expansion of the existing Zoo, the facility would most likely lose its accreditation or would be forced to continue relocating animals, thereby reducing the number of animal species, and impacting the visitor attraction and viability of the operation.

Following relocation discussions with the City of Sacramento in 2020, the Society approached the City of Elk Grove (City) to discuss opportunities that may exist for the Zoo in Elk Grove. In September 2021, the City and the Society executed an Exclusive Negotiation Agreement (ENA), requiring the two parties to only work with each other relative to relocation of the Zoo. Additionally, the City began investigating approximately ±100-acres along the north side of Kammerer Road and west of Lotz Parkway as a potential Zoo site, with the [City Council directing acquisition \(Resolution\)](#) of the site in February 2022. On April 8, 2022, the City acquired the property. As discussed later in this report, this site has sufficient acreage and access to support the Zoo.

In [March 2022](#), the City Council received a Feasibility Study, along with a Financial Impact Analysis, for the development of a Zoo in Elk Grove, replacing the Land Park facility. The Study and Analysis concluded that development of a Zoo in Elk Grove was potentially viable, subject to the financial assumptions and site program considered in the reports. Based upon these results, the Council directed staff to continue working with the Society on the Project. In [May 2022](#), the City and the Society entered into ([Resolution](#)) a Memorandum of Understanding, outlining the activities, responsibilities, and outcomes of the next phase of work: developing a design plan for the potential zoo, along with a financing plan and environmental impact report. At the conclusion of this phase, the City Council would consider approving the Project, allowing it to move forward to construction, pending the terms of the Financing Plan.

PLANNING COMMISSION REVIEW:

The Planning Commission reviewed this Project at their regular meeting on April 4, 2024. After receiving staff's presentation and hearing from the Society, the Commission received public comment. Eleven comments were received, with nine of them supporting the Project. At the conclusion of the public hearing, Commission members identified various elements of the Project that they found important and beneficial to the City, and ultimately voted 5-0 to recommend approval to the City Council.

Staff will note that during the presentation, the Commission asked about the feasibility of including a condition of approval that would require the Project to have a dedicated person(s), with published contact information, that would be a single point of contact to address neighbor concerns, including sound/noise, traffic, light, and other operational conditions. The Society did not have concerns with this condition. However, the Commission did not include the condition in their action. Staff believes this was an oversight and agrees with the benefits such a condition would have for the community. Therefore, the attached conditions of approval include this condition (COA #21).

ANALYSIS/DISCUSSION:

The proposed Project has been reviewed in accordance with the City's General Plan, as well as other relevant City goals and programs. As it proposes the establishment of a new Special Planning Area (SPA) and creating new zoning regulations for the site, the content of that SPA is described below; the consistency of the Project to the SPA is then provided.

General Plan and Other City Goals

Consideration for development of a zoo in Elk Grove can be viewed from several vantage points. In the most immediate sense, zoos provide opportunity for conservation and education about animals and their habitats by introducing the community to these species and helping to foster an appreciation of the natural world. Most people will not travel to the African savanna or Australian Outback to view animals in their natural habitat, so having the opportunity to experience these animals in the local community provides immediate accessibility. These educational opportunities can extend into classroom programs, both at the K-12 levels and in higher education. On an annual basis, the Sacramento Zoo hosts over 35,000 school-age children as part of various educational programs, including field trips, zoo mobiles, summer camp, and group overnights. More than 700 schools across the region visit the Zoo each year, and the Zoo and UC Davis enjoy a unique partnership that helps to make UC Davis's Veterinary Science program one of the best in the world.

At a social level, zoos provide a recreational activity for area residents and visitors. [According to the AZA](#), more than 183 million people visit zoos and aquariums in the United States annually – more than attend NFL, NBA, NHL, and MLB games combined. In the [2021 National Community Survey](#), only 43% of Elk Grove residents rated the City favorably as having opportunities for activities and events. The need for more family-oriented activities is a frequent resident comment.

A zoo could address some of the City's broader goals and priorities. In 2023, the Council reviewed, updated, and affirmed its [Mission, Vision, and Goals](#). A zoo furthers the first goal (Vibrant Community), which is provided below, because it involves the attraction and expansion of a non-profit business to the community with substantial capital investment, is an opportunity to increase tax revenues in the City (see discussion later in this report) and would enhance the experiences available to residents and visitors. Further, it would be the intent of the Society and the City that the design and character of the facility would be of the highest standard.



- **A vibrant community and sustainable economy with diverse businesses and amenities**

- Facilitate business attraction, retention, and expansion efforts that maximize employment, capital investment, and tax revenues, reduce barriers, and that promote equity and inclusion in entrepreneurship.
- Facilitate development of enhanced retail, dining, arts and entertainment, hospitality projects and experiences that serve residents and visitors.
- Ensure public and private development that is high-quality and attractive, contributing to a sense of place.
- Plan and facilitate development of neighborhoods of varying densities and characteristics - from rural to suburban to urban.
- Support efforts that further a resilient business community.

The Zoo would also address the City's economic development-specific goals and focus areas, including:

- **Lifestyle Amenities**: Facilitate attraction and development of increased and enhanced lifestyle amenities (retail, dining, entertainment, nightlife, recreational, and public amenities) that will improve quality of life for residents and employees.
- **Visitation**: Position Elk Grove as a competitive location for business and personal travel and visitation.
- **Marketing and Branding**: Develop and deploy a robust business brand, creative properties, and marketing materials that distinguishes Elk Grove and positions it as an exceptional location for business and visitation.
- **Regional Leadership**: Position Elk Grove as a driving force in regional economic development decision making and business attraction

efforts through enhanced branding and marketing and building and leveraging relationships with key agencies.

On a land planning level, the approval and development of a zoo in Elk Grove, and specifically at the proposed site, is consistent with the City's General Plan. The Vision Statement of the General Plan provides that Elk Grove is a "great place to make a home, a great place to work, and a great place to play" and describes the community as being "family-oriented" and plentiful in parks. General Plan Goal RC-1 notes that "Elk Grove aims to become a center within the larger region, providing opportunities for employment, recreation, education, retail, industry, and residential development." This objective aligns with regional goals for economic development, sustainability and resiliency, and quality of life. Accompanying Policy RC-1-3 provides that Elk Grove should invest in public infrastructure, including developing "great public spaces including urban plazas and parks, and adequate community services." Policy CIF-5-1 provides that "community facilities should be planned and designed to provide services and programs available for residents." The proposed Zoological Park implements the General Plan Vision and the noted goal and policies as it provides for a family-oriented activity in a park-like environment and expands the range of community services and amenities.

Additionally, the proposed Project site is located on a site designated as Park and Open Space in the General Plan and the underlying LEA Community Plan. This designation was applied in December 2023 as part of the adoption of the LEA Community Plan. Prior to this action, the site was within the Southeast Policy Area (SEPA) Community Plan with a land use designation of office and industrial (where a zoo was allowed upon approval of a conditional use permit). The Project is consistent with the current General Plan designation of Park and Open Space as zoos function as a type of park.

Zoological Park Special Planning Area

Early in the master planning process for the proposed New Zoo, staff analyzed the existing zoning regulations to see how they would be applicable to the Project. At the time, the site was within the SEPA Community Plan and accompanying SEPA SPA. While the zoning in place at that time allowed for a zoological park upon approval of a conditional use permit, there were concerns identified regarding the development standards and permitting process for a zoo. Those regulations are structured for traditional commercial development, such as an office building or a research and development campus, where streets are established through the subdivision process and each building goes through a design review. Staff considered working within this system, but, ultimately, the regulations were seen as a poor fit for the

Project. Specific conditions such as parking standards, landscape requirements, access limitations, design standards, and, most importantly, the approval process, were challenges that would have required extensive management and potentially deviations from standards.

With the adoption of the LEA Community Plan in December 2023, new zoning regulations for the site and the larger LEA area are necessary. Staff considered incorporating requirements for the Project into that forthcoming SPA but ultimately decided that a stand-alone document was better given the timeframe necessary to complete the LEA SPA (public review on that document began in March 2024 and consideration by Planning Commission and City Council is not scheduled until later this year).

A SPA is a special purpose zoning district. It is adopted into the City's zoning regulations (within Title 23, Zoning, of the Elk Grove Municipal Code [EGMC]) by reference, with the document itself being uncodified (not published within the text of the EGMC). The SPA tool allows the City to establish unique and imaginative planning standards and regulations that otherwise could not be provided through the application of the City's standard zoning districts. A SPA must include the following minimum components:

- A list of permitted, conditionally permitted, and prohibited uses.
- Performance and development requirements relating to yards, lot area, intensity of development on each lot, parking, landscaping, and signs.
- Other design standards appropriate for the specific site and development.
- Reasons for establishment of the SPA land use zone on the particular property.

A SPA may also include a number of optional components, including but not limited to the following:

- Regulations relating to nonconforming lots, uses, structures, and signs.
- Time, phasing, and sequence of development projects.
- Infrastructure plan.
- Circulation plan.

SPAs are a useful tool for regulating special conditions or circumstances. They can provide unique development standards, approval processes, and can provide deviations from other City regulations (e.g., City Improvement Standards). However, in some instances a SPA may be silent on a particular

matter, in which case the user is directed to the Citywide zoning regulations or other standards. For example, while a SPA may describe the minimum parking requirements for a particular use, which could deviate from the required ratio in the Citywide zoning, none of the City's SPAs specifically provide the standards for parking lot design (e.g., stall and drive aisle dimensions), referring to the Citywide zoning.

The proposed Zoological Park SPA is organized into the following chapters:

1. **Chapter 1: Introduction** – This chapter gives a brief description of the overall objective and function of the SPA.
2. **Chapter 2: Land Use Plan** – Chapter 2 establishes the land use plan for the SPA, defines the particular SPA Districts, and establishes the allowed uses and activities in each of the Districts.
3. **Chapter 3: Development Standards and Design Plan** – This chapter establishes the applicable development standards for development of the Project, including setbacks, height limits, parking, landscaping, lighting, signage, and other components.
4. **Chapter 4: Design Plan and Guidelines** – Chapter 4 establishes provisions for the design (look and feel) of the Project, including both design standards and design guidelines.
5. **Chapter 5: Public Infrastructure** – This chapter outlines the required public improvements necessary to serve the Project, including circulation, water, sewer, storm drainage, and dry utilities. Specifically, it specifies roadway design requirements for all public streets.
6. **Chapter 6: Administration and Implementation** – Finally, Chapter 6 provides for the administration and implementation of this SPA and addresses the process for approval of subsequent design and development plans.

Three Districts make up the SPA, which are described below and shown in **Figure 2**.

- **The Zoo District:** The Zoological Park itself.
- **The Parking District:** Provides for the guest and employee parking areas.
- **The Public Resources District:** Provides for the detention basin serving the SPA and the Shed C Channel along the northern edge of the site.

Figure 2: SPA Land Use Plan



Notable development standards provided in Chapter 3 of the SPA include:

- Setback and height standards are divided between the Zoo and Parking District and are shown in **Table 2**. These standards are substantially similar to other development in the City; however, specific flexibility is provided along Lotz Parkway based upon the adjacency of residential uses and the detention basin in Sterling Meadows, along with the needs of the overall site design, as discussed later in this report.
- Parking for guests visiting the Zoological Park shall be provided at the following rates:

- 1 parking space for each 1,000 persons of estimated annual attendance; or
- 1 parking space for each three people at peak hour presence; and
- A minimum of 1,600 parking spaces.
- Bicycle parking shall be provided at a minimum rate of five percent (5%) of the number of provided guest vehicle parks spaces.
- Fencing must comply with the requirements of the US Department of Agriculture for the housing of warm-bodied animals. Along the exterior of the Zoo, fencing must be a minimum of eight feet tall. Along public frontages (Lotz Parkway, Classical Way, and B Drive) fencing must be of a high-quality aesthetic, including concrete masonry block and pre-formed concrete panels. Along the Shed C Channel, chain link with vinal slats, concrete masonry block, or preformed concrete panels are allowed.
- Various forms of signage are allowed, including:
 - Entry signage, of no more than one per entry, measuring a maximum of 150 square feet of sign area and 20 feet tall.
 - Major identification signage, one each at the intersections of Classical Way and Lotz Parkway and Classical Way and B Drive, with a maximum area of 250 square feet of sign area and 30 feet tall.
 - Building signage at a maximum area of 2.5 square feet for each one lineal foot of building frontage for a maximum of 250 square feet of signage per building.

Table 2: Proposed Setbacks and Height Limits

Development Standard	District	
	Zoo District	Parking District
Setbacks		
Lotz Parkway, Generally	40 ft	40 ft
Lotz Parkway, from Bilby Road to the Shed C Crossing	0 ft ¹	n/a
Classical Way	25 ft	25 ft
B Drive	40 ft	25 ft
Height		
Within 250 feet of the centerline of the Lotz Parkway	40 ft	40 ft
Otherwise	60 ft	60 ft

Notes:

1. While no setback is required, the minimum landscape corridor as provided in Section 3.4 (Landscaping) of the SPA shall be provided

Chapter 6 provides for a unique approval process for the Project. Traditionally, each building in a development that is more than 1,000 square feet would be subject to the City's Design Review process. For a development as large and complex as the Zoo, with multiple phases, staff has developed an alternative process:

- Approval of the overall site plan, including the configuration of parking facilities, pedestrian spaces, building sites, animal habitats, back of house and utility areas, and the strategy for landscaping, lighting, shade structures, and other physical attributes about the site requires approval of a **District Development Plan**. The approval authority is the City Council.
- Design review for individual buildings is divided based upon the type of building as follows:
 - **Level 1 Design Review**, which is subject to City Council approval, is required for “major buildings and facilities that reflect on the overall design character and quality of the Zoological complex. This includes, but is not limited to, the Entry Complex, dining facilities larger than 1,000 square feet, Animal Care Center/Nutrition Center, Education Building, Administration (permanent buildings only), and Tent Camp/lodging buildings.”
 - **Level 2 Design Review** is for secondary buildings and facilities that support the overall operation of the Zoological Park. This includes, but is not limited to, modular offices, animal barns and holding facilities, shop buildings, life support system buildings, freestanding restroom buildings, party/classrooms buildings, and accessory retail and food buildings (e.g., beer garden). Because of the smaller nature of these buildings, and the fact that they may be added at various points in time, the Development Services Director is the designated approving authority for Level 2 Design Review.

The SPA also requires that prior to the issuance of the first building permit for any signs at the zoo, a Sign Program must be prepared and approved. The Sign Program shall detail the size, location, and design characteristics (e.g., colors, lettering, materials, sign typology, illumination, construction details) of major and minor signage across the site. The Sign Program shall create a uniform design for signage across the Zoological Park. The approving authority for the Sign Program is the Development Services Director.

Bicycle, Pedestrian, and Trails Master Plan Amendment

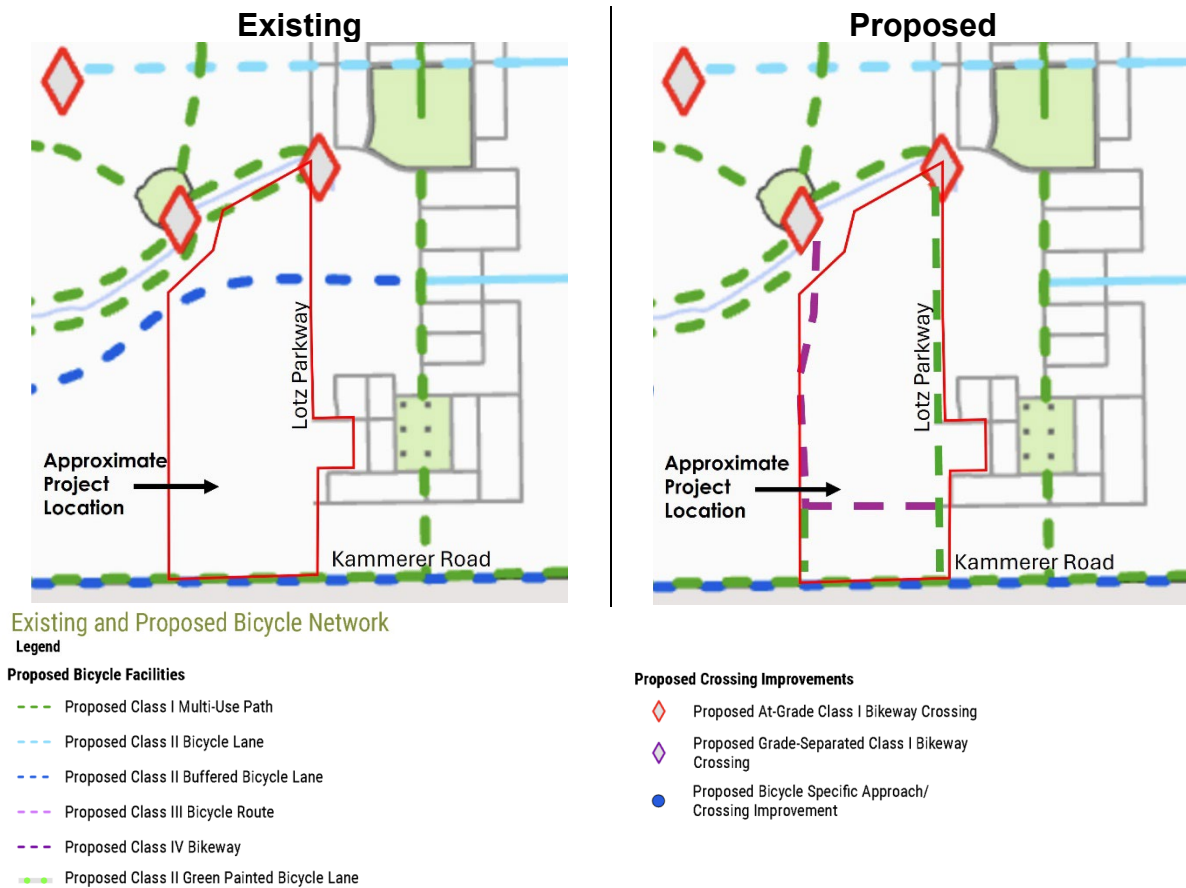
As discussed later in this report, various bicycle and pedestrian facilities are proposed around and leading to the Project site. To reflect these improvements, the Bicycle, Pedestrian, and Trails Master Plan would be amended as illustrated in **Figure 3**. These revisions are consistent with the General Plan's Transportation Plan (Figures 3-6 and 3-7) as amended in December 2023. More details regarding these improvements are described in the section on Access, Circulation, and Parking, but the changes can be summarized as follows:

- Eliminating the Class 1 trail along the south side of the Shed C Channel along the Zoo site.
- Adding a Class 1 trail along the west side of Lotz Parkway from Shed C to Kammerer Road, and along B Drive from Classical Way to Kammerer Road.
- Adding a Class 4 facility parallel to B Drive from the Shed C Channel to Classical Way, and along the north side of Classical Way from B Drive to Lotz Parkway.

These changes will provide substantial bicycle and pedestrian connectivity to the Project site.

The Trails Committee reviewed the Project and the proposed changes at their August 21, 2023, meeting and their feedback has been incorporated into the Project design.

Figure 3: Proposed Bicycle, Pedestrian, and Trails Master Plan Amendments



Zoo Design (District Development Plan, Level 1 Design Review, and Tentative Subdivision Map)

Historically, zoos have been designed to showcase a single animal species at each exhibit, and similar animals (e.g., cats) were shown in a single row. Modern zoos are trending towards multispecies habitats and presenting animals based upon their geographical origin (e.g., Africa). This modern approach has been a foundational principle for designing the Project. Three “lands” were identified early in the design process:

- Africa
- California
- Australia/Asia, or Australasia

Next, the design team considered a number of options for the spatial organization of the site. Key considerations that informed the site plan included:

- Overall access to the site and connectivity with surrounding neighborhoods and future development.

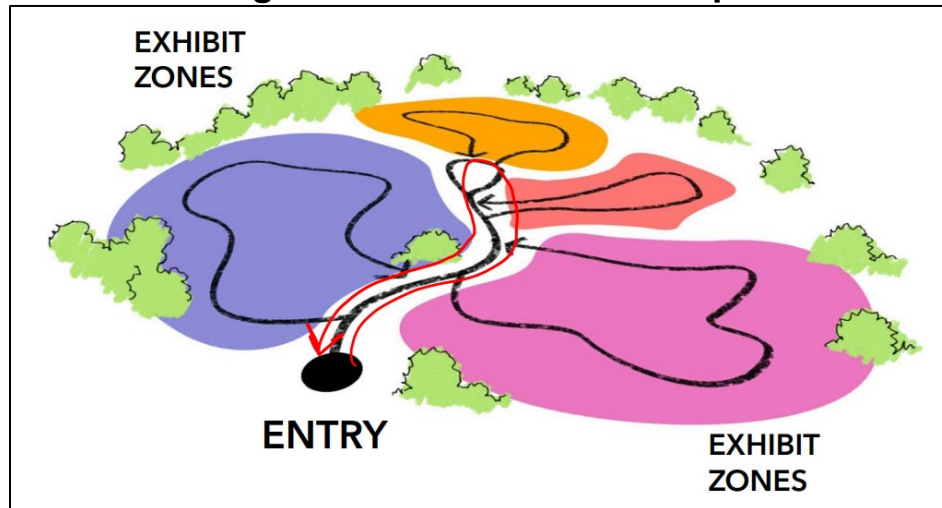
- Limiting impacts to the adjoining Sterling Meadows neighborhood to the east.
- Ensuring that construction of the site could be phased in a logical way as funding is made available.
- Providing sufficient parking for the maximum attendance possible. The existing Land Park facility has no dedicated parking and on peak days guests must travel extensive distances across the park to access the Zoo, often impacting the surrounding residential neighborhood.
- Guest experiences and paths of travel that are logical and present immersive views into animal habitats.

Ultimately, the following design decisions were made:

1. The on-site design would utilize a “Main Street” concept (see **Figure 4**) where a central pedestrian spine runs down the length of the site. Different exhibit zones (e.g., Africa, California, etc.) would then loop off and back onto the central spine. This spine has taken on the name “Green Zone” as it features landscaping and aquatic elements with a lush, green character.
2. The Green Zone would terminate in a discovery/fun zone that includes a carousel, train ride, play area, dining opportunity, and the animal care center.
3. Internal services for the Zoo would be provided through a “ring road” between the habitats and the exterior fencing. This would separate utility and service activities from the guest spaces, increasing visitor safety and allowing for more intimate interactions with the animals.
4. Outside the Zoo:
 - a. Classical Way would be extended across the site east-to-west, integrating the site with the Sterling Meadows neighborhood on the east and the future urban development on the Livable Employment Area to the west.
 - b. Parking would be provided in two lots located north and south of Classical Way, as described later in this report.
 - c. Pedestrian and bicycle connectivity would be provided from trails/corridors that extend north/south along either side of the Zoo, connecting with Sterling Meadows, the Southeast Planning Area, the Shed C trail corridor, and the future trail corridor along

Kammerer Road. These trails and corridors would connect and bring guests directly to the entry of the Zoo along a “City Walk.”

Figure 4: Main Street Concept



Details of the site plan are provided in the following figures:

- **Figure 5:** Buildout Site Plan
- **Figure 6:** Phasing Plan
- **Figure 7:** Overview Site Plan for Phases 1A and 1B
- **Figure 8:** Key Map and Zoom-in for Phases 1A and 1B

For financing and Project complexity reasons, the development of the site has been broken down into four phases:

- **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 on 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 possible rehab and rescue facility, as well as a building for changing exhibits and an education building (e.g., classrooms, presentation spaces, offices, lecture space, or other activities that align

Figure 5: Buildout Site Plan Overview

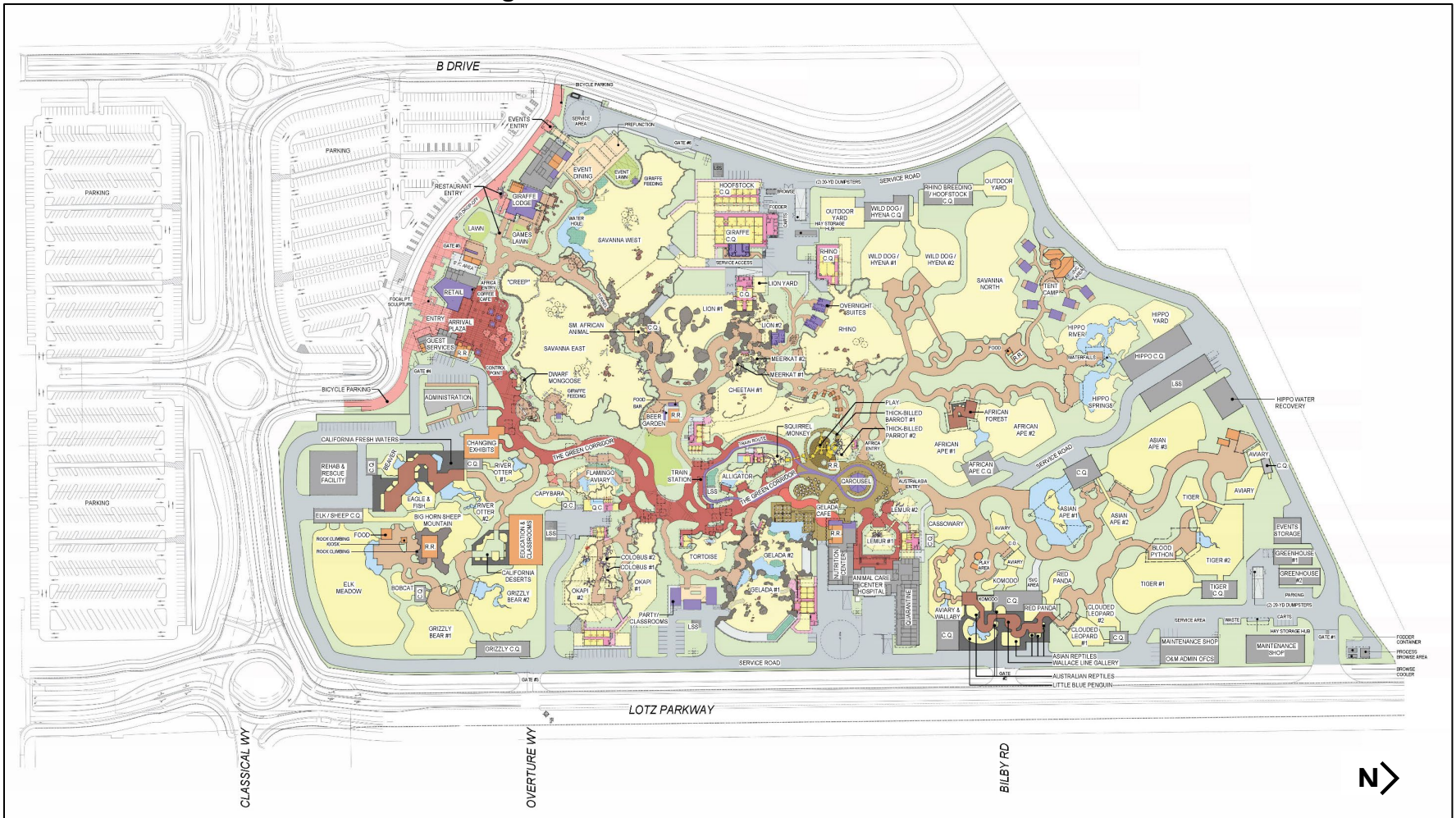


Figure 6: Phasing Plan

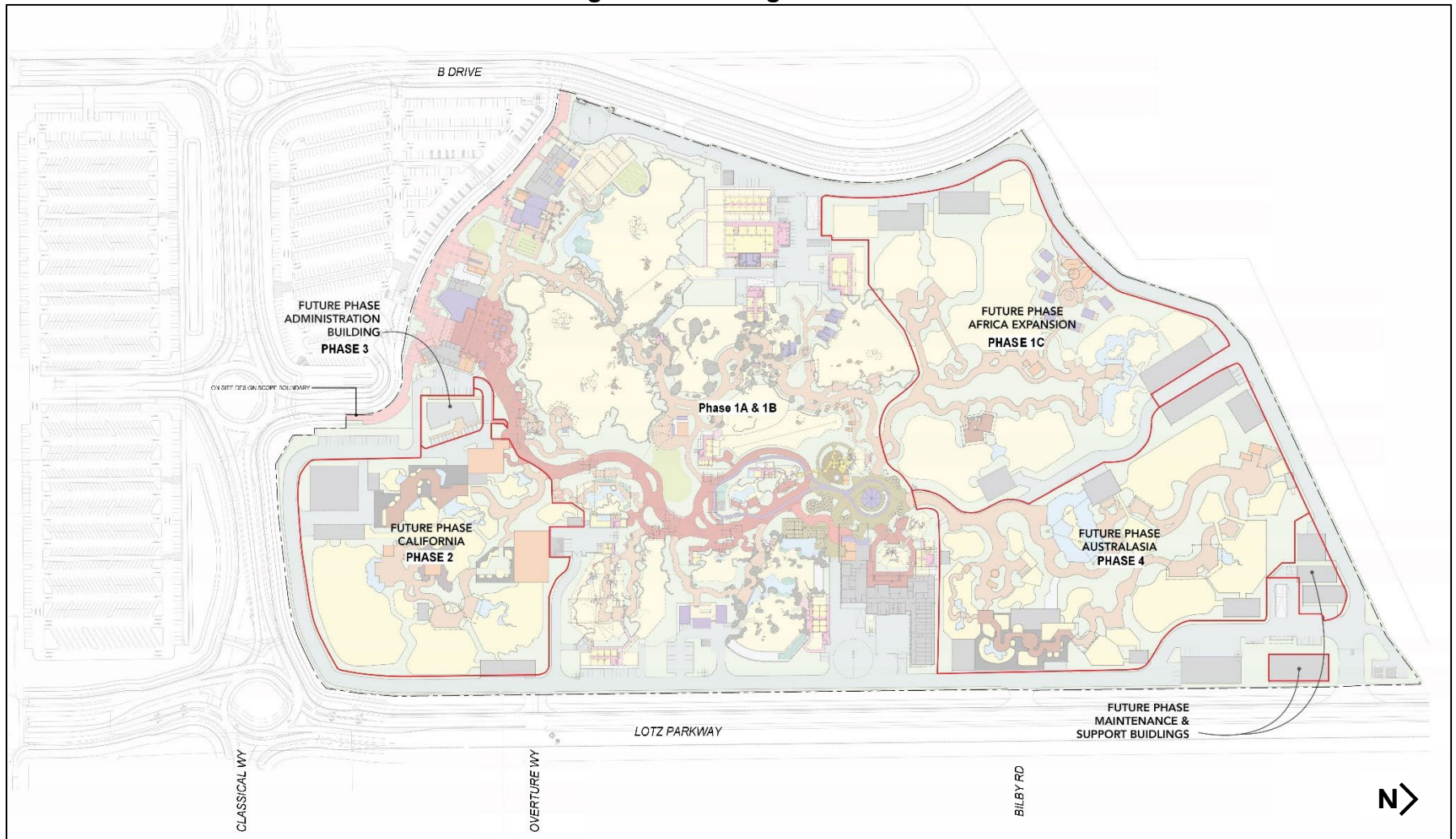


Figure 7: Overview Site Plan for Phases 1A & 1B

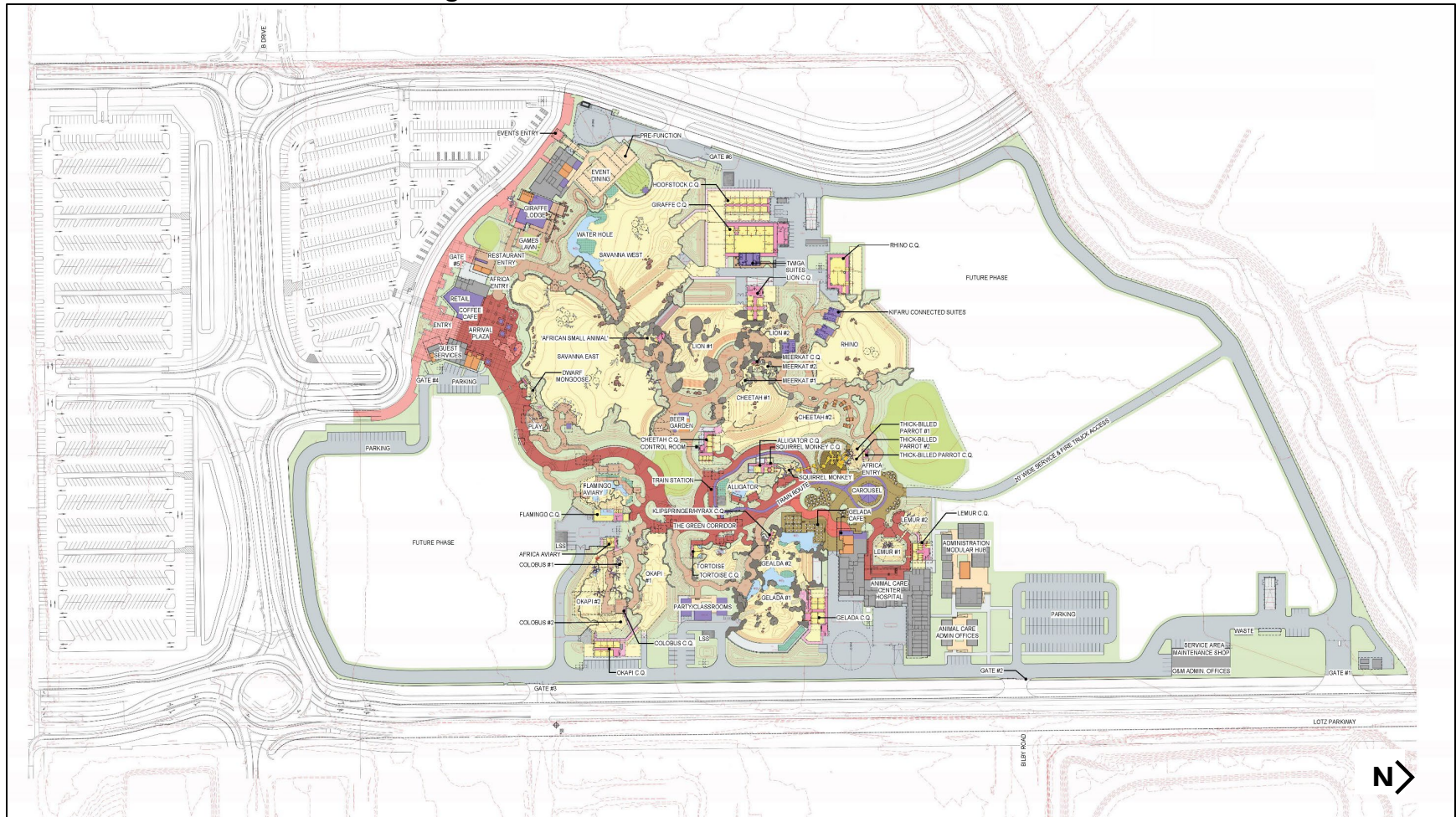


Figure 8: Key Map and Zoom-In for Phases 1A & 1B

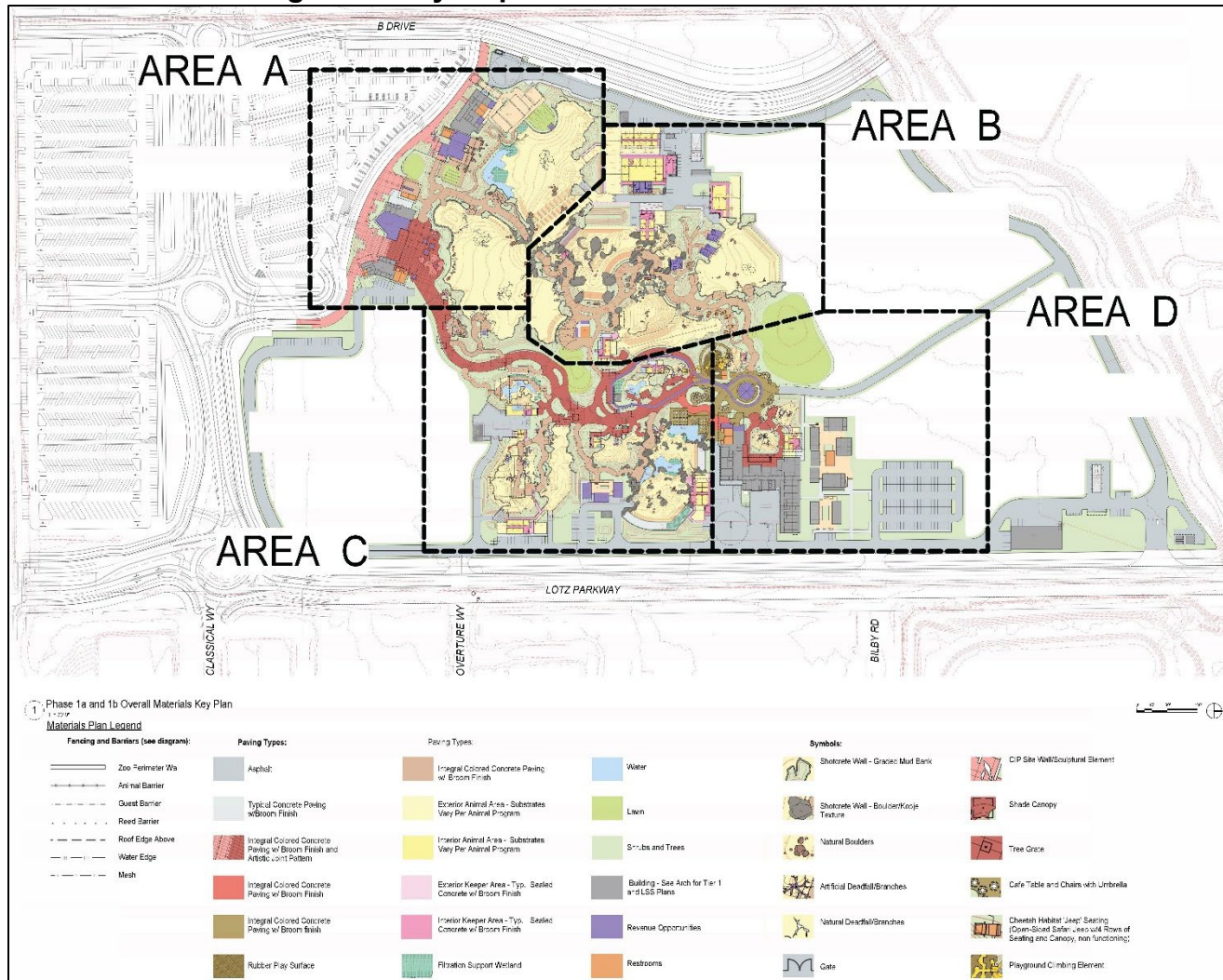


Figure 8A: Area A

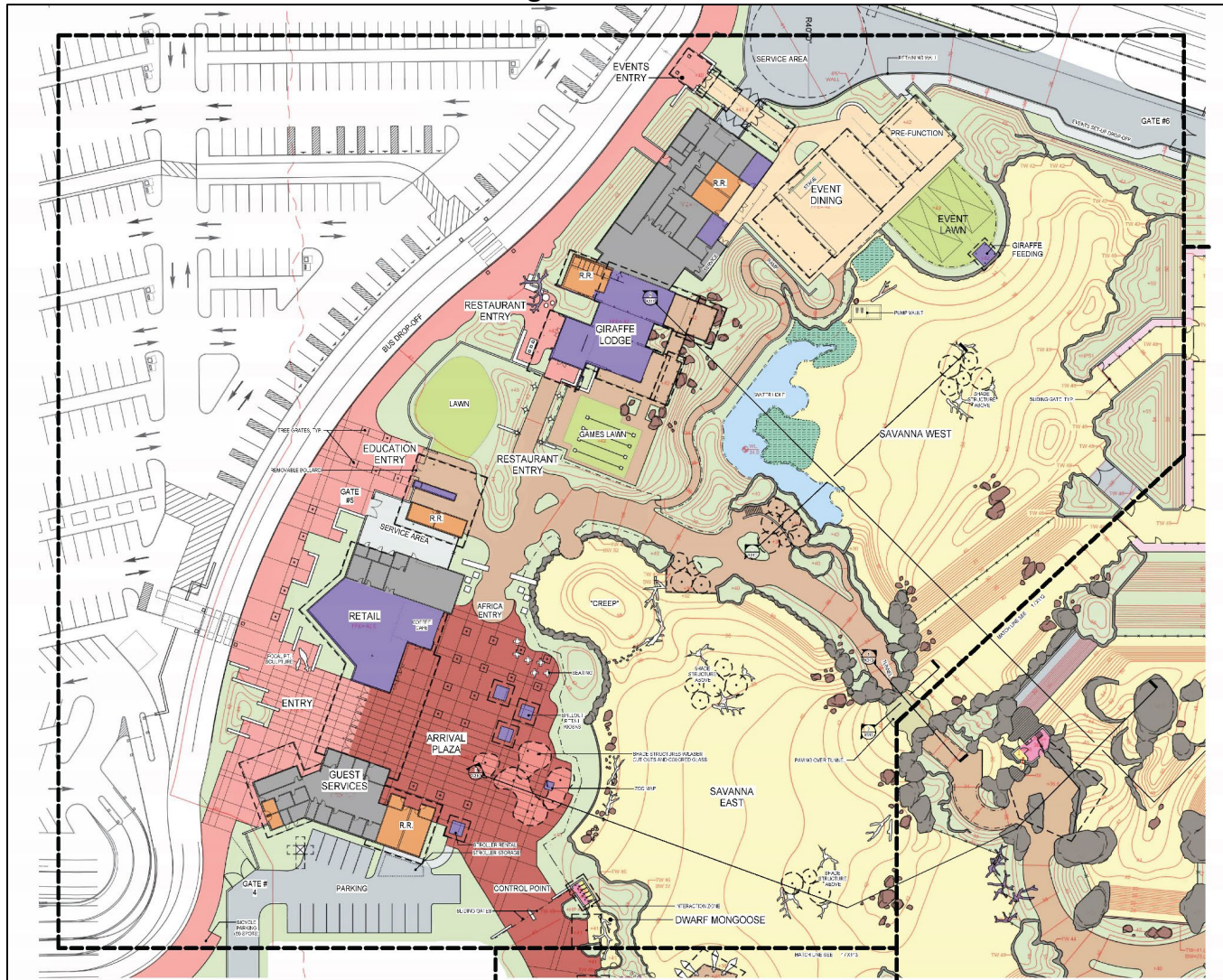


Figure 8B: Area B

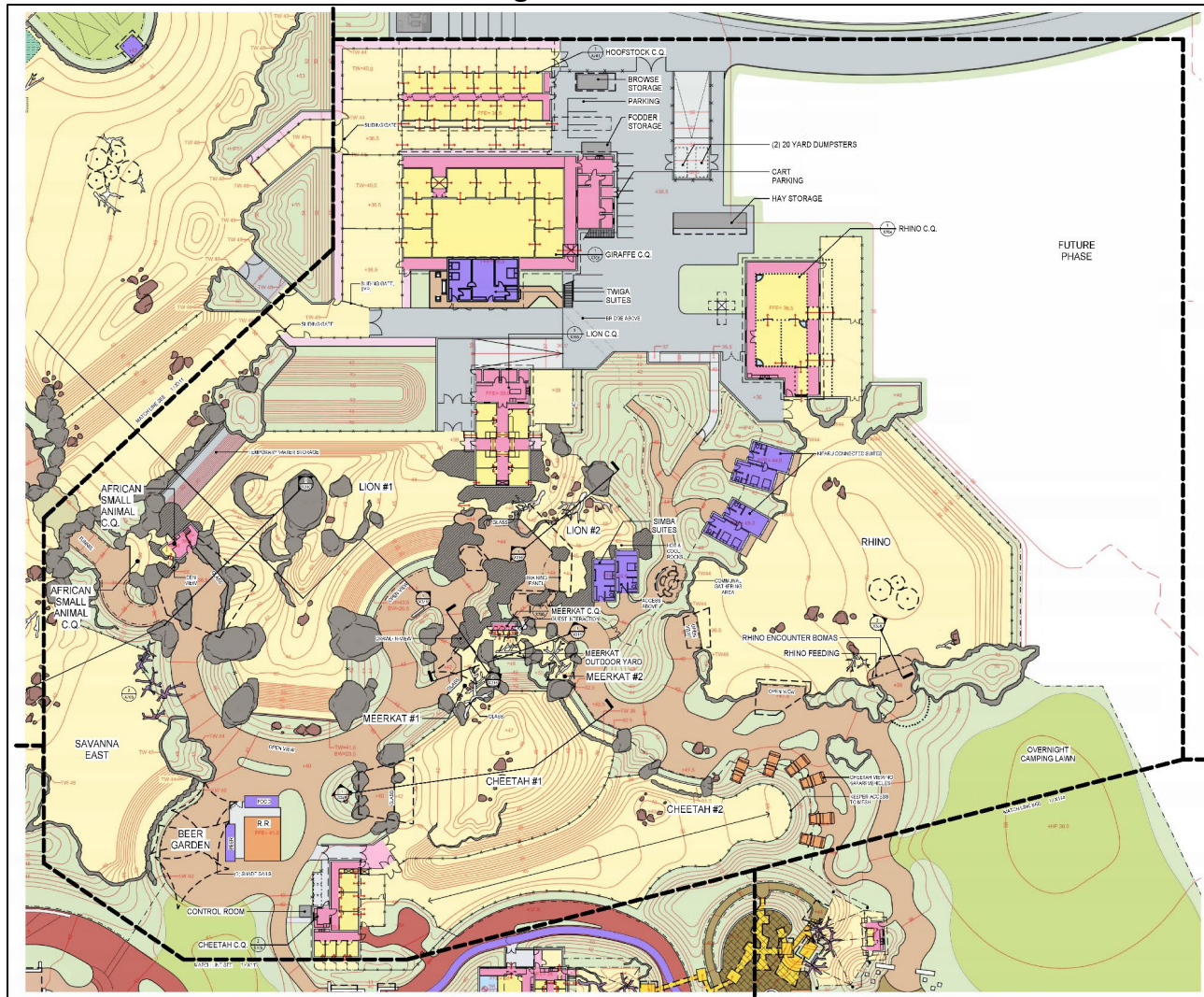
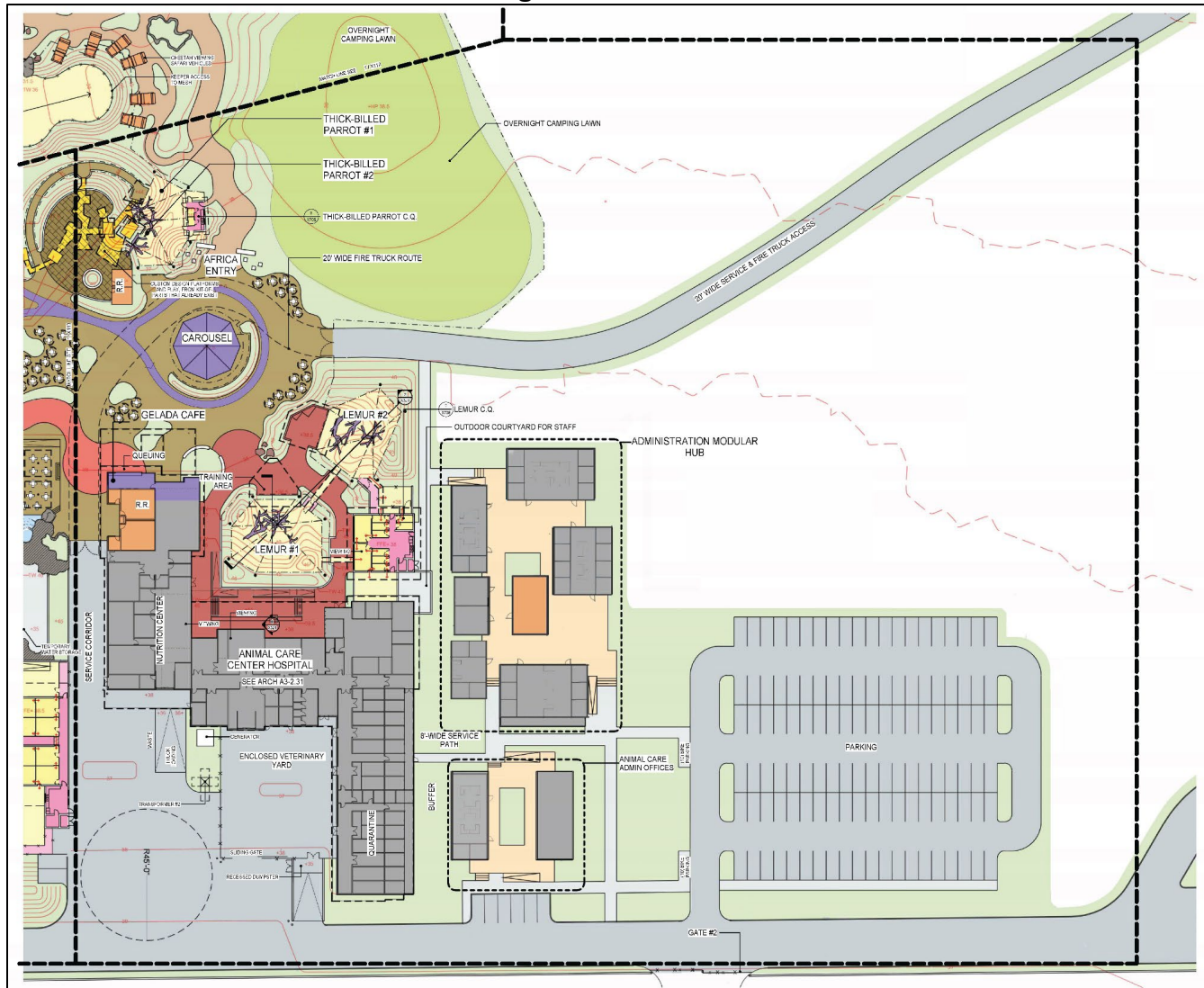


Figure 8D: Area D



- with the educational programs of the Project). 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 permanent 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.

Within each of the phases, sub-phasing may also occur. For example, Phase 1 has already been divided into 1A, 1B, and 1C. While approvals for the overall site design are proposed at this time, the current focus is on the constructability of Phases 1A and 1B. Phases 1A and 1B provide the core elements of the Project and are viable facilities for opening day.

Other notable elements of the site design include the following:

- Three restaurants/dining options are included in the site.
 - The “Gelada Café” adjoins the Animal Care Center (vet and nutrition) and provides typical zoo food options for families.
 - The Beer Garden/Ice Cream area, located between the South Savannah and the Cheetah habitat, provides for light refreshments, and can serve as a rentable space for small events.
 - The “Giraffe Café/Lodge” near the main entrance. This facility includes a restaurant that is available to people both inside the Zoo (with a ticket) and those outside (without a ticket). The restaurant provides views across the savannah, with the lion [kopje](#) in the background. It also includes an event space for approximately 500 people, either on a lawn or under a pavilion structure.
- Multiple overnight accommodations are provided in the Project.
 - A lawn area, located between the rhino habitat and the carousel, provides space for family campouts (recreational-style tents), with programming similar to the Zoo’s existing [overnight safari](#) program.

- A series of overnight suite cabins are proposed at various locations around the site. Some are directly attached to a habitat, such as at the giraffe barn or at the lion habitat, while others are freestanding and provide views out across the rhino or hippo habitats. Similar suites may occur in the California and Australasia zones as those phases are designed.
- Educational facilities include:
 - A dedicated entry for school groups, separate from the main gate and the Giraffe Café entries.
 - An education lawn area for introduction of school groups to the site, with space for storage of group materials, including lunches.
 - In Phase 1, classroom space is provided near the gelada habitat and doubles as rentable space for parties or group functions.
 - In Phase 2, a dedicated education building is provided in the California zone.

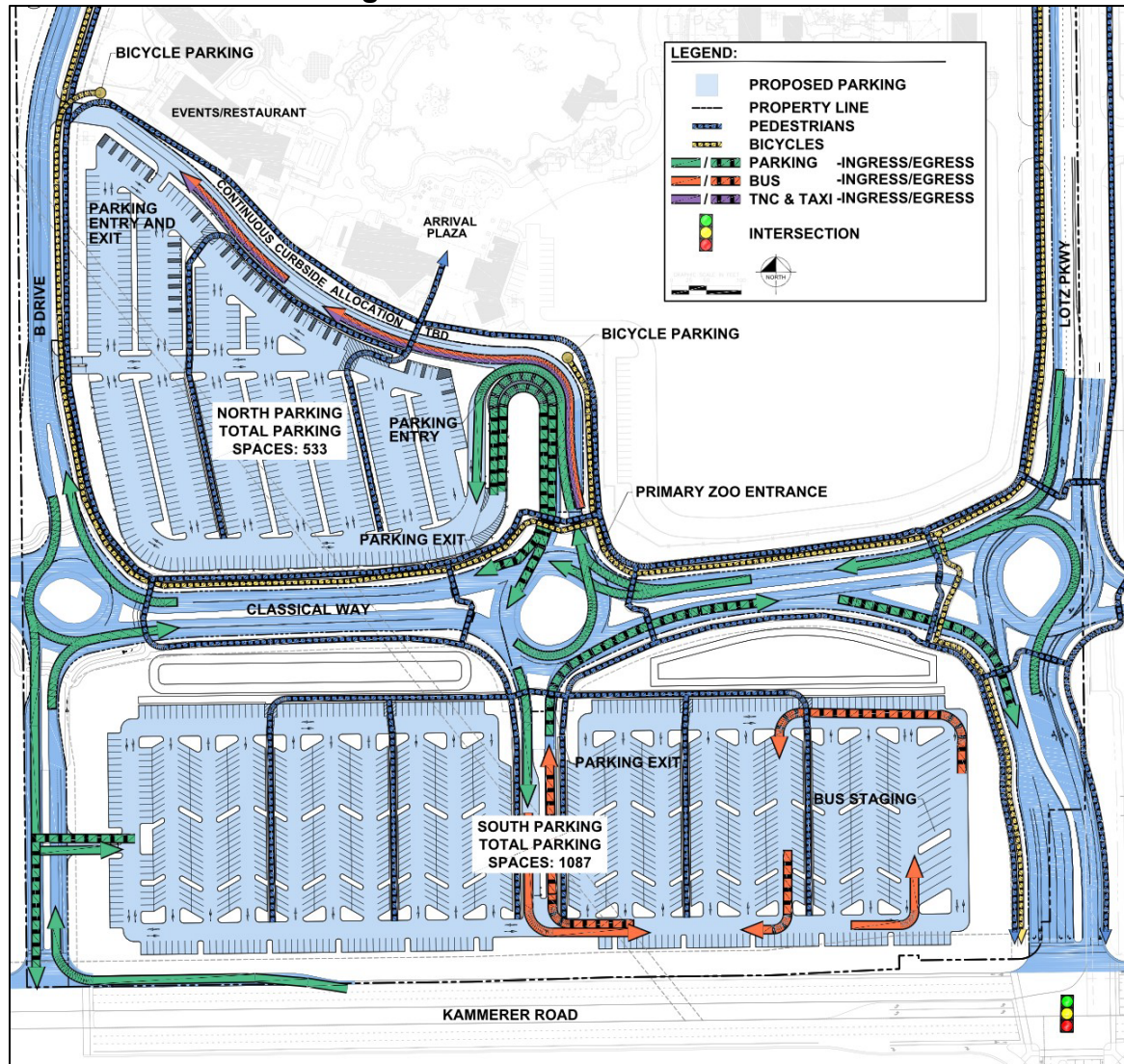
Based upon the overall site plan, staff proposes to subdivide the site into seven parcels, along with the reservation of public right-of-way for Lotz Parkway, Classical Way, B Drive, and Kammerer Road, along with the drainage facilities of the detention basin and the Shed C Channel.

In addition to the images provided in this report and the Project plans provided in **Attachment 3 Exhibit C**, the Design Team has also prepared a digital 3D model of Phases 1A/1B. This model helps to visualize the relationship of the site elements and provides a platform to resolve viewshed conflicts, operational concerns, and address other issues that may be identified. This model has been provided to the Franklin High School Full Stack Developer Club who, in partnership with the Design Team and the City, has augmented the model with animals and built a website for the public to view and interact with the design. The model can be accessed from the City's website at www.elkgrovecity.org/zoomodel. This academic partnership between the City and the Franklin High students is an implementation effort of the City's Smart City Plan.

Access, Circulation, and Parking

The following section describes the access, circulation, and parking configuration planned for the Project. **Figure 9** provides a visual illustration of this information.

Figure 9: Access and Circulation



Access to the Project is provided from the extension of Classical Way west from Lotz Parkway. East of Lotz Parkway, Classical Way exists as a two-lane residential street. The extension would, at build-out of the Project and surrounding uses, be constructed as a four-lane road. The intersection of Classical Way and Lotz Parkway, as well as two other intersections west of Lotz Parkway, are designed as roundabouts. This intersection design was chosen to provide efficient turning movements as vehicles arrive to the site. The average visitor is anticipated to take Highway 99 south from Sacramento, exit onto Kammerer Road, then turn right onto Lotz Parkway. Upon completion of the Kammerer Road extension, access from Interstate 5 will also be an option. From Lotz Parkway, the roundabout at Classical Way is designed to provide an efficient opportunity for the left turn onto Classical Way. Two additional roundabouts are planned at the main driveway into the Zoo parking lots, as well as at the far western edge of the site where Classical Way will intersect with B Drive, a future street that extends south from the Souza Dairy development north of the Shed C Channel.

The roundabout concept was also selected because of the increased safety this intersection design provides. As noted by the [Insurance Institute for Highway Safety \(IIHS\)](#), roundabouts are safer for pedestrians because they only have to cross one direction of vehicular traffic at a time and the vehicle speeds traveling through the intersection are slower.

Pedestrian and bicycle access to the site is provided by an extension of the sidewalk and trail systems from the north and east. This includes:

- Development of a 40-foot-wide landscape corridor along the Project frontage of Lotz Parkway, developed with a 10-foot-wide trail with decomposed granite shoulders and landscaping.
- A pedestrian sidewalk and a separated bicycle trail (referred to as a Class 4 bike facility) along B Drive.
- Sidewalk and bicycle facilities along Classical Way (to be installed in phases as development occurs to the west).
- The “City Walk” along the entrance to the Zoo, between the north parking lot and the entry gates.

Bicycle parking is provided in two lots, one at the main entrance and a second at the Giraffe Café. In total, 120 bicycle parking spaces are provided, or about 5 to 7% of the total vehicle parking.

As noted, the Project includes two automobile parking lots. A minimum of 1,600 stalls are planned at build-out. The north parking lot, with approximately 530 stalls, is directly adjacent to the Zoo and Giraffe Café entrance. Based upon an analysis of the average daily visitors at the existing Sacramento Zoo and factoring in increases in attendance as a result of having a dedicated parking lot and expanded campus, this parcel is anticipated to meet the needs of visitors for approximately 75% of the operating days of the year. Therefore, this lot is planned to include all of the necessary ADA parking spaces, as well as the required electric vehicle parking infrastructure.

A second lot, to the south of Classical Way, is planned to meet the needs of the other 25% of the operating days. It includes approximately 1,090 stalls. Because of the reduced demand for this parking facility, and for cost reasons, this parcel is intended to be developed as a gravel-paved lot, rather than as a traditional parking lot with paving and extensive landscaping. This parcel will also serve as the parking area for school buses during school trips.

Between the north parking lot and the guest entry gates is a drop-off zone (the "City Walk"). Guests arriving by bus (typically school groups), transportation network company (or TNC, e.g., Lyft, Uber), or needing special accommodations with closer access to the entry (e.g., disabled access drop-off, family drop-off) can arrive along this curb and easily disembark. Separate drop-off zones are provided for the main entry, education entry, and the Giraffe Café. This area can also provide for valet service during special events at the Giraffe Café. The drop-off zone is a one-way drive lane that connects from the driveway at Classical Way to the exit on B Drive. Drivers looking to return to the curb or return to one of the parking lots would need to go south on B Drive and turn east on Classical Way. Roadway and intersection design has accounted for this needed capacity.

Service access to the Project is provided from several gated driveways. Deliveries for human food and products for the gift shop will arrive at a driveway on B Drive, just north of the parking lot. Product will be unloaded at the Giraffe Café, with most materials stored here. As needed, the product will be delivered to the gift shop (at the main entrance), the Gelada Café, the Beer Garden, and other locations via cart. Deliveries for animal operations will arrive at a new driveway along Lotz Parkway, between the Shed C Channel and the Bilby Road intersection. This driveway will include a new left-turn in/out access. Deliveries at this location include animal food, maintenance and operational equipment, certain human food products arriving at the Gelada Café, and the animals themselves. Additional service

driveways are located along Lotz Parkway at the intersections of Bilby Road and Overture Way, though these are primarily for emergency access. An additional gate is provided near the main guest entrance along the driveway extending from Classical Way.

In the early phases of the Project, employees will park onsite. Parking areas are provided near the main entry and at the administration center. As the site builds out, the Project anticipates possible acquisition of the former Fire Station site at Lotz Parkway and Overture Way in Sterling Meadows (east side of Lotz Parkway). This parcel would be developed with a fenced employee parking lot. Employees would then cross Lotz Parkway at a signalized intersection and enter at the Overture Way gate. The timing of this improvement is not likely until either Phase 3 or 4 of the Project. The site remains owned by the Cosumnes Community Services District and would require further steps prior to the City being able to purchase said property.

Guest Experience

Two overarching objectives for the Project design have been considered. The first is the care and safety of the animals within their habitats and holding spaces. The second has been focused on the guest experiences. In many respects these two objectives go hand-in-hand. For example, to the extent feasible, habitats have been designed for multi-species occupancy so that guests can experience a more natural habitat and see the interactions of the animals. Examples of this include the savannah, which includes giraffe and other hoof stock/ungulates, and the Gelada habitat, which includes Gelada monkeys and klipspringer. While multispecies habitats are not possible for the carnivores, the placement of their habitats has been considered such that they can be viewed in the distance in relation to the herbivores. An example of this is the lion kopje that is just north of the savannah.

Within the animal habitats themselves, viewing opportunities have been carefully planned. Holding and care quarters have been screened with berms and landscaping to the extent feasible (e.g., see the Giraffe barn and how it is screened from the savannah). Multiple viewing angles are provided for all habitats so that guests have multiple opportunities to see the animals. The location and condition of these viewing opportunities has also been considered relative to the potential location of sunlight and reflection on glass barrier surfaces. Many habitats include both glass viewing (for up close experiences) and open view fencing or barrier walls.

The design of the Zoo also allows for a variety of programming. Special events, including weddings and banquets, can be held on the Giraffe Café event lawn. Additional space is available at the Beer Garden and other locations around

the site. These spaces are in in the center of the site or along the western edge, providing a buffer from the residences at Sterling Meadows.

Night programing is also an opportunity. The existing Zoo has recently tested a Night Zoo program with light shows and music and the proposed design incorporates opportunities for projected video and images within the habitats and on building and rock walls. Night Zoo events provide the opportunity for additional revenue sources for funding operations. Again, the location of these activities is planned on the western half of the site to limit conflicts with the adjoining neighborhood.

Building Architecture

As previously noted, the proposed SPA establishes a process for the review and approval of so-called “Level 1” buildings. These are major building facilities “that reflect on the overall design character and quality of the Zoological complex.” As part of Phase 1A/1B of the Project, these buildings include the Entry Complex, the Animal Care Center/Nutrition Center, and the Giraffe Café. Major buildings in future phases will require additional review and approval by the City Council at that time.

Renderings of the Phase 1A/1B Level 1 buildings are provided in **Figures 10, 11, and 12**. While each of the proposed buildings is unique and reflective of its place on the site and the intent and use of the building, a common architecture language is established for the site, with the use of similar colors, materials, and overall building style. This includes the use of corrugated metal, roof overhangs and trellises, and approachable building massing and articulation. The architecture and landscaping design for each is consistent with the design provisions for architecture and landscaping provided in the Zoological Park Special Planning Area. Building designs provide for clearly defined public entrances or access points and detailing is provided in the respective roof designs, building articulations, and material and color pallets. Long blank façades are avoided. Roof planes and forms change in heights and character based upon the respective aspects of the building, including accenting entries and guest spaces from utility areas. The building designs positively contribute to the character and quality of the site by incorporating a common architecture language across the site. Further, the design of the buildings complements the surrounding area by being of high quality.

Figure 10: Entry Complex as Seen From the Drop Off Curb/City Walk



Figure 11A: Giraffe Café, View from Parking Lot/City Walk



Figure 11B: Giraffe Café, View from Dining Lawn



Figure 12A: Gelada Cafe



Figure 12B: Animal Care Center



Zoo Operation (Conditional Use Permit)

The proposed SPA requires the approval of a Conditional Use Permit (CUP) before establishment of the Project. As noted in the Elk Grove Municipal Code, a Conditional Use Permit “is for the individual review of uses typically having unusual site-development features or operating characteristics, to ensure compatibility with surrounding areas and uses.” A CUP also allows for the imposition of conditions of approval, which are actions, improvements, or other things that the operator is required to do either as part of the initial development or the ongoing operation of the use.

Throughout the process, staff has sought to understand the unique operating characteristics of zoological parks. This has included visits to the existing Zoo in Land Park, to other zoos, including Fresno and Houston, and discussions with Society staff and the design team. Based upon these discussions and the design of the Project, staff believes it is appropriate to issue the CUP, subject to certain conditions. These conditions, which are integrated with the site development conditions in **Attachment 3 Exhibit D**, include the following:

- Limiting the use of amplified sound (except for in the event of an emergency) that is audible at or beyond the boundaries of the Project site, between the hours of 10:00 pm and 8:00 am.
- Conducting regular emergency drills in coordination with the Police Department and Cosumnes Community Services District Fire Department.
- Implement, as applicable, the Mosquito Reducing Best Management Practices as published by the Sacramento-Yolo Mosquito and Vector Control District.
- In coordination with City Public Works and Police, develop and implement an Opening Day Traffic Control Plan.
- Proving a single point of contact for addressing resident concerns, as suggested by the Planning Commission.

Zoo Art Plan

Section 4.12 of the draft Zoological Park SPA requires the preparation of an Art Plan for the Project. The requirement for the Art Plan follows from adopted [City policy](#) requiring artwork at facilities developed with public funds and when designated by the City Council. The draft Art Plan establishes a budget and overall approach for public art for Phases 1A and 1B of the Zoo. Subsequent phases will require updates to the Art Plan to identify the approach for artwork in those phases. The budget for artwork is the same as

in existing City policy: 2% for the first \$10 million in construction costs and 1% of costs above \$10 million.

The Art Plan was developed through extensive discussion and planning with the City's Arts Commission. The Commission reviewed the final draft of the Art Plan at their meeting on February 22, 2024, and voted 3-0 (Mahon and Guttridge absent) to recommend approval.

Three sites for artwork are identified in the Art Plan, each with a unique intent:

- **Main Entrance:** A spacious plaza with seating and shade trees creates a place for visitors to gather, meet, wait, and relax before and after their visit. The plaza presents an opportunity for the placement of a monumental and iconic artwork (or artworks), that sets the tone for the visitor's journey and experience and embodies the unique identity of the New Zoo.
- **The Green Corridor:** The artwork(s) in this area should reinforce the visitor's experience of an intuitive journey through the Zoo. Here, there is an opportunity for the artist to create multiple surprising, intimate, and interconnected artworks.
- **The Play Area (Fun Zone):** The art in this area should function as a gateway between the Green Corridor and the Play Area and, like the Play Area itself, it should be colorful, lively, and interactive.

Artwork will be selected through a competitive process. Should the Project be approved by the Council, staff intends to release a Request for Qualifications in fall 2024 to solicit interest from artists and develop a list of qualified candidates. Selected candidates are then invited to develop their ideas and from those the final selections are made. The Arts Commission, along with a technical panel, are involved throughout and the City Council makes the final determination. The current schedule allows for the selected artists and their artwork to be integrated into the overall design work well in advance of construction.

Financing Plan

As noted in the [City/Society MOU from May 2022](#), part of the consideration of the Project includes the development of a Financing Plan. Zoological facilities are major community investments. The [2022 Feasibility Study](#) noted that a combination of public and private sector funding would be necessary to construct the Zoo. However, the Feasibility Study did not identify all the specific sources of funds or the definitive costs for the Project. Throughout the development of the Project, the City and Society have commissioned

multiple rounds of cost estimates and have had extensive discussions on the funding responsibilities. From this, the City has prepared a Financing Plan, which is included as **Attachment 5**.

This Financing Plan addresses the funding needs for Phases 1A and 1B of the Project. The Plan outlines the cost of constructing the on- and off-site improvements, including both soft and hard costs, and identifies a range of funding sources to meet these costs. Financing for the later phases will require the preparation of other financing plans as applicable. This Financing Plan also does not address the annual maintenance obligations for the operation of the New Zoo once constructed; the annual maintenance and operational costs are the sole responsibility of the Zoological Society. As discussed later, an updated Operating Proforma/Business Plan has been prepared to understand the Society's responsibilities in managing the Project operations.

Project Costs

The cost estimates presented in the Financing Plan are based upon the design included in the attached Project plans. They are priced based upon current market conditions, meaning they are based upon similar work and material types for recent construction projects (e.g., paving costs are based upon recent paving work on recent projects). As the Project moves forward into the next round of design work (Design Development and Construction Design) additional estimates will be prepared to ensure alignment between the vision and Project budget.

The costs are divided into two components, on-site and off-site:

- **On-site** costs include construction of the Zoo itself, including animal habitats and holding areas, the animal care center (veterinary and nutrition facilities), guest facilities and amenities (e.g., gift shops, restaurants, restrooms, plazas), and office and storage/maintenance facilities. This component also includes public art, impact fees, and the north and south parking lot and related drive aisles.
- **Off-site** costs include public roadways (Lotz Parkway, Kammerer Road, Classical Way, and B Street), water and sewer infrastructure, an off-site detention basin and associated drainage pipelines, and dry utilities (electrical and telecommunications) to the site.

Costs are further divided into four major categories:

- **Construction Costs** are the costs involved in constructing the improvements. This includes both materials and labor and is generally paid to the construction contractor.

- **Contingency** is an additional budget identified to account for changes in the design or other costs associated with the Project that have been unidentified at the time the estimate is prepared. Contingency is calculated as a percentage of the construction cost estimate. Early in the design process, a high contingency percentage is utilized; as the design is finalized and more details are resolved, the construction costs are refined (and may increase), and the contingency percentage is reduced. At the current Schematic Design stage, a 15 to 30% contingency is utilized, depending upon the project component.
- **Soft Costs** are non-construction related costs and include design fees, construction management services, fees paid for plan review and inspection or by governmental agencies or impact fees for shared infrastructure, and expenses for furniture, fixtures, and equipment to outfit the Project. In some cases, soft costs are based upon a percentage of the estimated construction costs; in others, they are based upon an estimate of fees or charges expected based on the best available information at the time the estimate is prepared.
- **Escalation** is anticipated increases in the construction costs because of inflation or other increases in labor or material cost anticipated from the time the estimate is prepared until, generally, the mid-point of construction. The escalation factor utilized is based upon the category of the improvement (i.e., on-site, off-site) and the anticipated timeframe before the improvement can be constructed (e.g., 2025-2026 for off-site infrastructure or 2026-2028 for on-site improvements), and historic market trends for increases in construction cost.

Table 3 summarizes the Project costs. Of the on-site component, the total costs for the Zoo exclusive of parking facilities, public art, and impact fees is approximately \$226 million.

**Table 3: Proposed New Zoo Project Costs,
 Phases 1A and 1B Combined**

Component	Construction Estimate	Contingency	Soft Cost Estimate	Escalation	Total Costs
On-Site	\$173,806,174	\$22,964,385	\$42,892,480	\$18,650,236	\$258,313,275
Zoo Facilities	158,361,908	\$15,836,191	\$34,839,620	\$16,904,105	\$225,941,824
All Other Costs	\$15,444,266	\$7,128,194	\$8,052,860	\$1,746,131	\$32,371,451
Off-Site Infrastructure	\$28,233,202	\$8,469,961	\$5,230,201	\$2,096,668	\$44,030,032
TOTAL	\$202,039,376	\$31,434,346	\$48,122,681	\$20,746,904	\$302,343,307

Note: Totals may not equal due to rounding.

Project Financing

A wide range of funding sources have been identified for the Project. These include:

- Development Impact Fee Programs
- City Pay-Go (cash on hand)
- Community Partnerships
- Bond Financing

Table 4 summarizes the funding sources identified to achieve the \$302.3 million Project cost identified in Table 3.

Table 4: Summary of Proposed Project Funding

Funding Source	Funding Amount	Funding Distribution
Development Impact Fees	\$14,834,221	5%
City Pay-Go	\$93,002,538	31%
Community Partnerships	\$80,000,000	26%
Bond Financing	\$114,506,548	38%
TOTAL	\$302,343,307	100%

Note: Totals may not equal due to rounding.

The Financing Plan (**Attachment 5**) describes each of the funding sources in more detail.

Some of the key takeaways of the Financing Plan are:

- The City has been building its discretionary reserves over the past 24 years to use on a major project such as the Zoo. None of these funds are necessary to support ongoing City operations and the use of these funds should not impact any City services.
- The Financing Plan **does not** utilize the City’s Economic Uncertainty Reserve, which is used to address severe economic downturns and represents 25% of adjusted appropriations, equaling \$22.7 million as of the current Fiscal Year.
- The Financing Plan **does not** propose the use of any Measure E funds, and those funds will continue to be used to support the community’s highest priorities.
- The Society is directly responsible for securing partner funding in a minimum amount of \$50 million, with an additional \$30 million jointly

secured by the City and Society for energy efficiency and animal care components.

- Bond financing is necessary to complete the financing. Approximately 68% of the annual repayment will come from the City, with the balance, 32% from the Society.
- **When specifically looking at the City's share, exclusive of development impact fees, the City is contributing 57% towards the overall costs.** This includes the City Pay-Go and 68% of the Bond repayment. This percentage is lower (39%) when excluding funding elements related to the Wilton Rancheria MOU.

Managing Risks

The Financing Plan identifies a number of potential risks to the City and the Project and identifies five management tools and techniques to manage that risk. Potential risks include:

- Utilization of the City's discretionary reserves and other recurring revenues for the Project that could be used on other projects.
- Increasing construction costs that are outside the City's control.
- Increasing bond financing costs mainly due to interest rate changes that are outside the City's control.
- Design and construction challenges or elements that may not be fully recognized in the cost estimates.
- Challenges in securing partner funding.

To manage these risks, the Financing Plan identifies the following (see additional details on each in the Financing Plan):

1. Prepare additional cost estimates throughout the Design Development and Construction Design phases.
2. Securing the services of a Construction Management firm to assist with refinements to the Project plans and to incorporate means and methods for the construction of the Project into future estimates.
3. The City will not issue the bonds and proceed with on-site facility construction unless then-current bond rates are at a level that allows the City and Society to afford the annual payment.

4. The City and Society will need to coordinate fundraising activities and market the Project to a wide range of potential partners. The timing of these funds is of paramount importance. To address this:
 - a. The Society has agreed to a schedule for securing their portion of the partner funding, with 25% necessary at time of Project approval (spring 2024) and 100% due prior to on-site construction. Additional interim milestones have also been identified, which allows for tracking of the funding progress relative to progress in completing construction design.
 - b. The Society will work to identify the cash flow requirements of the Partner funds once the actual donations are better known and identified beyond the Project approval date. The Society will seek to identify incremental funding relative to the construction fund needs and any potential short-term borrowing that could be pledged against the outstanding pledge commitments.
5. Consideration of development of a Preview Phase that advances a core element of the Project in a way that can showcase the opportunity to potential community partners and that reduces some of the potential exposure to escalation in construction costs.

Financing Summary and Next Steps

City staff believes that the Financing Plan, as presented, is a realistic and viable approach to completing the Project. Should the Council ultimately approve the Project, the following next steps are requested or planned:

- The City and Society will prepare an agreement to memorialize terms and conditions for financing the Project and roles and responsibilities for delivering the Project. See discussion of draft terms for this agreement below.
- The City will work with the Sacramento County Water Agency and Sacramento Area Sewer District on agreements relative to fee obligations and credits and reimbursement for the construction of their facilities as part of the Project.
- As of July 1, 2024, there are sufficient City funds on hand to proceed with Design Development and Construction Design work for the Off-Site Facilities. The City will proceed with developing Capital Improvement Program projects for these elements and move forward with these phases of work. There are also sufficient funds available over the next five years to proceed with the construction of these facilities. The improvements will ultimately be needed for any future development in the area.

- Sufficient City and Society funds are available to advance Design Development and Construction Design for the on-site facilities.
- On-Site Facility construction may occur in phases (the Preview Phase, then the balance of Phases 1A and 1B) based upon securing Community Partner funding.

The obligations of the City and Society, as provided in the Financing Plan, would become a contractual obligation through the approval and execution of a Financing/Cost Sharing Agreement. Staff and the society have negotiated draft terms for this agreement, which are provided in **Attachment 6**. Staff is seeking feedback from the Council on these terms in advance of presenting a final agreement. Should the Council approve the Project, the final agreement would be presented at a future meeting. Major components of the draft terms include:

- The Society is responsible for achieving the \$50 million in fundraising (at minimum in the form of pledges) upon a date-specific schedule, which is provided below. The initial \$12.5 million required by May 8, 2024, has been achieved by the Society and documentation of this has been provided to the City and is included as **Attachment 7**.
 - By May 8, 2024: \$12,500,000
 - By January 1, 2024: \$17,500,000
 - By May 1, 2025: \$27,500,000
 - By January 1, 2026: \$30,000,000
 - By May 1, 2025: \$40,000,000
 - By January 1, 2027: \$50,000,000
- If fundraising milestones are not met, City may suspend design work until required fundraising is achieved.
- Donations to the Project may include cash contributions or material donations.
- Cash donations may be associated with naming or sponsorship rights for one or more portions of the Project. The Society may solicit for naming and sponsorship for the Project, subject to approval by the City (this is discussed later in this report).
- The Society is responsible for \$2.5 million or 32% of the total debt service payment annually towards the bond repayment, as provided in the Financing Plan.

- The Society is solely responsible for financing the day-to-day operations and maintenance of the Project.

Operating Proforma/Business Plan

In 2022, the Society prepared a Feasibility Study for the Project, which included an operating proforma. The 2022 MOU between the City and Society provides for an update to the operating proforma to reflect the Project design. The latest analysis is provided in **Attachment 8**, a Business Plan Update. Key components and outcomes of the Operating Proforma/Business Plan are:

- Phase 1A/1B annual attendance is projected at a baseline of 850,000 (a 63% increase over the Land Park site), with opening year at 935,000 and a decreasing baseline by year five.
- Admission pricing will continue to be dynamic, as has been implemented at Land Park, but will increase to an average of \$39 for adult, \$36 for senior, \$30 for children, and \$15 for school groups. Dynamic pricing enables, encourages, and incentivizes advance planning through online ticket purchases. The increased price reflects the value proposition of the New Zoo with increased parking, improved exhibits, amenities, and experiences, and highly programed guest experiences with unique interactions and experiences and longer guest stay times (2.5 hours compared to 1.5 hours for Land Park).
- Membership is anticipated to increase to 24,000 households from 13,500. Pricing for memberships for Elk Grove households would receive a 20% discount compared to the general rate.
- Parking is included in the price of admission.
- No annual operating support from the City of Elk Grove is programmed.
- The five-year projections identify a viable and sustainable financial model with annual net operating income projections that range from 7.6% of total operating revenues in year 1 to 3.4% in year 5.
- Visitor per capita spending will increase by 30% over the 2022 per capita with new and expanded food, dining, and retail venues.
- The pro forma includes payments towards the City bond debt service, as described in the Financing Plan.

Economic Impact Analysis

Also in 2022, the City commissioned an Economic Impact Analysis for the Project. An update to this Analysis (March 2024) has been prepared and is

included as **Attachment 9**. Key conclusions of the updated Economic Impact Analysis are:

- Based on projected annual attendance of more than 935,000 visitors per year in the opening year, and stabilized long-term attendance of 850,000 people per year, the New Zoo could create a total economic impact (the direct impacts of on-site operations and the indirect and induced impacts of off-site visitor spending, local vendor purchases, and employee spending) of \$249 million in the City over the next five years.
- Zoo employment at the new facility is estimated at 140 to 144 people with an annual payroll of \$11 million to \$12 million, which represents a 37% increase over current employment levels. In addition, there could be 75 to 80 third-party employees of food and retail concession operators with an annual payroll of \$3 million.
- Through vendor purchases, employee spending, and visitor spending, the Zoo could support 176 indirect and induced jobs and \$7.9 million in labor income each year at other businesses in Elk Grove, as well as 215 jobs and \$9.1 million in annual payroll in other parts of the metro area. Some of these impacts represent existing economic activity associated with the zoo that would simply shift to a new location, but a portion of the impacts would be new given the projected expansion of the zoo at the new site.
- There could be one-time construction impacts associated with the Zoo relocation that are estimated at \$425 million along with 2,405 total jobs and \$171 million in labor income in Elk Grove and throughout the metro area during the construction period.
- Visitor and employee spending associated with the relocated zoo could generate an estimated \$4.0 million in City sales and transient lodging tax revenues, and \$9.4 million in county and state sales taxes over the next five years. Not all of the revenues to the county and state are net new, given the Zoo's existing operations in Sacramento, but all of the City tax revenue would be new to Elk Grove.

Inclusion in the Capital Improvement Program

The City's Capital Improvement Program (CIP) describes capital improvements planned by the City related to community facilities and enhancements, roadway and alternative transportation improvements, drainage facilities, and other City construction efforts, and sets forth a funding strategy for their implementation. The CIP is a five-year plan that is

prepared each year and adopted as part of the Fiscal Year budget. State law (Government Code Sections 65103(c) and 65401) requires the City's planning agency (the Planning Commission and City Council) to review and report on proposed CIP projects for conformity with the General Plan. Traditionally the Council would see this as part of the CIP review and adoption in parallel with the annual budget in late May/early June. However, given the nature of the proposed Project, staff recommends that the review occur as part of the Project's overall consideration.

As previously described, the Project is consistent with the General Plan and is eligible for listing in the CIP. The exact configuration of the Project within the CIP, including the number of discrete projects and their project code are still being determined. Therefore, staff and the Planning Commission recommend the totality of the Project being consistent with the General Plan, giving the Public Works Director the flexibility to recommend the specific configuration of the Project in the CIP to the City Council at a later date.

Facility Naming

In August 2008, the City Council adopted [Resolution No. 2008-204](#), establishing a naming policy for City Facilities. While the naming policy provides for the naming of facilities and project elements based upon monetary contributions, the policy also requires that naming of City facilities occur by a majority vote of the City Council. Staff recommends that the Council allow for an alternative process where naming is proposed by the Society and consented to by the City (via the City Manager), except for any naming for the Zoo itself, which would require City Council approval. The naming policy allows for compelling reasons to deviate from the policy guidelines. Such compelling reasons exist here to approve the alternative naming process noted above. In the case of the New Zoo there are opportunities for naming of various exhibits, features, and elements based upon partner funding opportunities, among other considerations. Staff will work with the Society to refine this process as part of the future operating agreement. City Council action at this time will provide the Society the necessary flexibility to work with potential partners on naming opportunities consistent with the proposed Financing Plan and in alignment with the level of their participation.

Project Next Steps

Should the City Council ultimately approve the Project, the following next steps would occur:

- A Financing/Cost Sharing Agreement between the City and Society would be brought back for approval consistent with the term sheet provided in Attachment 6.
- Master services agreements would be prepared and executed with the design teams and the City would take over management of the consultant activities for all design services. Task orders for the next round of design services would then be executed and construction design work would commence. The contracts would be brought back for Council consideration at a future Council Meeting.
- Upon adoption of pending State legislation ([Senate Bill 739](#)) the City would release a Request for Proposals for a Construction Manager At Risk (CMAR) firm to serve as the overall construction manager and general contractor for the Project.
- An agreement between the City and the Society would be prepared and brought back to the City Council for consideration, addressing long-term operation of the Project by the Society, including responsibilities for maintenance of the improvements, management of the collection, and other topics.

As the design contracts are finalized and the community partnership funding becomes available, staff will be able to prepare a more concrete project schedule. Staff is working with the design team, and in the future will work with the CMAR firm, to identify opportunities for streamlining and accelerated delivery to the extent that it does not impact the Project costs or the integrity of the Project.

Public Engagement

The City has undertaken extensive public outreach activities as part of the development of the Project. Over 30 zoo related community events, presentations, and informational booths have been held over the past two years. Some of these activities have included:

- Community surveys in 2022.
- Outreach events at the 2022 4th of July event at Elk Grove Park and the 2022 Multicultural Festival at District 56.
- A neighborhood BBQ in the Sterling Meadows neighborhood (directly east of the site) in July 2022.

- Community open houses and presentations in August 2022 and November 2023.
- Presentations at various community groups, including but not limited to, Rotary Club meetings, Chamber of Commerce, EGUSD staff meetings, Al Misbaah, Civic Summer program, and Del Webb/Glenbrooke.
- A public meeting to accept comments on the Draft Environmental Impact Report in February 2024.
- The Planning Commission public hearing in April 2024.
- Community webinar on April 17, 2024. The webinar focused on the financing plan. A total of 239 individuals registered for the event with 73 people participating. A video recording of the event is available on the City's website.

The City has also received extensive written comments on the Project, both in support of and opposed to the Project. To date, more than 300 comments have been received, with approximately 91% indicating support for the Project. These comments, along with additional analysis, are provided in **Attachment 10**.

ENVIRONMENTAL REVIEW:

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed project is a project under CEQA. Approval of the proposed New Zoo at Elk Grove Project requires an Environmental Impact Report (EIR).

The City prepared a Notice of Preparation (NOP) and circulated it to public agencies and interested parties (including the general public) on November 18, 2022. The NOP provided an introduction to the Project. Comments on the scope of the EIR were requested by January 13, 2023, consistent with the requirements of the State CEQA Guidelines. Comments received on the NOP are included in the Draft EIR (Appendix B of the Draft EIR) and responses are provided in Chapter 1 of the Draft EIR.

The Draft EIR has been prepared to meet the requirements of a project EIR as defined by Section 15161 of the State CEQA Guidelines. A project EIR focuses on the changes in the physical environment that would result from the implementation of a project, including its planning, construction, and operation. The State's intention is that a lead agency preparing a project EIR would not be required to provide further environmental analysis for additional regulatory approvals following approval of the project, absent conditions requiring a subsequent EIR, a supplement to the EIR, or an addendum. As such, the EIR has been prepared to address the potential environmental impact of all phases of the Project.

The Draft EIR identified a range of potential impacts resulting from approval of the Project. Some of these impacts are analyzed in comparison to existing Zoological Park in Land Park in Sacramento. The impact areas come from the State's CEQA guidelines (the CEQA Checklist).

The EIR has identified the following environmental issue areas as having potentially significant environmental impacts from implementation of the Project:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Resources
- Energy
- Greenhouse Gas Emissions
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Public Services
- Transportation
- Utilities and Service Systems

Conclusions to the potential impacts are classified as either less than significant, less than significant after incorporation of mitigation measures, or significant and unavoidable. Significant and unavoidable impacts do not limit the City's ability to approve a project. Rather, given CEQA's role in providing disclosure of potential impacts, the City may approve a project with significant impacts that cannot be mitigated to a less than significant level. CEQA Guidelines Section 15093 states that "CEQA requires the [City] to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable

adverse environmental effects, the adverse environmental effects may be considered 'acceptable.' When the [City] approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the [City] shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record." A statement of overriding considerations is necessary to approve the Project as two impacts, Greenhouse Gas Emissions and Transportation, remain significant and unavoidable after application of all feasible mitigation measures.

On January 5, 2024, the City released the Draft EIR. The Draft EIR was made available for public review and comment on the City's website, at City Hall, and at the Elk Grove library for a period of 45 days. Public comments on the Draft EIR were due to the City on February 20, 2024. Comments were received from five agencies and 35 individuals on the content of the Draft EIR. Responses to these comments have been prepared by staff and are included in the Final EIR.

The Final EIR also includes an erratum of changes to the Draft EIR as a result of the public comments on the Project, the comments to the Draft EIR, and other revisions to the Project as identified by the City and Society. The Final EIR indicates that the modifications to the Project are minor in nature and do not cause any change in significant impacts that were analyzed in the Draft EIR.

ALTERNATIVE ACTIONS:

The City Council may decide not to approve the Project, in which case the Zoo would not be developed in Elk Grove. Staff does not recommend this as approval of the Zoo is in alignment with City goals and priorities and is within the financial capacity of the City. Further, given the current status of the Zoo in Land Park relative to its accreditation, failure to secure a new, larger site for the Zoo consistent with the modern design and accreditation requirements would most likely result in the ultimate closure of the Zoo and a loss of this amenity for the region. Therefore, staff recommends approval of the Project as proposed.

FISCAL IMPACT:

As mentioned, a Financing Plan has been prepared for the Project, which details the strategy for construction of Phases 1A and 1B of the Zoo. The Financing Plan relies upon various funding sources, including both City funds

and community partnerships. Again, the City's share of the Project is 57% of the overall costs; which decreases to 39% when funds from the Wilton Rancheria agreement are excluded.

The Financing Plan is reliant on \$93 million in City funds, primarily \$63 million from three General Fund Reserve accounts: the Capital Reserve Fund, the Economic Development Fund, and the General Fund Opportunity Reserve. These discretionary reserves are used for special projects, acquisitions, or other needs the City Council identifies. These funds are separate from the Economic Uncertainty Reserve, or "rainy day fund", which assists with navigating future economic uncertainty, cash flow needs, and emergency and disaster recovery (the current balance is \$22.7 million). The contribution from these three funds would utilize the entire fund balance as of June 30, 2023. These funds would likely be replenished to some extent through additional transfers to reserves during the period when the City is spending these balances down and before it commits to a debt service payment. No alternative projects have been identified for these funds. The City's ability to support other large, transformational projects would likely be constrained in the near-term since the entire balance of these discretionary reserves would be used.

The Financing Plan envisions the need to procure approximately \$114.5 million in bond financing. At today's tax-exempt rates (around 4.25%), and assuming the City's current "AA" credit rating, the associated annual debt service would be approximately \$7.8 million. The Society would contribute \$2.5 million, with the City contributing the remaining \$5.3 million. The City would utilize a combination of Wilton Rancheria payments and funds that have been "freed up" by paying off other debt obligations to make its debt service payments. The debt issuance will be brought to the City Council for approval at a future meeting.

Additionally, it is important to restate that the Financing Plan **does not** require or propose the use of any Measure E funds, and those funds will continue to be used to support the community's highest priorities. It also **does not** take away funding from any existing or planned programs or services and does not require reductions to any existing or planned programs.

Finally, as noted, the Financing Plan includes safeguards for the City, including:

- Clear requirements for the securing of community partnership funding and restricting Project construction until those funds are secured.

- Limiting the issuance of the proposed bond financing unless then-current bond rates are at a level that allows the City to afford the annual payment.
- Requiring the Society to participate in the bond repayment plan.

The provisions of the Financing Plan and the responsibilities and obligations of the City and the Society would be memorialized in a future Cost Sharing Agreement, the draft terms of which are provided in Attachment 6.

ATTACHMENTS:

Note, due to length and file size, some of the below attachments and exhibits are provided under separate cover. They are available from the City Clerk or on the City's website at: www.elkgrovecity.org/zoodocuments.

1. CEQA Resolution
 - a. Exhibit A – Draft Environmental Impact Report
 - b. Exhibit B – Final Environmental Impact Report
 - c. Exhibit C – Findings of Fact and Statement of Overriding Considerations
 - d. Exhibit D – Mitigation Monitoring and Reporting Program
2. Zoning Ordinance
 - a. Exhibit A - Zoological Park SPA
3. Project Approval Resolution
 - a. Exhibit A – Amendment to the Bicycle, Pedestrian, and Trails Master Plan
 - b. Exhibit B – Project Description
 - c. Exhibit C – Project Plans
 - 1) Cover
 - 2) Civil Plans
 - 3) Site Design
 - 4) Architecture
 - 5) Life Support Systems
 - 6) Lighting Design Concepts
 - 7) Mechanical, Electrical, Plumbing Basis of Design
 - 8) Tentative Subdivision Map
 - d. Exhibit D – Conditions of Approval
 - e. Exhibit E – Art Plan
4. Facility Naming Resolution
5. Financing Plan

6. Financing Agreement Term Sheet
7. Donation and Pledge Report for May 2024
8. 2024 Business Plan Update/Operating Proforma
9. 2024 Economic Impact Analysis
10. Public Correspondence
 - a. Organization Letters
 - b. General Correspondence

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
CERTIFYING THE ENVIRONMENTAL IMPACT REPORT FOR THE NEW ZOO AT
ELK GROVE PROJECT, ADOPTING FINDINGS OF FACT AND A STATEMENT OF
OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND
REPORTING PROGRAM**

WHEREAS, on September 23, 2021, the City of Elk Grove (City) and Sacramento Zoological Society (the Society) entered into an Exclusive Negotiating Agreement (ENA) to explore development of a zoological park in Elk Grove; and

WHEREAS, on March 23, 2022, the City Council received a Feasibility Study describing the potential construction and operating characteristics for a potential New Zoo in Elk Grove (the Project); and

WHEREAS, the City Council directed staff to prepare a Memorandum of Understanding (MOU) with the Society regarding master planning and environmental review for a Zoo in Elk Grove; and

WHEREAS, on May 25, 2022, the City Council and the Society entered into that MOU, which provided a process for the development of schematic design plans, preparation of an Environmental Impact Report for the Project, and development of other information and materials, including a Finance Plan; and

WHEREAS, on April 8, 2022, the City acquired an approximately 103-acre property at the northwest corner of Kammerer Road and Lotz Parkway, more particularly described as APNs 132-0320-001, 002, & 010, which, pursuant to the terms of the MOU, has been identified as the "Candidate Site" for the Project; and

WHEREAS, pursuant to the terms of the MOU, the City retained the services of a qualified civil engineering firm to prepare conceptual and schematic design for off-site infrastructure services, and the Society retained the services of a qualified zoological park design firm (supplemented by other technical expert design firms), and that together these firms make up the Design Team for the Project; and

WHEREAS, the City and the Society have worked closely in partnership to develop a comprehensive, multiphase design plan for the proposed Project, including key components of an entry complex, animal habitats, guest facilities and amenities including dining and retail spaces, animal care center and holding areas, facility storage and warehousing, guest and employee parking facilities, and off-site infrastructure necessary to serve the Project; and

WHEREAS, during the course of the conceptual and schematic design, potential future acquisition of a Cosumnes Community Services District property at APN 132-2390-006 was identified as an opportunity for employee parking and, along with the Candidate Site, makes up the Project Site; and

WHEREAS, the City determined that the Project shall, pursuant to the terms of the City's Municipal Code, be treated as any other development application and is subject to entitlement requirements and other discretionary procedures provided in the Municipal Code; and

WHEREAS, City staff determined that the existing zoning and other development regulations present in the City's Municipal Code were insufficient to address the unique needs of the Project and worked with the Society and the Design Team to prepare a new Special Planning Area zoning document that would guide the entitlement, permitting, development standards, and development process for the Project; and

WHEREAS, public outreach and engagement is of critical importance to the City and, as such, the City prepare and executed an extensive public engagement plan, which included more than 30 workshops, popup events, and other meetings at various locations and times throughout the design process, including a dedicated event with the adjoining neighborhood in the summer of 2022, as well as community open houses in August 2022 and November 2023 and presentation at numerous community groups; and

WHEREAS, the City determined that the Project is subject to the California Environmental Quality Act; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 4, 2024, as required by law, to consider all of the information presented by staff, the Society, and the Design Team, as well as public testimony presented in writing and at the meeting and voted 5-0 to recommend approval of the Project to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on May 8, 2024, as required by law, to consider all of the information presented by staff, the Society, and the Design Team, as well as public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elk Grove as follows:

1. Certification of the EIR

A. The City Council hereby certifies that the Draft and Final EIR (together the EIR, presented as Exhibits A and B respectively, attached hereto and incorporated herein by reference) have been completed in compliance with the requirements of the California Environmental Quality Act.

B. The City Council hereby certifies that the EIR was presented to the City Council and that the City Council reviewed and considered the information contained in the EIR prior to taking action on the Project.

C. The City Council hereby certifies that the EIR reflects the independent judgment and analysis of the City Council.

2. Findings on Impacts

The City Council finds that the EIR identifies potentially significant impacts that cannot be mitigated to a less than significant level and are thus considered significant and unavoidable. The City Council makes the findings with respect to these significant and unavoidable impacts as set forth in Exhibit C, attached hereto and incorporated herein by reference.

3. Findings on Alternatives

The City Council finds that the alternatives analyzed in the EIR are rejected because the alternatives would not achieve the project objectives. The City Council makes the finding as set forth in Exhibit C, attached hereto and incorporated herein by reference.

4. Statement of Overriding Considerations

The City Council finds that there are no feasible mitigation measures or project alternatives that would mitigate or substantially lessen the impacts from the Project. Despite the occurrence of these significant effects, however, the City Council chooses to approve the Project because, in its view, the environmental, social, and other benefits of the project will render the significant effects acceptable as described in Statement of Overriding Considerations as set forth in Exhibit C, attached hereto and incorporated herein by reference.

5. Adoption of the Mitigation Monitoring and Reporting Program

A. The City Council hereby finds that the proposed mitigation measures described in the EIR and Findings are feasible, and therefore will become binding upon the City and on future actions. The Mitigation Monitoring and Reporting Program is included as Exhibit D, attached hereto and incorporated herein by reference.

B. The City Council hereby adopts the Mitigation Monitoring and Reporting Program, as set forth in Exhibit D, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 8th day of May 2024

BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN P. HOBBS
CITY ATTORNEY

**Exhibit A
Draft EIR**

Provided under separate cover and available from the City Clerk or on the City's website at www.elkgrovecity.org/zoodocuments.

**Exhibit B
Final EIR**

Provided under separate cover and available from the City Clerk or on the City's website at www.elkgrovecity.org/zoodocuments.

Exhibit C
Findings of Fact and Statement of Overriding Considerations

Provided under separate cover and available from the City Clerk or on the City's website at www.elkgrovecity.org/zoodocuments.

Exhibit D
Mitigation Monitoring and Reporting Program

Provided under separate cover and available from the City Clerk or on the City's website at www.elkgrovecity.org/zoodocuments.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
ESTABLISHING THE ZOOLOGICAL PARK SPECIAL PLANNING AREA AND
REZONING CERTAIN PROPERTY**

WHEREAS, on September 23, 2021, the City of Elk Grove (City) and Sacramento Zoological Society (the Society) entered into an Exclusive Negotiating Agreement (ENA) to explore development of a zoological park in Elk Grove; and

WHEREAS, on March 23, 2022, the City Council received a Feasibility Study describing the potential construction and operating characteristics for a potential New Zoo in Elk Grove (the Project); and

WHEREAS, the City Council directed staff to prepare a Memorandum of Understanding (MOU) with the Society regarding master planning and environmental review for a Zoo in Elk Grove; AND

WHEREAS, on May 25, 2022, the City Council and the Society entered into that MOU, which provided a process for the development of schematic design plans, preparation of an Environmental Impact Report for the Project, and development of other information and materials, including a Finance Plan; and

WHEREAS, on April 8, 2022, the City acquired an approximately 103-acre property at the northwest corner of Kammerer Road and Lotz Parkway, more particularly described as APNs 132-0320-001, 002, & 010, which, pursuant to the terms of the MOU, has been identified as the “Candidate Site” for the Project; and

WHEREAS, pursuant to the terms of the MOU, the City retained the services of a qualified civil engineering firm to prepare conceptual and schematic design for off-site infrastructure services, and the Society retained the services of a qualified zoological park design firm (supplemented by other technical expert design firms), and that together these firms make up the Design Team for the Project; and

WHEREAS, the City and the Society have worked closely in partnership to develop a comprehensive, multiphase design plan for the proposed Project, including key components of an entry complex, animal habitats, guest facilities and amenities including dining and retail spaces, animal care center and holding areas, facility storage and warehousing, guest and employee parking facilities, and off-site infrastructure necessary to serve the Project; and

WHEREAS, during the course of the conceptual and schematic design, potential future acquisition of a Cosumnes Community Services District property at APN 132-2390-006 was identified as an opportunity for employee parking and, along with the Candidate Site, makes up the Project Site; and

WHEREAS, the City determined that the Project shall, pursuant to the terms of the City’s Municipal Code, be treated as any other development application and is subject to entitlement requirements and other discretionary procedures provided in the Municipal Code; and

WHEREAS, City staff determined that the existing zoning and other development regulations present in the City’s Municipal Code were insufficient to address the unique needs of the Project and worked with the Society and the Design Team to prepare a new Special Planning Area zoning document that would guide the entitlement, permitting, development standards, and development process for the Project; and

WHEREAS, public outreach and engagement is of critical importance to the City and, as such, the City prepare and executed an extensive public engagement plan, which included more than 30 workshops, popup events, and other meetings at various locations and times throughout the design process, including a dedicated event with the adjoining neighborhood in the summer of 2022, as well as community open houses in August 2022 and November 2023 and presentation at numerous community groups; and

WHEREAS, the City determined that the Project is subject to the California Environmental Quality Act; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 4, 2024, as required by law, to consider all of the information presented by staff, the Society, and the Design Team, as well as public testimony presented in writing and at the meeting and voted 5-0 to recommend approval of the Project to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on May 8, 2024, as required by law, to consider all of the information presented by staff, the Society, and the Design Team, as well as public testimony presented in writing and at the meeting;

NOW, THEREFORE, the City Council of the City of Elk Grove does hereby ordain as follows:

Section 1: Purpose

The Purpose of this Ordinance is to establish the Zoological Park Special Planning Area and rezone certain properties in the City of Elk Grove into the Zoological Park Special Planning Area.

Section 2: Findings

California Environmental Quality Act (CEQA)

Finding: An Environmental Impact Report has been prepared for the Project in accordance with the California Environmental Quality Act (CEQA) and it reflects the independent judgment and analysis of the City.

Evidence: Approval of the proposed New Zoo at Elk Grove Project requires an Environmental Impact Report (EIR). That EIR was certified by the City Council on _____ by Resolution _____.

The City prepared a Notice of Preparation (NOP) and circulated it to public agencies and interested parties (including the general public) on November 18, 2022. The NOP provided an introduction to the Project. Comments on the scope of the EIR were requested by January 13, 2023, consistent with the requirements of the State CEQA

Guidelines. Comments received on the NOP are included in the Draft EIR (Appendix B of the Draft EIR) and responses are provided in Chapter 1 of the Draft EIR.

The Draft EIR has been prepared to meet the requirements of a project EIR as defined by Section 15161 of the State CEQA Guidelines. A project EIR focuses on the changes in the physical environment that would result from the implementation of a project, including its planning, construction, and operation. The State's intention is that a lead agency preparing a project EIR would not be required to provide further environmental analysis for additional regulatory approvals following approval of the project, absent conditions requiring a subsequent EIR, a supplement to the EIR, or an addendum. As such, the EIR has been prepared to address the potential environmental impact of all phases of the Project.

The Draft EIR identified a range of potential impacts resulting from approval of the Project. Some of these impacts are analyzed in comparison to existing Zoological Park in Land Park in Sacramento. The impact areas come from the State's CEQA guidelines (the CEQA Checklist).

The EIR has identified the following environmental issue areas as having potentially significant environmental impacts from implementation of the Project:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Resources
- Energy
- Greenhouse Gas Emissions
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Public Services
- Transportation
- Utilities and Service Systems

Conclusions to the potential impacts are classified as either less than significant, less than significant after incorporation of mitigation measures, or significant and unavoidable. Significant and unavoidable impacts do not limit the City's ability to approve a project. Rather, given CEQA's role in providing disclosure of potential impacts, the City may approve a project with significant impacts that cannot be mitigated to a less than significant level. CEQA Guidelines Section 15093 states that "CEQA requires the [City] to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered 'acceptable.' When the [City] approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the [City] shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record." A statement of overriding considerations is necessary to approve the General Plan Update as two impacts, Greenhouse Gas Emissions and Transportation, remain significant and unavoidable after application of all feasible mitigation measures.

On January 5, 2024, the City released the Draft EIR. The Draft EIR was made available for public review and comment on the City's website, at City Hall, and at the Elk Grove library for a period of 45 days. Public comments on the Draft EIR were due to the City on February 20, 2024. Comments were received from five agencies and 35 individuals on the content of the Draft EIR. Responses to these comments have been prepared by staff and are included in the Final EIR.

The Final EIR also includes an erratum of changes to the Draft EIR as a result of the public comments on the Project, the comments to the Draft EIR, and other revisions to the Project as identified by the City. The Final EIR indicates that the modifications to the Project are minor in nature and do not cause any change in significant impacts that were analyzed in the Draft EIR.

Adoption of the Special Planning Area and Rezoning

Finding #1: That the proposed special planning area is consistent with the goals, policies, and objectives of the General Plan.

Evidence: The proposed Zoological Park Special Planning Area implements extensive portions of the City's General Plan. The Vision Statement provides that Elk Grove is a "great place to make a home, a great place to work, and a great place to play" and describes the community as being "family-oriented" and plentiful in parks. General Plan Goal RC-1 notes that "Elk Grove aims to become a center within the larger region, providing opportunities for employment, recreation, education, retail, industry, and residential development. This objective aligns with regional goals for economic development, sustainability and resiliency, and quality of life." Accompanying policy RC-1-3 provides that Elk Grove should invest in public infrastructure, including developing "great public spaces including urban plazas and parks, and adequate community services." Policy CIF-5-1 provides that "community facilities should be planned and designed to provide services and programs available for residents." The proposed Zoological Park implements the General Plan Vision and the noted goal and policies as it provides for a family-oriented activity in a park-like environment and expands the range of community services and amenities. It also furthers objectives the City has to be a regional destination as noted in Goal RC-1.

The draft Special Planning Area provides for design requirements for the proposed development that implements the provisions of both General Plan Policy LU-5-1, which states that new development should reflect "the City's desire to create a high-quality, attractive, functional, and efficient built environment," and Policy LU-5-4 also requires high standards of architecture and site design for both public and private development.

Policy LU-5-4 also provides for the imposition of "strong design controls for all development projects." The draft Special Planning Area implements this by providing for regulatory review and approval of the project design by various levels of approval, including the City Council, Planning Commission, and the Development Services Director.

Additionally, General Plan Policy MOB-3-1 provides for the implementation of a balanced transportation system, building complete streets that ensure the safety and mobility of all users, including pedestrians, cyclists, motorists, children, seniors, and people with disabilities. The roadway infrastructure described in the draft Special Planning Area

provides for complete streets with safe access for all users.

Finding #2: That the proposed special planning area meets the requirements set forth in Title 23 (Zoning) of the City's Municipal Code.

Evidence: The proposed Special Planning Area includes all of the required elements provided for in Elk Grove Municipal Code (EGMC) Section 23.16.100.D, including a list of permitted and conditionally permitted uses (described in Chapter 2), performance and development standards (described in Chapter 3), other design standards appropriate for the project (described in Chapter 4), and the reasons for establishment of the SPA (described in Chapter 1). The Special Planning Area also includes some of the optional elements allowed for in EGMC Section 23.16.100.E, including infrastructure and circulation (described in Chapter 5).

Finding #3: That the proposed special planning area is needed because the project is not possible under the existing zoning requirements.

Evidence: Development of the Project, as envisioned by the City and its partner, the Sacramento Zoological Society, is a unique public-private partnership. Given the complexities of the Project, lead times, and financial partnership between the City, Society, other partners, and the greater community, development of the Project will occur in multiple phases over an extended period of time. Also, unlike other developments within the City, much of the Project will exist within a restricted, fenced area, screened from public view. The application of traditional development standards, design guidelines, and permitting would not provide the necessary flexibility or long-term certainty needed to realize the Project. Therefore, this SPA provides unique planning standards, regulations, and approval procedures for the Project.

Section 3: Action: SPA Adoption

The Zoological Park Special Planning Area, as described in Exhibit A and incorporated herein by this reference, is adopted.

Section 4: Action: Municipal Code Amendment

Elk Grove Municipal Code Section 23.40.020.B, Special Planning Area District, Designation, is hereby amended to read as follows:

B. Designation. On the zoning map, all property within a designated special planning area shall be delineated in a manner similar to that of any other zoning district except that each SPA-zoned area shall also bear a number or name which distinguishes it from other special planning areas. The assignment of the SPA designation and number or name serves to provide a reference to the corresponding special planning area documents and exhibits adopted by the City Council. If there are unique zoning regulations and standards applicable to the land area, such provisions will be established in the adopted special planning area. The following special planning areas have been adopted and designated on the zoning map under the following ordinances:

1. Elk Grove Old Town SPA (SPA 5-6-4);
2. Elk Grove-Florin and Bond Roads SPA (adopted 1989);

3. Elk Grove Triangle SPA (Ordinance No. 16-2019);
4. Auto Mall SPA (Ordinance No. 23-2003);
5. CMD Court SPA (Ordinance No. 35-2008);
6. Southeast Policy Area SPA (Ordinance No. 16-2014);
7. Silverado Village SPA (Ordinance No. 20-2014);
8. Calvine Meadows Special Planning Area (Ordinance No. 05-2016);
9. Zoological Park Special Planning Area (Ordinance No. _____).

Section 5: Action: Rezoning

The following Assessors Parcel Numbers are hereby rezoned to the Zoological Park Special Planning Area:

- 132-0320-001, 002, & 010
- 132-2390-006

Section 6: No Mandatory Duty of Care.

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 7: Severability.

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 8: Savings Clause

The provisions of this ordinance shall not affect or impair an act done or right vested or approved or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take effect; but every such act done, or right vested or accrued, or proceeding, suit or prosecution shall remain in full force and effect to all intents and purposes as if such ordinance or part thereof so repealed had remained in force. No offense committed and no liability, penalty or forfeiture, either civilly or criminally incurred prior to the time when any such ordinance or part thereof shall be repealed or altered by said Code shall be discharged or affected by such repeal or alteration; but prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceeded with in all respects as if such prior ordinance or part thereof had not been repealed or altered.

Section 9: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage, a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

INTRODUCED:
ADOPTED:
EFFECTIVE:

BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN P. HOBBS,
CITY ATTORNEY

Date signed: _____

Exhibit A
Zoological Park Special Planning Area

Provided under separate cover and available from the City Clerk or on the City's website at www.elkgrovecity.org/zoodocuments.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE AMENDING OF THE BICYCLE, PEDESTRIAN, AND TRAILS MASTER PLAN AND APPROVING A CONDITIONAL USE PERMIT, TENTATIVE SUBDIVISION MAP WITH SUBDIVISION DESIGN REVIEW, DISTRICT DEVELOPMENT PLAN, LEVEL 1 DESIGN REVIEW, AND AN ART PLAN, AND MAKING A DETERMINATION OF CONSISTENCY WITH THE GENERAL PLAN FOR LISTING IN THE CITY'S CAPITAL IMPROVEMENT PROGRAM FOR THE NEW ZOO AT ELK GROVE PROJECT

WHEREAS, on September 23, 2021, the City of Elk Grove (City) and Sacramento Zoological Society (the Society) entered into an Exclusive Negotiating Agreement (ENA) to explore development of a zoological park in Elk Grove; and

WHEREAS, on March 23, 2022, the City Council received a Feasibility Study describing the potential construction and operating characteristics for a potential New Zoo in Elk Grove (the Project); and

WHEREAS, the City Council directed staff to prepare a Memorandum of Understanding (MOU) with the Society regarding master planning and environmental review for a Zoo in Elk Grove; AND

WHEREAS, on May 25, 2022, the City Council and the Society entered into that MOU, which provided a process for the development of schematic design plans, preparation of an Environmental Impact Report for the Project, and development of other information and materials, including a Finance Plan; and

WHEREAS, on April 8, 2022, the City acquired an approximately 103-acre property at the northwest corner of Kammerer Road and Lotz Parkway, more particularly described as APNs 132-0320-001, 002, & 010, which, pursuant to the terms of the MOU, has been identified as the "Candidate Site" for the Project; and

WHEREAS, pursuant to the terms of the MOU, the City retained the services of a qualified civil engineering firm to prepare conceptual and schematic design for off-site infrastructure services, and the Society retained the services of a qualified zoological park design firm (supplemented by other technical expert design firms), and that together these firms make up the Design Team for the Project; and

WHEREAS, the City and the Society have worked closely in partnership to develop a comprehensive, multiphase design plan for the proposed Project, including key components of an entry complex, animal habitats, guest facilities and amenities including dining and retail spaces, animal care center and holding areas, facility storage and warehousing, guest and employee parking facilities, and off-site infrastructure necessary to serve the Project; and

WHEREAS, during the course of the conceptual and schematic design, potential future acquisition of a Cosumnes Community Services District property at APN 132-2390-006 was identified as an opportunity for employee parking and, along with the Candidate Site, makes up the Project Site; and

WHEREAS, the City determined that the Project shall, pursuant to the terms of the City's Municipal Code, be treated as any other development application and is subject to entitlement requirements and other discretionary procedures provided in the Municipal Code; and

WHEREAS, City staff determined that the existing zoning and other development regulations present in the City's Municipal Code were insufficient to address the unique needs of the Project and worked with the Society and the Design Team to prepare a new Special Planning Area zoning document that would guide the entitlement, permitting, development standards, and development process for the Project; and

WHEREAS, public outreach and engagement is of critical importance to the City and, as such, the City prepare and executed an extensive public engagement plan, which included more than 30 workshops, popup events, and other meetings at various locations and times throughout the design process, including a dedicated event with the adjoining neighborhood in the summer of 2022, as well as community open houses in August 2022 and November 2023 and presentation at numerous community groups; and

WHEREAS, the City determined that the Project is subject to the California Environmental Quality Act; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 4, 2024, as required by law, to consider all of the information presented by staff, the Society, and the Design Team, as well as public testimony presented in writing and at the meeting and voted 5-0 to recommend approval of the Project to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on May 8, 2024, as required by law, to consider all of the information presented by staff, the Society, and the Design Team, as well as public testimony presented in writing and at the meeting;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby finds no further CEQA review is required based upon the following finding:

CEQA

Finding: An Environmental Impact Report has been prepared for the Project in accordance with the California Environmental Quality Act (CEQA) and it reflects the independent judgment and analysis of the City.

Evidence: Approval of the proposed New Zoo at Elk Grove Project requires an Environmental Impact Report (EIR). That EIR was certified by the City Council on _____ by Resolution _____.

The City prepared a Notice of Preparation (NOP) and circulated it to public agencies and interested parties (including the general public) on November 18, 2022. The NOP provided an introduction to the Project. Comments on the scope of the EIR were requested by January 13, 2023, consistent with the requirements of the State CEQA Guidelines. Comments received on the NOP are included in the Draft EIR (Appendix B of the Draft EIR) and responses are provided in Chapter 1 of the Draft EIR.

The Draft EIR has been prepared to meet the requirements of a project EIR as defined by Section 15161 of the State CEQA Guidelines. A project EIR focuses on the changes in the physical environment that would result from the implementation of a project, including its planning, construction, and operation. The State's intention is that a lead agency preparing a project EIR would not be required to provide further environmental analysis for additional regulatory approvals following approval of the project, absent conditions requiring a subsequent EIR, a supplement to the EIR, or an addendum. As such, the EIR has been prepared to address the potential environmental impact of all phases of the Project.

The Draft EIR identified a range of potential impacts resulting from approval of the Project. Some of these impacts are analyzed in comparison to existing Zoological Park in Land Park in Sacramento. The impact areas come from the State's CEQA guidelines (the CEQA Checklist).

The EIR has identified the following environmental issue areas as having potentially significant environmental impacts from implementation of the Project:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Resources
- Energy
- Greenhouse Gas Emissions
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Public Services
- Transportation
- Utilities and Service Systems

Conclusions to the potential impacts are classified as either less than significant, less than significant after incorporation of mitigation measures, or significant and unavoidable. Significant and unavoidable impacts do not limit the City's ability to approve a project. Rather, given CEQA's role in providing disclosure of potential impacts, the City may approve a project with significant impacts that cannot be mitigated to a less than significant level. CEQA Guidelines Section 15093 states that "CEQA requires the [City] to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered 'acceptable.' When the [City] approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the [City] shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record." A statement of overriding considerations is necessary to approve the General Plan Update as two impacts, Greenhouse Gas Emissions and Transportation, remain significant and unavoidable after application of all feasible mitigation measures.

On January 5, 2024, the City released the Draft EIR. The Draft EIR was made available for public review and comment on the City's website, at City Hall, and at the Elk Grove library for a period of 45 days. Public comments on the Draft EIR were due

to the City on February 20, 2024. Comments were received from five agencies and 35 individuals on the content of the Draft EIR. Responses to these comments have been prepared by staff and are included in the Final EIR.

The Final EIR also includes an erratum of changes to the Draft EIR as a result of the public comments on the Project, the comments to the Draft EIR, and other revisions to the Project as identified by the City. The Final EIR indicates that the modifications to the Project are minor in nature and do not cause any change in significant impacts that were analyzed in the Draft EIR.

AND, BE IT FURTHER RESOLVED, that the City Council hereby approves an amendment to the Bicycle, Pedestrian, and Trails Master Plan, as described in Exhibit A (incorporated herein by this reference), based upon the following finding:

Finding: That the proposed amendment to the Bicycle, Pedestrian, and Trails Master Plan is consistent with the goals, policies, and objectives of the General Plan.

Evidence: The proposed amendment to the Bicycle, Pedestrian, and Trails Master Plan implements the alignment of pedestrian and trail facilities around the Project site, including along the Shed C Channel, Lotz Parkway, B Drive, and Classical Way, consistent with the General Plan's Transportation Plan, as illustrated in Figures 3-6 and 3-7 of the General Plan.

AND, BE IT FURTHER RESOLVED, that the City Council hereby approves the Conditional Use Permit, Tentative Subdivision Map with Subdivision Design Review, District Development Plan, and Level 1 Design Review for the Project, as described in Exhibit B and illustrated in Exhibit C, and subject to the conditions of approval in Exhibit D (all incorporated herein by this reference), based upon the following findings.

Conditional Use Permit

Finding #1: The proposed use is consistent with the General Plan and all applicable provisions of Title 23 (Zoning) of the City's Municipal Code.

Evidence: The proposed Zoological Park is consistent with the General Plan. The Vision Statement provides that Elk Grove is "great place to make a home, a great place to work, and a great place to play" and describes the community as being "family-oriented" and plentiful in parks. General Plan Goal RC-1 notes that "Elk Grove aims to become a center within the larger region, providing opportunities for employment, recreation, education, retail, industry, and residential development. This objective aligns with regional goals for economic development, sustainability and resiliency, and quality of life." Accompanying policy RC-1-3 provides that Elk Grove should invest in public infrastructure, including developing "great public spaces including urban plazas and parks, and adequate community services." Policy CIF-5-1 provides that "community facilities should be planned and designed to provide services and programs available for residents." The proposed Zoological Park implements the General Plan Vision and the noted goal and policies as it provides for a family-oriented activity in a park-like environment and expands the range of community services and amenities. It also furthers objectives the City has to be a regional destination as noted in Goal RC-1.

Finding #2: The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City.

Evidence: The proposed location is ideal for the Project as it is along the major roadway of Kammerer Road, with access today to State Route 99 and, in the future, Interstate 5. This level of access is ideal for both local and regional users to access the site. Roadways and parking facilities are designed for easy access from Kammerer Road, with logical movements and ample signage to direct visitors to the site. The Project scale is designed to provide for the long-term operation of the Project, with ample space to grow the facility in the future. The design includes extensive containment systems and security features, including exterior walls and fences, animal holding areas, and habitat containment, consistent with the requirements of the US Department of Agriculture (USDA) for wild animal holding and the standards of the Association of Zoos and Aquariums. Additional security features include security cameras, lighting, and public address systems. The operator is required to maintain USDA permits and accreditation of the facility for the life of the operation, and to coordinate with City Police and Cosumnes Community Services District Fire Department on training for emergency events. Light and noise from the Project has been analyzed and given the nature of the Project, and as conditioned, these components will not be an impact to nearby uses, as described in the Environmental Impact Report. As such, the proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the public and those in the immediate area.

Tentative Subdivision Map

Finding: None of the findings (a) through (g) below in Section 66474 of the California Government Code that require a City to deny approval of a tentative map apply to this project.

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence:

- a. The proposed map is consistent with the General Plan as it provides for the extension of the public street system consistent with the Circulation Plan and the Roadway Sizing Diagram. Right-of-way set-asides are provided along roadways, lots are established for drainage facilities, and
- b. The design of the proposed subdivision is consistent with the provisions of the General Plan and the Zoological Park Special Planning Area relative to street configurations and roadway cross sections, along with the proposed utility corridors and drainage infrastructure.
- c. The Project site is physically suitable to the type of development proposed. There are no major grading issues, access limitations, or other factors that would restrict the proposed land division.
- d. The Project site is physically suitable for the proposed density of development, as it is of sufficient size for the proposed activity and has access to major transportation corridors to facilitate the movement of people and goods to and from the site.
- e. The design of the proposed Project will not cause substantial environmental damage or impact fish or wildlife or their habitat as evidenced in the Project Environmental Impact Report.
- f. The design of the Project subdivision is not likely to impact public health and safety. There is adequate access to and from the site, with multiple points of emergency ingress and egress.
- g. The proposed Project will not conflict with an easement for public access. Existing access rights for widening of Kammerer Road along the Project frontage were previously acquired by the City. The Project includes set aside of right-of-way for the extension of Classical Way across the site and extension of B Street from the Souza Dairy subdivision project from the north to Kammerer Road. Existing easements are proposed for abandonment and are no longer necessary, as they will be replaced with new easements for utilities parallel to the public street system or as otherwise coordinated with the utility providers, as noted in the Project conditions of approval.

Subdivision Design Review

Finding #1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, Special Planning Area provisions, and Citywide Design Guidelines adopted by the City.

Evidence #1: The proposed Zoological Park is consistent with the General Plan. The Vision Statement provides that Elk Grove is “great place to make a home, a great place to work, and a great place to play” and describes the community as being “family-oriented” and plentiful in parks. General Plan Goal RC-1 notes that “Elk Grove aims to become a center within the larger region, providing opportunities for employment, recreation, education, retail, industry, and residential development. This objective aligns with regional goals for economic development, sustainability and resiliency, and quality of life.” Accompanying policy RC-1-3 provides that Elk Grove should invest in public infrastructure, including developing “great public spaces including urban plazas and parks, and adequate community services.” Policy CIF-5-1 provides that “community facilities should be planned and designed to provide

services and programs available for residents.” The proposed Zoological Park implements the General Plan Vision and the noted goal and policies as it provides for a family-oriented activity in a park-like environment and expands the range of community services and amenities. It also furthers objectives the City has to be a regional destination as noted in Goal RC-1

The design of the proposed Project is consistent with the development standards provided for in the Zoological Park Special Planning Area, including setbacks, building height, parking requirements, and other standards. Roadways are designed consistent with the provisions of the Special Planning Area and the City Improvement Standards.

Finding #2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence #2: The proposed subdivision design is suitable for the development of the site. Individual lots are created for the Zoological Park itself, along with each of the parking lots. Additional lots are created for drainage facilities and remainder areas east of B Drive. Adequate public right-of-way is set aside for Lotz Parkway, Classical Drive, and B Drive, and pedestrian easements and utility easements are provided along all roadways.

Finding #3: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence #3: While this condition is not applicable to tentative subdivision maps, the architecture and site design of the Project is consistent with the design provisions for architecture and landscaping provided in the Zoological Park Special Planning Area. Building designs provide for clearly defined public entrances or access points and detailing is provided in the respective roof designs, building articulations, and material and color palettes. Long blank façades are avoided. Roof planes and forms change in heights and character based upon the respective aspects of the building, including accenting entries and guest spaces from utility areas. The building designs positively contribute to the character and quality of the site by incorporating a common architecture language across the site. Further, the design of the buildings complements the surrounding area by being of high quality. While each of the proposed buildings are unique and reflective of its place on the site and the intent and use of the building, a common architecture language is established for the site, with the use of similar colors, materials, and overall building style. This includes the use of corrugated metal, roof overhangs and trellises, and approachable building massing and articulation.

Finding #4: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian modes of transportation.

Evidence #4: The design of the Project site separates arriving vehicular, bicycle, and pedestrian traffic into approach areas. Bicycle parking is located sufficiently near the entrances to the Zoo to be convenient and safe, but far enough away that bicycle

activities do not impede pedestrian traffic into the facility. Bicycle parking is provided on both the east and west approaches to help accommodate this. Within the parking area, dedicated pedestrian paths are provided. Within the Zoo, pedestrian/guest spaces are separated from utility and service paths, reducing conflict between guest and operations staff and services.

District Development Plan

Finding #1: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, special planning area provisions, Citywide and/or other applicable design guidelines, and improvement standards adopted by the City.

Evidence #1: The proposed Zoological Park is consistent with the General Plan. The Vision Statement provides that Elk Grove is “great place to make a home, a great place to work, and a great place to play” and describes the community as being “family-oriented” and plentiful in parks. General Plan Goal RC-1 notes that “Elk Grove aims to become a center within the larger region, providing opportunities for employment, recreation, education, retail, industry, and residential development. This objective aligns with regional goals for economic development, sustainability and resiliency, and quality of life.” Accompanying policy RC-1-3 provides that Elk Grove should invest in public infrastructure, including developing “great public spaces including urban plazas and parks, and adequate community services.” Policy CIF-5-1 provides that “community facilities should be planned and designed to provide services and programs available for residents.” The proposed Zoological Park implements the General Plan Vision and the noted goal and policies as it provides for a family-oriented activity in a park-like environment and expands the range of community services and amenities. It also furthers objectives the City has to be a regional destination as noted in Goal RC-1.

The design of the proposed Project is consistent with the development standards provided for in the Zoological Park Special Planning Area, including setbacks, building height, parking requirements, and other standards. Roadways are designed consistent with the provisions of the Special Planning Area and the City Improvement Standards. The design includes an easy, logical arrival experience with a dedicated drop-off area. Parking areas are designed with pedestrian corridors for safe movements in and around vehicles (General Design Principals, SPA section 4.2). Individual habitat zones are built off the main street, or Green Corridor (Site Design, SPA section 4.3). Access and wayfinding is consistent with the provisions provided in section 4.4 of the SPA.

Finding #2: The proposed site design, landscaping, and other aspects of the project will positively contribute to the character and quality of the site and project and the surrounding neighborhood and community.

Evidence #2: As described in the Project plans, the Project design will positively contribute to the surrounding neighborhood. A solid wall is provided along the Lotz Parkway frontage, with landscaping and trail improvements, screening the site from adjoining development to the east. The layout of the site is built off of the surrounding context, including Classical Way, Lotz Parkway, and B Street.

Finding #3: The proposed project site design will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence #3: The design of the Project site separates arriving vehicular, bicycle, and pedestrian traffic into approach areas. Bicycle parking is located sufficiently near the entrances to the Zoo to be convenient and safe, but far enough away that bicycle activities do not impede pedestrian traffic into the facility. Bicycle parking is provided on both the east and west approaches to help accommodate this. Within the parking area, dedicated pedestrian paths are provided. Within the Zoo, pedestrian/guest spaces are separated from utility and service paths, reducing conflict between guest and operations staff and services.

Level 1 Design Review

Finding #1: The proposed architecture, landscaping, and other features of the building will positively contribute to the character and quality of the site and project and the surrounding neighborhood and community.

Evidence #1: The architecture and landscaping design for the Level 1 Buildings, including the Entry Complex, Giraffe Lodge, and Gelada Café/Animal Care Center are consistent with the design provisions for architecture and landscaping provided in the Zoological Park Special Planning Area. Building designs provide for clearly defined public entrances or access points and detailing is provided in the respective roof designs, building articulations, and material and color palettes. Long blank façades are avoided. Roof planes and forms change in heights and character based upon the respective aspects of the building, including accenting entries and guest spaces from utility areas. The building designs positively contribute to the character and quality of the site by incorporating a common architecture language across the site. Further, the design of the buildings complements the surrounding area by being of high quality.

Finding #2: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings elsewhere on the site.

Evidence #2: While each of the proposed buildings are unique and reflective of its place on the site and the intent and use of the building, a common architecture language is established for the site, with the use of similar colors, materials, and overall building style. This includes the use of corrugated metal, roof overhangs and trellises, and approachable building massing and articulation.

AND, BE IT FURTHER RESOLVED, that the City Council hereby approves the Art Plan for the Project as described in Exhibit E and incorporated herein by this reference and based upon the following finding;

Art Plan

Finding: The proposed art plan implements the requirements of the Zoological Park Special Planning Area and is consistent with the objectives of the City’s Percent for the Arts Program.

Evidence: The proposed Art Plan provides a strategy for integrating public art into the Project, describing the process to solicit, select, and install the artwork. The Art Plan utilizes the same approach to setting the overall art budget as provided in the City’s Percent for the Arts Program.

AND, BE IT FURTHER RESOLVED, that the City Council finds that the proposed Project is consistent with the City’s General Plan based upon the analysis presented in the May 8, 2024 staff report and based upon the prior General Plan consistency findings contained in this resolution and may be listed in the City’s Capital Improvement Program in such form as recommended to the City Council by the Public Works Director.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 8th day of May 2024

BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:

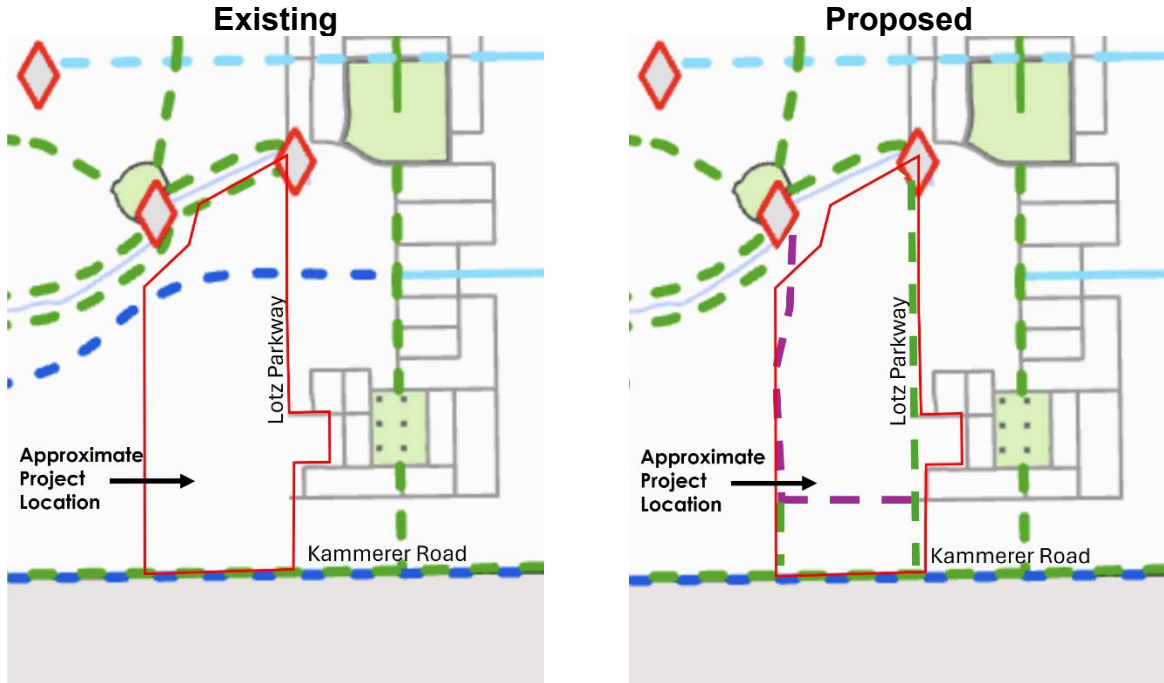
APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN P. HOBBS
CITY ATTORNEY

Exhibit A Amendment to the Bicycle, Pedestrian, and Trails Master Plan

The Bicycle, Pedestrian, and Trails Master Plan shall be amended as follows:



Existing and Proposed Bicycle Network Legend	
<p>Proposed Bicycle Facilities</p> <ul style="list-style-type: none"> --- Proposed Class I Multi-Use Path --- Proposed Class II Bicycle Lane --- Proposed Class II Buffered Bicycle Lane --- Proposed Class III Bicycle Route --- Proposed Class IV Bikeway --- Proposed Class II Green Painted Bicycle Lane 	<p>Proposed Crossing Improvements</p> <ul style="list-style-type: none"> ◇ Proposed At-Grade Class I Bikeway Crossing ◇ Proposed Grade-Separated Class I Bikeway Crossing ● Proposed Bicycle Specific Approach/Crossing Improvement

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.

###

Exhibit C Project Plans

Provided under separate cover and available from the City Clerk or on the City's website at www.elkgrovecity.org/zoodocuments.

The Project Plans consist of the following materials:

- Schematic Plans
 - Cover Sheet
 - Civil Plans
 - Exhibit Plans
 - Architecture Plans
 - Life Support Systems (LSS)
 - Lighting Design Concept Book
 - Mechanical, Electrical, Plumbing, Fire Protection, and Technology Engineering Basis Of Design
- Tentative Parcel Map

**Exhibit D
Conditions of Approval**

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
On-Going				
1.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits G and H, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On Going	Planning	
2.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On Going	Planning	
3.	The Applicant, or Successors in Interest (hereby referred to as the Applicant), shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On Going	Planning	
4.	<p>Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • Zoological Park Special Planning Area • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 19.12 (Tree Preservation and Protection) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) 	On Going	Planning Engineering	

	Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
5.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City Engineer. All street improvements shall include vertical curb and gutter, except as approved by the City, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	On Going	Engineering SCWA SacSewer SMUD PG&E	
6.	<p>The Applicant shall pay all applicable plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), SacSewer, Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering CCSD SCWA SacSewer	
7.	<p>Approval of this project does not relieve the Applicant from the applicable requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Department review for permits and/or occupancy • US Department of Agriculture permitting for the housing of warm-bodied animals 	On-Going	Planning Engineering Building CCSD SCWA SacSewer	
8.	<p>To the extent that modifications are necessary to the site plan, building plans, landscape plans, or other aspects of the Project Approvals as part of the issuance of grading permit(s), improvement plans, building permits, or other construction permits, such changes shall be deemed to be in substantial conformance with the Project Approvals, and no amendment to the approvals shall be necessary, so long as the overall intent and character of the site plan is maintained, or there is no more than a ten percent change in the building square footage of any building. The Development Services Director shall have the authority to determine substantial conformance at their sole discretion.</p>	On-Going	Planning	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
9.	Construction plans, including improvement plans and building permits, may be prepared, submitted, and improved both in terms of the Phasing Plan provided in the Project plans but also within each Phase on a geographic basis. Such phasing shall be coordinated with and approved by the Development Services Director.	On-Going	Planning	
10.	Signage is not approved with this Application. Future signs shall be reviewed under a separate Sign Permit application. No Sign Permits shall be issued until a Sign Program has been approved pursuant to the Zoological Park Special Planning Area.	On-Going	Planning	
11.	Except for emergency notifications, no amplified sound, which is audible beyond the boundaries of the Project, shall occur after 10:00 pm or before 8:00 am.	On-Going	Development Services	
12.	The Applicant shall coordinate with the Police Department and the Cosumnes Community Services District Fire Department and conduct regular emergency drill trainings.	On-Going	Police	
13.	Review and implement, as applicable, the Mosquito Reducing Best Management Practices.	On-Going	Vector Control	
14.	As part of the Project's Building Permits, and pursuant to the Building Code/Fire Code, the Applicant may request the use of alternate means and methods (AMMR). Such requests shall be submitted for approval through the Cosumnes Fire Department. Any deviation from the approved alternate means and methods approvals may affect the Project as proposed.	On-Going	CCSD Fire	
15.	The installation of on-site traffic calming devices such as but not limited to speed bumps, humps, speed tables, or other designs are prohibited unless approved by the fire code official.	On-Going	CCSD Fire	
16.	Designated fire lanes shall be marked and maintained as fire lanes to the reasonable satisfaction of the Cosumnes Fire Department.	On-Going	CCSD Fire	
17.	Trees overhanging fire lanes shall always be maintained at minimum 13 feet 6 inches of vertical clearance.	On-Going	CCSD Fire	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
18.	All fire and life safety systems shall be maintained in accordance with California Code of Regulations Title 19. Inspection, testing, and maintenance reports shall be submitted to the Cosumnes Fire Department online reporting system. https://www.cosumnescsd.gov/1291/Maintaining-Commercial-Fire-Systems	On-Going	CCSD Fire	
19.	Operational permits as set forth in California Fire Code Chapter 1 may apply to this Project. If applicable, the Applicant is responsible for paying reasonable and established operational permit fees as invoiced by the Cosumnes Fire Department, as needed.	On-Going	CCSD Fire	
20.	Gates obstructing fire access routes shall comply with the Cosumnes Fire Department Emergency Access Gates and Barriers standard. Gate plans shall be submitted to the Cosumnes Fire Department for review and permit approval prior to installation of gate. https://www.yourcsd.com/DocumentCenter/View/23164/Emergency-Access-Gates-and-Barriers-PDF	On-Going	CCSD Fire	
21.	The Applicant shall have a dedicated person(s), with published contact information, to serve as a single point of contact to address neighbor concerns, including sound/noise, traffic, light, and other operational conditions. A person shall be reachable 24 hours a day seven days a week to address concerns.	On-Going	Planning	
Prior To or In Conjunction With Improvement and/or Grading Plan Submittal or Approval				
22.	The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted for the New Zoo at Elk Grove Project. The Applicant shall pay all costs associated with monitoring mitigation measures applicable to this development in order to assure MMRP compliance. The MMRP shall be recorded on the Property.	Prior to issuance of any plans or permits associated with this Project, the Applicant shall submit the deposit to the City of Elk Grove.	Planning Engineering	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
23.	<p>The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	Improvement Plan	Planning	
24.	<p>All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.</p> <p>A note stating the above shall be placed on the Improvement Plans</p>	Improvement Plans	Planning	
25.	<p>The Applicant shall coordinate with SacRT for one or more bus stop locations. The Applicant shall design and construct one or more bus stops as part of the Project.</p>	Improvement Plans	SacRT Planning	
26.	<p>All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.</p>	Improvement Plans	SCWA	
27.	<p>No water supply mains shall be located under structures such as box culverts and bridges. If the Project will build box culverts and bridges to the ultimate width, water mains shall cross above ground attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. 15-foot-wide water main easements shall be dedicated for the portion outside of ROW. The crossing shall be approved by SCWA Engineer. Underground crossings and attachments to structures shall be included in the environmental impact analysis. Additional environmental permitting and other associated costs will be at Applicant's expense.</p>	Improvement Plans	SCWA	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
28.	Destroy all abandoned wells on the proposed Project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the Project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction	Improvement Plans	SCWA	
29.	Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. When available, the applicant shall use non-potable water during grading and construction.	Improvement Plans	SCWA	
30.	The Project shall connect to the existing Sacramento County Water Agency system at a minimum of two locations. Applicant shall coordinate with the Agency and adjacent projects to accomplish this.	Improvement Plans	SCWA	
31.	SCWA will not issue water connection permits or sign improvement plans until existing water supply masterplans have been updated as necessary to accommodate zoo demands and approved by the SCWA.	Improvement Plans	SCWA	
32.	Designate parking and charging facilities for electric buses. The location and count shall be to the satisfaction of the Development Services Director in consultation with the Sacramento Metropolitan Air Quality Management District and local school district(s).	Improvement Plans	Planning Air District	
33.	<p>The Applicant shall prepare and submit a drainage study to the satisfaction of the City Engineer and in accordance with City of Elk Grove's Storm Drainage Master Plan, Improvement Standards, General Plan, SEPA Drainage Master Plan, and any specific plan and/or master plan. The study shall also include an evaluation of interim drainage improvements, which may include widening of the Shed C Channel.</p> <p>The Applicant shall design and install all storm drain improvements in accordance with the approved drainage study for the Project, as condition herein, to the satisfaction of the City.</p>	Improvement Plans	Engineering	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
34.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the Stormwater Quality Design Manual for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plans	Engineering	
35.	A maintenance agreement with the Zoological Society or any other entity that has control of the Property shall be executed for the stormwater quality control treatment devices to the satisfaction of the City.	Improvement Plans	Engineering	
36.	The Applicant shall provide procedures to accommodate hydromodification requirements. Low Impact Development (LID) features adopted in the Sacramento Region Stormwater Quality Manual (Manual) shall be implemented for the Project. All the designs shall be consistent with the design examples prescribed in the latest edition of the Manual.	Improvement Plans	Engineering	
37.	The Applicant shall design and improve all public streets (including Lotz Parkway, Classical Way, and Road B), intersections (Lotz/Kammerer, Lotz/Classical, Classical/Road B), and adjoining or accompanying sidewalks, landscape corridors, and bicycle and trail facilities, as illustrated on the Project Plans, and in accordance with Zoological Park Special Planning Area, Bicycle, Pedestrian, and Trails Master Plan, and the City Improvement Standards, to the satisfaction of the City. Only those deviations illustrated on the Project Plans or as provided in the Zoological Park Special Planning Area shall be permitted, unless a Design Deviation is approved by the City Engineer pursuant to the City Improvement Standards.	Improvement Plans	Engineering	
38.	The City may allow for the phased implementation of the public street system based upon the phasing of the Project and the status of adjoining development to the north and west of the Project site. Interim improvements, with appropriate reservation(s) may be permitted in the sole discretion of the City Engineer.	Improvement Plans	Engineering	
39.	The Applicant shall design and construct a northbound left turn pocket on Lotz Parkway at the northerly most driveway on Lotz Parkway.	Improvement Plans	Engineering	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
40.	The Applicant shall dedicate, design, and construct a “purple pipe” network for the transmission and distribution of Title 22 tertiary treated water to serve the Project site, greenways (trails), landscape corridors, and other irrigation throughout the Project. The “purple pipe” shall be designed and constructed pursuant to the standards of SCWA.	Improvement Plans	Engineering	
41.	The Applicant shall obtain clearance letters from applicable entities for any sign located within a utility easement, including a Public Utility Easement.	Improvement Plans	Engineering	
42.	The Applicant shall prepare and submit Landscape Plans in accordance with the provisions of the Zoological Park Special Planning Area and to the satisfaction of the City.	Improvement Plans	Planning	
43.	The Applicant shall prepare and submit Lighting Plans in accordance with the provisions of the Zoological Park Special Planning Area and to the satisfaction of the City.	Improvement Plans	Planning	
44.	The Applicant shall pay the Southeast Policy Area (SEPA) Drainage Impact Fee, as determined by the City, pursuant to EGMC Chapter 16.95, Development Impact Fees. Fees shall be paid prior to the acceptance of Improvement Plans. The SEPA drainage fee is based on total gross acreage. The Project may receive fee credit, up to a maximum of 100% of the fee obligation, towards the basin fee for public improvements completed by the Project.	Improvement Plans	Engineering	
45.	Project shall submit on-site, off-site, street, and capital improvement plans to the Cosumnes Fire Department for review and approval prior to beginning construction, which approval shall not be unreasonably withheld.	Improvement Plans	CCSD Fire	
46.	Each phase of this Project shall be coordinated in such a way that all required fire hydrants for that phase are live, with two points of service, and there will be no less than two fire department access points always, to the reasonable satisfaction of Cosumnes Fire Department.	Improvement Plans	CCSD Fire	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
47.	<p>The Project shall provide fire flow from a public water system that meet the fire flow requirements of the California Fire Code and the Cosumnes Fire Department. This Project requires a minimum 10-inch looped fire main to supply on-site fire hydrants and fire sprinkler systems. This on-site fire main shall be connected to the municipal water supply at two approved, remotely located points of connection to achieve two flow directions and shall be publicly maintained by the water purveyor.</p> <p>Additional water lines may be required due to the unique nature of this Project. Water supply and fire hydrants will be provided to accommodate safety standards to the reasonable satisfaction of the Cosumnes Fire Department.</p>	Improvement Plans	CCSD Fire	
48.	<p>For the surrounding roadways such as Lotz Parkway, Classical Way, Kammerer Road, and B Drive, for which street hydrants are not needed for protection of structures, fire hydrants shall be provided at each intersection and at not less than 1000-foot intervals for transportation hazards. Except along streets of four or more lanes, fire hydrants shall be installed with an average spacing of 300 feet on each side of the street and arranged on an alternating basis.</p>	Improvement Plans	CCSD Fire	
49.	<p>Fire hydrants shall be provided in designated parking areas, along streets, within the park, and the like to the reasonable satisfaction of the Cosumnes Fire Department.</p>	Improvement Plans	CCSD Fire	
50.	<p>Fire department connections shall be placed within 40 feet of a fire hydrant, or as otherwise to the reasonable satisfaction of the Cosumnes Fire Department.</p>	Improvement Plans	CCSD Fire	
51.	<p>Standpipes shall be placed within 40 feet of a fire hydrant or as otherwise to the reasonable satisfaction of the Cosumnes Fire Department.</p>	Improvement Plans	CCSD Fire	
52.	<p>This Project may require an on-site fire pump house and or dedicated fire pump room to support fire sprinkler systems, alternate fire suppression systems, and/or fire operations.</p> <p>The Applicant shall consult with a fire protection engineer and the water purveyor to determine if any unique circumstances exist that may require a fire pump, which may be considered as an AMMR.</p>	Improvement Plans	CCSD Fire	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
53.	Given the nature of the Project, additional and approved fire department access points, equipped with rapid entry devices, may be required to the reasonable satisfaction of the Cosumnes Fire Department.	Improvement Plans	CCSD Fire	
54.	The Project shall provide approved, dedicated fire department parking areas, at the front and other areas, for purposes of routine emergency medical aid and other fire department related emergency response, all to the reasonable satisfaction of the Cosumnes Fire Department.	Improvement Plans	CCSD Fire	
55.	The Applicant shall consult with the Cosumnes Fire Department to identify the necessary fire lanes and provide for their marking and installation. The final configuration of fire lanes shall be to the reasonable satisfaction of the Cosumnes Fire Department.	Improvement Plans	CCSD Fire	
56.	<p>Fire apparatus access roads for aerial fire apparatus shall be provided for all buildings exceeding 30 feet in height. Aerial apparatus access roads shall be provided on at least 2 intersecting building sides. Overhead utility and power lines shall not be located over aerial apparatus access roads or between the access road and the building. Shade trees shall not interfere with aerial operations. Underground vaults or utility boxes shall not be located within designated aerial operations areas to avoid conflict with outriggers. The unobstructed width of aerial apparatus roads shall not be less than 26 feet. Aerial apparatus access roads shall be located in relation to buildings as follows:</p> <ul style="list-style-type: none"> a. Buildings 30 to 40-ft in height, located a minimum of 14-feet from building b. Buildings 41 to 50-ft in height, located a minimum of 20-feet from building c. Buildings 51 to 60-ft in height, located a minimum of 27-feet from building d. Buildings 61-ft in height and greater, located a minimum of 33-feet from building <p>This is a standard fire code requirement for fire access. Understanding the unique nature of this project the intent of this condition is to ensure project and fire department collaboration for each unique circumstance and the alternative means and methods that go along with it.</p>	Improvement Plans	CCSD Fire	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
57.	Fire department access routes shall maintain minimum fire access width requirements. Routes shall provide a minimum 13-foot 6-inch vertical clearance and turning radii of 25-feet inside and 50 feet-outside (25 feet wide at and through the turn). Routes shall be paved and capable of supporting at least 80,000 pounds gross vehicle weight in all weather conditions. The slope for access roadways shall not exceed 10% for asphalt and 5% for concrete. The angle of approach and angle of departure shall not exceed eight degrees. The use of turf-block, grass-crete or similar alternate road surfaces is not approved for installation for fire apparatus access routes.	Improvement Plans	CCSD Fire	
58.	Fencing along all developed areas adjacent to wetlands, riparian corridors, creeks, railways, areas that may develop dry vegetation, or similar open spaces shall be non-combustible.	Improvement Plans	CCSD Fire	
59.	Provide at least ten (10) feet of greenbelt or other defensible space between combustible fences and wetlands, riparian corridors, creeks, railways, and other areas that may develop dry vegetation, or similar open spaces.	Improvement Plans	CCSD Fire	
60.	<p>Fire department access to wetlands, riparian corridors, creeks, railways, areas that may develop dry vegetation, or similar open spaces shall be provided in accordance with the following:</p> <ol style="list-style-type: none"> a. Provide fire department access to at the end of cul-de-sacs or other approved location via rolled curbs. b. Gates limiting access shall be equipped with an approved method for rapid access such as a Knox padlock or breakaway padlock. c. A turning radius of not less than 35 feet inside and 45 feet outside is required. d. Trails/bike lanes adjacent to spaces needed for fire access shall be paved a minimum of 10 feet wide with 2 feet of all-weather material on each side. e. Fire access routes, bike paths, and bridges shall be capable of supporting 35,000 pounds gross vehicle weight. Bridges shall meet the design requirements of the California Fire Code. 	Improvement Plans	CCSD Fire	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
Prior to or In Conjunction with Final Map Submittal or Approval				
61.	The Final Parcel Map shall substantially conform to the Tentative Subdivision Map presented and incorporated as part of the Project approvals, relative to the number of lots and their general configuration. The City will allow for reconciliation of the boundaries of the proposed lots vis-à-vis the proposed right-of-way set aside relative to the ultimate location and configuration of driveways, utilities, and other public and private infrastructure as determined in the discretion of the City.	Final Map	Engineering	
62.	The Applicant shall request AT&T quitclaim the existing easements on the property found in Book 764 Page 181 and Book 20000203 Page 571 of Official Records on file with Sacramento County.	Final Map or Phase 1 Improvement Plan	Engineering	
63.	The Applicant shall dedicate public utility easements for underground facilities and appurtenances adjacent to public streets.	Final Map	Engineering	
64.	The Applicant shall dedicate a pedestrian easement for any sidewalks adjacent to but located outside of the public right-of-way, as shown on the Tentative Subdivision Map.	Final Map	Engineering	
65.	The Applicant shall provide reciprocal access and parking between adjoining parcels of this development (Lots 1, 2, and 3 of the Tentative Subdivision Map), including but not limited to common area ownership and maintenance to the satisfaction of the City.	Final Map	Engineering	
66.	As determined by SacSewer, sewer easements may be required. All sewer easements shall be dedicated to SacSewer, in a form approved by the District Engineer. All SacSewer sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SacSewer will provide maintenance only in public right-of-ways and in easements dedicated to SacSewer.	Final Map	SacSewer	
Prior to or In Conjunction with Building Permit Submittal or Issuance/Approval				
67.	Provide separate public water service to each building.	Building Permit	SCWA	
68.	Prior to the issuance of building permits water intensive commercial and industrial building permit applicants shall conduct a water use efficiency review and submit the findings in required environmental documentation for the Project.	Building Permit	SCWA	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
69.	Prior to the issuance of building permits require efficient cooling systems, re-circulating pumps for fountains and ponds as a condition of service.	Building Permit	SCWA	
70.	Designate areas and charging facilities at anticipated delivery locations for EV charging and shore power for transport refrigeration units.	Building Permit	Planning AQMD	
71.	The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activity associated with the Project. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damaged portion(s) in accordance with the City Improvement Standards and to the satisfaction of the City. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.	Building Permit	Engineering	
72.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	
73.	Connection to the District's sewer system shall be required to the satisfaction of SacSewer. In order to obtain sewer service, construction of SacSewer sewer infrastructure will be required. District Design Standards apply to sewer construction.	Building Permit	SacSewer	
74.	Prior to issuance of Building Permits for qualifying structures, Applicant shall submit for Level 2 Design Review as provided in the Zoological Park Special Planning Area.	Building Permit	Planning	
75.	To the reasonable satisfaction of the Cosumnes Fire Department, roadways, street signs, and fire lanes shall be installed and meet minimum fire access requirements (on-site and off-site) prior to construction or on-site storage of combustible materials.	Building Permit	CCSD Fire	
76.	Water mains and fire hydrants designated for the Project shall be installed, tested, flushed, inspected, and able to provide the required fire flow prior to combustible construction and or to the reasonable satisfaction of the Cosumnes Fire Department.	Building Permit	CCSD Fire	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
77.	This Project is required to provide a fire control room for each fire sprinklered building and/or to the reasonable satisfaction of the Cosumnes Fire Department. https://www.cosumnescsd.gov/DocumentCenter/View/21754/Fire-Control-Room-Design-Standard-PDF	Building Permit	CCSD Fire	
78.	The Project shall provide a centralized emergency management room, designed in coordination with the Cosumnes Fire Department, in which to conduct emergency operations.	Building Permit	CCSD Fire Police	
79.	The Project shall provide onsite fire access to within 150 feet of all portions of each building as measured by an approved route around the exterior of each building. An alternative distance may be approved by the Cosumnes Fire Department. Understanding the unique nature of this Project, the intent of this condition is to ensure Project and fire department collaboration for each unique circumstance and the alternative means and methods that go along with it. Additional fire lanes will be required.	Building Permit	CCSD Fire	
80.	Project shall submit for review any building/structure naming, addressing, numbering, or other building/structure identification scheme for emergency response coordination.	Building Permit	CCSD Fire	
Prior to Certificate of Occupancy				
81.	In coordination with City Public Works and Police, develop and implement a Traffic Control Plan for Project Grand Opening and other major events, including the opening of successive phases.	Prior to Certificate of Occupancy	Public Works Police	
82.	In coordination with Police and CCSD Fire, the Applicant shall develop and implement a Public Safety Plan. The Public Safety Plan shall, at a minimum, provide for the installation of security cameras and other public safety systems as determined reasonably necessary by the Police Chief for maintaining public safety in and around the Project.	Prior to Certificate of Occupancy	Police CCSD Fire	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
83.	Approved radio coverage for emergency responders shall be provided. A test conducted by a licensed contractor shall be performed at building or project completion to determine if the public safety communication system is adequate for emergency responder radio coverage. Buildings/structures that cannot support the required level of radio coverage shall install a distributed antenna system with FCC certified signal boosters subject to Cosumnes Fire Department review and approval, which approval shall not be unreasonably withheld.	Prior to Certificate of Occupancy	CCSD Fire	

##

Exhibit E
Art Plan

Provided under separate cover and available from the City Clerk or on the City's website at www.elkgrovecity.org/zoodocuments.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
PROVIDING A COMPELLING REASON TO DEVIATE FROM THE CURRENT
GUIDELINES OF THE CITY'S NAMING POLICY AND CREATE AN ALTERNATIVE
PROCESS FOR NAMING NEW ZOO BUILDINGS**

WHEREAS, on September 23, 2021, the City of Elk Grove (City) and Sacramento Zoological Society (the Society) entered into an Exclusive Negotiating Agreement (ENA) to explore development of a zoological park in Elk Grove; and

WHEREAS, on March 23, 2022, the City Council received a Feasibility Study describing the potential construction and operating characteristics for a potential New Zoo in Elk Grove (the Project); and

WHEREAS, the City Council directed staff to prepare a Memorandum of Understanding (MOU) with the Society regarding master planning and environmental review for a Zoo in Elk Grove; and

WHEREAS, on May 25, 2022, the City Council and the Society entered into that MOU, which provided a process for the development of schematic design plans, preparation of an Environmental Impact Report for the Project, and development of other information and materials, including a Finance Plan; and

WHEREAS, on April 8, 2022, the City acquired an approximately 103-acre property at the northwest corner of Kammerer Road and Lotz Parkway, more particularly described as APNs 132-0320-001, 002, & 010, which, pursuant to the terms of the MOU, has been identified as the "Candidate Site" for the Project; and

WHEREAS, pursuant to the terms of the MOU, the City retained the services of a qualified civil engineering firm to prepare conceptual and schematic design for off-site infrastructure services, and the Society retained the services of a qualified zoological park design firm (supplemented by other technical expert design firms), and that together these firms make up the Design Team for the Project; and

WHEREAS, the City and the Society have worked closely in partnership to develop a comprehensive, multiphase design plan for the proposed Project, including key components of an entry complex, animal habitats, guest facilities and amenities including dining and retail spaces, animal care center and holding areas, facility storage and warehousing, guest and employee parking facilities, and off-site infrastructure necessary to serve the Project; and

WHEREAS, during the course of the conceptual and schematic design, potential future acquisition of a Cosumnes Community Services District property at APN 132-2390-006 was identified as an opportunity for employee parking and, along with the Candidate Site, makes up the Project Site; and

WHEREAS, the City determined that the Project shall, pursuant to the terms of the City's Municipal Code, be treated as any other development application and is subject to entitlement requirements and other discretionary procedures provided in the Municipal Code; and

WHEREAS, City staff determined that the existing zoning and other development regulations present in the City’s Municipal Code were insufficient to address the unique needs of the Project and worked with the Society and the Design Team to prepare a new Special Planning Area zoning document that would guide the entitlement, permitting, development standards, and development process for the Project; and

WHEREAS, public outreach and engagement is of critical importance to the City and, as such, the City prepare and executed an extensive public engagement plan, which included more than 30 workshops, popup events, and other meetings at various locations and times throughout the design process, including a dedicated event with the adjoining neighborhood in the summer of 2022, as well as community open houses in August 2022 and November 2023 and presentation at numerous community groups; and

WHEREAS, the City determined that the Project is subject to the California Environmental Quality Act; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 4, 2024, as required by law, to consider all of the information presented by staff, the Society, and the Design Team, as well as public testimony presented in writing and at the meeting and voted 5-0 to recommend approval of the Project to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on May 8, 2024, as required by law, to consider all of the information presented by staff, the Society, and the Design Team, as well as public testimony presented in writing and at the meeting;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby finds no further CEQA review is required based upon the following finding:

CEQA

Finding: An Environmental Impact Report has been prepared for the Project in accordance with the California Environmental Quality Act (CEQA) and it reflects the independent judgment and analysis of the City.

Evidence: Approval of the proposed New Zoo at Elk Grove Project requires an Environmental Impact Report (EIR). That EIR was certified by the City Council on _____ by Resolution _____.

The City prepared a Notice of Preparation (NOP) and circulated it to public agencies and interested parties (including the general public) on November 18, 2022. The NOP provided an introduction to the Project. Comments on the scope of the EIR were requested by January 13, 2023, consistent with the requirements of the State CEQA Guidelines. Comments received on the NOP are included in the Draft EIR (Appendix B of the Draft EIR) and responses are provided in Chapter 1 of the Draft EIR.

The Draft EIR has been prepared to meet the requirements of a project EIR as defined by Section 15161 of the State CEQA Guidelines. A project EIR focuses on the changes in the physical environment that would result from the implementation of a project, including its planning, construction, and operation. The State’s intention is that a lead agency preparing a project EIR would not be required to provide further

environmental analysis for additional regulatory approvals following approval of the project, absent conditions requiring a subsequent EIR, a supplement to the EIR, or an addendum. As such, the EIR has been prepared to address the potential environmental impact of all phases of the Project.

The Draft EIR identified a range of potential impacts resulting from approval of the Project. Some of these impacts are analyzed in comparison to existing Zoological Park in Land Park in Sacramento. The impact areas come from the State's CEQA guidelines (the CEQA Checklist).

The EIR has identified the following environmental issue areas as having potentially significant environmental impacts from implementation of the Project:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Resources
- Energy
- Greenhouse Gas Emissions
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Public Services
- Transportation
- Utilities and Service Systems

Conclusions to the potential impacts are classified as either less than significant, less than significant after incorporation of mitigation measures, or significant and unavoidable. Significant and unavoidable impacts do not limit the City's ability to approve a project. Rather, given CEQA's role in providing disclosure of potential impacts, the City may approve a project with significant impacts that cannot be mitigated to a less than significant level. CEQA Guidelines Section 15093 states that "CEQA requires the [City] to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered 'acceptable.' When the [City] approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the [City] shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record." A statement of overriding considerations is necessary to approve the General Plan Update as two impacts, Greenhouse Gas Emissions and Transportation, remain significant and unavoidable after application of all feasible mitigation measures.

On January 5, 2024, the City released the Draft EIR. The Draft EIR was made available for public review and comment on the City's website, at City Hall, and at the Elk Grove library for a period of 45 days. Public comments on the Draft EIR were due to the City on February 20, 2024. Comments were received from five agencies and 35 individuals on the content of the Draft EIR. Responses to these comments have been prepared by staff and are included in the Final EIR.

The Final EIR also includes an erratum of changes to the Draft EIR as a result of the public comments on the Project, the comments to the Draft EIR, and other revisions to the Project as identified by the City. The Final EIR indicates that the modifications to the Project are minor in nature and do not cause any change in significant impacts that were analyzed in the Draft EIR.

AND, BE IT FURTHER RESOLVED, that the City Council hereby finds that there is a compelling reason to deviate from the current guidelines of the City’s Naming Policy, finds that such guidelines shall not apply to the New Zoo or any of its buildings, facilities, or structures, delegates naming authority for any of the New Zoo’s buildings, facilities, or structures to the City Manager, with the exception of the New Zoo itself, which naming authority shall remain vested with the City Council.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 8th day of May 2024

BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN P. HOBBS
CITY ATTORNEY