

CEQA Findings of Fact and
Statement of Overriding Considerations
of the City of Elk Grove
for the

The New Zoo at Elk Grove Project

March 2024

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LIST OF ABBREVIATIONS

ADWF	average dry weather flow
AFY	acre feet per year
APN	Assessor's Parcel Numbers
BMP	best management practice
BPTMP	Bicycle, Pedestrian, and Trails Master Plan
CAAQS	California Ambient Air Quality Standards
Caltrans	California Department of Transportation
CAP	climate action plan
CBC	California Building Code
CCR	California Code of Regulations
CCSD	Cosumnes Community Services District
Central Valley RWQCB	Central Valley Regional Water Quality Control Board
CEQA	California Environmental Quality Act
City	City of Elk Grove
CO	carbon monoxide
Council	City of Elk Grove Council
dba	A-weighted decibels
EGMC	Elk Grove Municipal Code
EIR	environmental impact report
EV	electric vehicle
in/sec	Inches per second
kW	kilowatt
lb/day	pounds per day
LEA	Livable Employment Area
L_{eq}	energy-equivalent noise level
LID	low-impact development
L_{max}	maximum noise level
LSS	life support systems
mgd	million gallons per day
MMRP	Mitigation Monitoring and Reporting Program
MTCO _{2e}	metric tons of carbon dioxide equivalent

MTP/SCS	Metropolitan Transportation Plan/Sustainable Communities Strategy
NAAQS	National Ambient Air Quality Standards
NOP	Notice of Preparation
NO _x	oxides of nitrogen
PM ₁₀	respirable particulate matter
PM _{2.5}	fine particulate matter
PPV	peak particle velocity
PRC	Public Resources Code
PUE	Public Utility Easement
ROG	reactive organic gas
SACOG	Sacramento Area Council of Governments
SacSewer	Sacramento Area Sewer District
SCWA	Sacramento County Water Agency
SEPA	SouthEast Policy Area
SMAQMD	Sacramento Metropolitan Air Quality Management District
SMUD	Sacramento Metropolitan Utility District
SO _x	oxides of sulfur
SPA	special plan area
SR 99	State Highway 99
SR	State Route
SRWTP	Sacramento Regional Wastewater Treatment Plant
SWPPP	stormwater pollution prevention plan
SZS	Sacramento Zoological Society
TAC	toxic air contaminant
TMP	traffic management plan
VdB	vibration decibel
VMT	vehicle miles traveled

1 INTRODUCTION

The City of Elk Grove (City), as lead agency, prepared an environmental impact report (EIR) for the proposed New Zoo at Elk Grove Project (New Zoo or Project). The document consists of the January 2024 Draft EIR and the March 2024 Final EIR (State Clearinghouse No. 2022110393) (collectively referred to as the EIR). The EIR for the Project presents an assessment of the reasonably foreseeable and potentially significant adverse environmental effects that may occur from implementation of the Project. These findings have been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000 et seq.) and its implementing guidelines (CEQA Guidelines) (California Code of Regulations [CCR] Title 14, Section 15000 et seq.). The City is the lead agency under CEQA and the City of Elk Grove Council (Council) is the decision-making authority for the Project. The City Council adopts these findings in that capacity.

2 PROJECT DESCRIPTION

2.1 BACKGROUND AND LOCATION

The Sacramento Zoo is located in William Land Park in the City of Sacramento. The Sacramento Zoo site is owned by the City of Sacramento and is operated, pursuant to a Partnership Agreement, by the Sacramento Zoological Society, the nonprofit organization that has complete managerial and financial control of the Zoo. The existing Zoo is a 94-year-old zoo in need of renovations to habitat and facilities to meet current animal care standards and guest experiences. The 14.7-acre facility is landlocked and unable to provide the necessary space for many of the species housed at the Sacramento Zoo. Space is also limited for visitor parking at the Sacramento Zoo and restricts the number of attendees and access to the Zoo.

The Sacramento Zoological Society manages the care and welfare of the Zoo and its animals. Over the past 30 years the Sacramento Zoo has lost many of its iconic animal species, such as tiger and bear, due to space constraints. The existing challenges at the Sacramento Zoo are proposed to be resolved by relocating the Zoo to an area that allows for large, modern habitats that meet the welfare needs of the animals, opportunity to care for a wider variety of animals to improve guest experience, and increased visitor parking to enhance visitor access.

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 Community Plan and the core of the site has a land use designation of Parks and Open Space (P/O). The Livable Employment Area Community Plan includes consideration of the Project site as a zoological park.

2.2 OVERVIEW

The following provides a brief summary and overview of the Project. Chapter 2, "Project Description," of the Draft EIR includes a detailed description of the Project, including maps and graphics.

The Project would:

- ▶ Result in a new special plan area (SPA) for the Project site that would establish a land use plan and allowed uses for properties within the Zoological Park SPA,
- ▶ Result in development of a zoological park that would include various facilities and buildings to support the New Zoo,
- ▶ Result in construction of off-site public infrastructure improvements, and
- ▶ Develop an animal browse program to address nutritional needs of the herbivore and omnivore species housed at the New Zoo.

The Project does not include repurposing of the existing Sacramento Zoo site in the City of Sacramento. Upon opening of the New Zoo in full the existing Sacramento Zoo would close and some animals may be transported to the New Zoo. Animals not transferred to the New Zoo would be re-homed to other facilities pursuant to Association of Zoos and Aquarium standards. The Sacramento Zoological Society (Society) would remove from the Sacramento Zoo and relocate to the New Zoo assets including but are not limited to the carousel and okapi barn. Most other buildings and exhibit materials would remain at the Sacramento Zoo. The Sacramento Zoo site would remain under the jurisdiction of the City of Sacramento. The Society would no longer provide on-site security and the City of Sacramento would utilize their existing police personnel to patrol and respond to any potential issues at the vacant site, until such time as the former Sacramento Zoo property is open to the public. The City of Sacramento has a parks maintenance department who would maintain the grounds within the fenced former Zoo area until such time as Sacramento City determines a future use in which it would then be subject to the appropriate environmental review.

2.2.1 Zoological Park SPA

The Project would create a new SPA for the Project area that would establish a land use plan and allowed uses for properties within the Zoological Park SPA. The SPA would also include development standards such as minimum setbacks and height limits. The SPA would cover approximately 100 acres including areas for off-site improvements, such as the proposed parking facilities. Permitting requirements including thresholds for Design Review and identification of the approving authority for various permits required to construct and operate the proposed New Zoo would be contained in the SPA.

2.2.2 Zoological Park

The zoological park would include various facilities and buildings to be developed in phases potentially starting in 2025 that would encompass the proposed New Zoo. The main facility would be on approximately 65 acres and would be designed to support an average annual attendance (at buildout) 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. Table 1 shows proposed elements of the New Zoo.

It is currently anticipated that 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 the additional zoological features. Phase 1A of the New Zoo would open for operation in 2029 (or as early as 2027 if a rolling opening were to occur). Phase 1C would include the hippopotamus and additional savannas in the northwest corner of the site. The other zones of California and Australasia, along with development of permanent administrative offices, would occur in one or more phases as funding becomes available as are referred to as future phases (Phases 2-4). Detailed design of Phases 1A and 1B has been developed, while conceptual designs for future phases have been provided. Design approval for future phases would occur subsequent to the approval of the Zoological Park SPA, overall site plan, and Phase 1A/B. Construction of Phase 1A/B is anticipated to begin in summer of 2025 and last approximately 36 months. However, as previously mentioned, additional sub-phasing may occur based upon Project funding.

Table 1 Project Summary

Phase/Timing	Planning Area	Description	Proposed Facilities	Proposed Exhibits ¹
Phase 1A: Near Term (30 months)				
	Main Entry Complex and Lodge	<ul style="list-style-type: none"> ▶ Visitor services, ticketing, administration, gift shop, coffee café ▶ Lodge 	<ul style="list-style-type: none"> ▶ Guest services/ticketing/restrooms: 4,700sf ▶ Retail building: 10,000sf (incl covered area over ticketing) ▶ Educational entry restrooms: 500sf ▶ Giraffe Lodge: 12,000 sf ▶ 4,800 square foot events lawn (including pre-function and dining areas) 	<ul style="list-style-type: none"> ▶ Dwarf mongoose: 215 sf ▶ Giraffe feeding shelter: 2,400 sf
	Green Corridor	<ul style="list-style-type: none"> ▶ Primary guest pathway through the New Zoo 	<ul style="list-style-type: none"> ▶ Open lawn ▶ Wildlife wetlands garden ▶ Carousel shelter: 1,600 sf ▶ Train station and tickets: 1,000 sf ▶ Multipurpose Rooms: (3) at 1000 sf each 	<ul style="list-style-type: none"> ▶ Flamingo aviary: 8,600 sf ▶ Gelada: 24,000 sf ▶ Thick billed parrot: 2,500 sf ▶ Okapi: 12,150 sf ▶ Animal care quarters: 9,000 sf
	Africa Zone	<ul style="list-style-type: none"> ▶ Savannas ▶ Overnight camp lawn 	<ul style="list-style-type: none"> ▶ Three educational buildings: 1,000 sf each ▶ Restrooms:800 sf ▶ Hay storage: 500 sf ▶ Browse cooler: 200 sf ▶ Fodder storage: 200 sf ▶ Beer Garden Point of Sale 1: 250sf ▶ Beer Garden Point of Sale 2: 250 sf 	<ul style="list-style-type: none"> ▶ Lion: 22,300 sf ▶ Savanna West: 52,300 sf ▶ Savanna East: 73,575 sf ▶ Rhino: 23380 sf ▶ Cheetah: 15,230 sf ▶ African Small Mammal 400 sf ▶ Meerkat: 1,600 sf ▶ Animal care quarters: 25,500 sf
	Animal Care Center	<ul style="list-style-type: none"> ▶ Gelada café & guest restrooms ▶ Nutrition Center ▶ Animal Care Hospital ▶ Animal Quarantine 	<ul style="list-style-type: none"> ▶ Gelada café: 3,200 sf ▶ Guest restrooms: 1,000 sf ▶ Animal care center: 21,000 sf ▶ Viewing area: 2,500 sf ▶ Enclosed vet yard ▶ Service corridor and truck loading ▶ Maintenance Shed/Shops: 8,700 sf 	NA

Phase/Timing	Planning Area	Description	Proposed Facilities	Proposed Exhibits ¹
	Parking	<ul style="list-style-type: none"> ▶ Two guest parking lots – North Lot and South Lot ▶ On- and off-site employee parking 	<ul style="list-style-type: none"> ▶ Paved north lot: 500 spaces ▶ Gravel south lot: 1,100 spaces 	NA
	Off-site Improvements	<ul style="list-style-type: none"> ▶ Roadway improvements to Lotz Parkway, Kammerer Road, and Classical Drive ▶ New roadway B Drive ▶ Pedestrian and bicycle facilities ▶ Sewer infrastructure ▶ Water infrastructure ▶ Storm drainage detention basin ▶ Electrical, gas, and telecommunication facilities 	NA	NA
Phase 1B: Near Term				
	Main Entry and Green Corridor	NA	NA	<ul style="list-style-type: none"> ▶ Alligator: 2,500 sf ▶ Squirrel Monkey: 1,300 sf ▶ Lemur: 5,100 sf ▶ Africa Aviary (birds): 15,000 sf ▶ African Aviary (okapi area only): 7,500 sf ▶ Colobus Monkey: 3,200 sf ▶ Giant Tortoise: 5,800 sf ▶ Animal care quarters: 5,130 sf
Phase 1C: Mid Term				
	Africa Zone	<ul style="list-style-type: none"> ▶ Removal of overnight camping lawn, replace with wild dog exhibits ▶ Tent camp area ▶ Overnight Guest Suites 	<ul style="list-style-type: none"> ▶ Overnight Guest Suites: 3 at 900 sf ea.; 1 at 1,400 sf 	<ul style="list-style-type: none"> ▶ Savanna North: 45,500sf ▶ Wild Dog: 25,500 sf ▶ Hippopotamus: 24,500 sf ▶ African Ape: 41,000 sf ▶ Animal care quarters: 20,000 sf

Phase/Timing	Planning Area	Description	Proposed Facilities	Proposed Exhibits ¹
Future Phases 2-4: Long Term				
Phase 2	California Zone	▶ California exhibits	<ul style="list-style-type: none"> ▶ Rehab and rescue facility: 11,000 sf ▶ Food kiosk: 500 sf ▶ Restrooms: 1,800 sf ▶ Deserts Interior Exhibits building: 6,400 sf ▶ Fresh Waters Interior Exhibits building: 18,600 sf ▶ Education Building: 9,000 sf ▶ Changing Exhibits: 5,000 sf 	<ul style="list-style-type: none"> ▶ Beaver: 2,100 sf ▶ Big horn sheep: 12,700 sf ▶ Bobcat: 2,100 sf ▶ California deserts interior exhibits: 2,000 sf ▶ California fresh waters interior exhibits: 2,000sf ▶ Eagle and fish: 4,000 sf ▶ Elk Meadow: 42,000 sf ▶ Grizzly Bear: 36,000 sf ▶ River otter: 8,300 sf ▶ California Sierra Nevada mountain exhibits: 500 sf ▶ Animal care quarters: 11,500 sf
Phase 3	Administrative Buildings	▶ Office complex	▶ Administration Building: 9,500 sf	NA
Phase 4	Australasia Zone	<ul style="list-style-type: none"> ▶ Australia exhibits ▶ Asia exhibits ▶ Maintenance buildings and shops 	<ul style="list-style-type: none"> ▶ Wallace Line Building: 22,000 sf ▶ Food Kiosk: 500 sf ▶ Playground ▶ Photo opportunity area ▶ Restrooms 1,000 sf ▶ Greenhouse 1 and 2: 7,600 sf ▶ Maintenance shed/shops: 8,500 sf ▶ Event storage: 3,800 sf 	<ul style="list-style-type: none"> ▶ Australia Aviaries: 3,000 sf ▶ Australia/Wallaby aviary: 11,000 sf ▶ Cassowary: 4,500 sf ▶ Komodo Dragon: 3,000 sf ▶ Interior Exhibits: 8,300 sf ▶ Asian aviaries: 5,500 sf ▶ Blood python: 200 sf ▶ Clouded leopard: 7,000 sf ▶ Tiger: 38,000 sf ▶ Red Panda: 3,000 sf ▶ Asian Apes: 33,000 sf ▶ Animal care quarters: 18,000 sf

Note: All square footage numbers are approximate.

Sf = square feet; NA = not applicable

¹ Species listed are intended for each proposed exhibit; however, exhibits may house different species upon construction of future phases of the New Zoo.

Source: Ascent 2023.

PHASE 1

The following is a summary of the components of Phase 1, inclusive of subphases 1A, 1B, and 1C. As mentioned previously, Phases 1A and 1B may be built concurrently. Additionally, Phase 1C could be deferred until after Phase 2, 3, or 4, depending upon the needs of the Project and community and financial priorities.

Main Entry Complex

The main entry complex would be located at the southern portion of the site accessible from the main parking lot. The main entry complex would include visitor services, ticketing, administration, a gift shop, coffee café, and other concessions. The following buildings would be included in the main entry complex: guest services/ticketing/restroom building (4,700 square feet), retail building (6,000 square feet), and educational entry restrooms (500 square feet). Buildings range from approximately 12 to 20 feet tall with insulated metal stud walls, sheathing, and glazed doors and openings. The main entrance building would include steel framed walls and structural framing. Two focal point structures would be included in the entry complex. One on the exterior plaza and a second focal element in the arrival plaza. Buildings at the entry area would also include employee and office spaces for staff east of the main entry building.

Restaurants and Food Pavilions

The New Zoo would include several restaurants and food pavilions. The main entry complex would include a coffee café for visitors. A beer garden is proposed along the Green Corridor near the savannah and cheetah habitat. The beer garden would include two 300 square foot buildings for beer and food, 1,000 square foot restrooms, and shade structures. The two buildings would be prefabricated 10-foot-tall buildings.

A café and dining terrace, referred to as the Gelada Café, is proposed near the gelada exhibit and carousel and would be one of the main dining areas in the New Zoo. The 3,200 square foot Gelada Café would be connected to the nutrition center building, described below. The café would have a service counter, pickup counter, shaded queuing area, and outdoor seating area. The dining terrace would include views into the gelada exhibit from inside the café.

The Giraffe Café would be the main restaurant for the New Zoo. The café would be located on the southern portion of the site west of the main entry complex. The café would offer interior and exterior seating and be accessible inside the Zoo (as part of the ticketed experience) and to the general public. An outdoor games lawn would be connected to the café for visitor use. Visitors would be provided views of the savanna from the outdoor seating and windows in the café. The 12,000 square foot building would range from 13 to 18 feet in height with solar panels on the roof. A service entry with a separate gate system for the Giraffe Café would be provided off proposed B Drive. This area would include a truck turnaround for deliveries to the café and New Zoo. A 4,000 square foot concrete pad, with potential to be closed in later phases of construction, would be located adjacent to the Giraffe Café building for event dining. A 850 square foot prefunction concrete pad would be located adjacent to the concrete pad for setting up and prepping events. The concrete pad would include a separate event entry west of the Giraffe Lodge.

Animal Care Center

The animal care center would be located along the eastern portion of the site near the gelada and lemur exhibits. The animal care center would consist of a nutrition center, animal care hospital, and quarantine area. The 16-foot-tall building would be 21,000 square feet with solar panels on the roof, heated and cooled via a heat pump HVAC system. The building would be made of insulated metal stud walls with glazed doors and openings.

The veterinary hospital portion of the building would include areas for surgery, two treatment rooms, a recovery area, radiology room, lab, pharmacy and pharmacy storage, laundry, diet preparation room, and oxygen storage. Visitors would have the opportunity to experience views into the operating rooms (the two treatment rooms, surgery, and lab) through the glazed openings from an approximately 2,500 square foot viewing area. The viewing area would be covered with shade structures. The animal care and quarantine areas would include housing areas for small, medium, and large animals, aquatic species, and reptiles. Hoofstock would have an indoor and outdoor housing area. An enclosed veterinary yard would be located east of the building with a separate secured gate for access. The yard

would be large enough to allow for truck turnaround. A proposed gate off Lotz Parkway would provide a truck loading area, waste storage, and truck turnaround for additional access to the animal care center. The nutrition center would be located on the southern portion of the animal care center and consist of multiple rooms for animal food preparation and storage. Windows will allow guests to view the food preparation area and learn about animal caretaking and nutrition.

Play Areas

Play areas and structures would be located throughout the New Zoo. A carousel would be located toward the center of the New Zoo along the Green Corridor in a designated Play Zone. The carousel would be moved from the existing Sacramento Zoo and transported and installed at the New Zoo. A train ride route would be located near the carousel and circle the alligator and squirrel monkey exhibits. A play structure with ropes and other climbing and play apparatus would also be located near the carousel in the Play Zone. Other play structures in the New Zoo could include climbing towers and water play.

Overnight Accommodations

The Project would include overnight accommodation facilities where guests could stay overnight at the New Zoo. Overnight accommodations would include an open lawn area in the northern portion of the site near the lion and rhino exhibits in the African Zone. The open lawn would be a place for guests to pitch their personal tents. The lawn would also serve as an event space for potential functions. Overnight guests would be able to attend a nighttime safari. The nighttime safari experience would follow the Green Corridor route and include a light display and amplified noise.

The site plan also identifies a "tent camp" lodging component, which would provide between seven and fifteen hospitality suites for overnight guests. The "tent camp" would function more like a hotel, in that it would be a permanent, constructed facility with beds, bathrooms, and other furniture. Support facilities may include, but are not necessarily limited to, a camp fire/fire pit gathering space, "front desk" and administration space, and dining space. The exact design of the "tent camp" is unknown at this time but could be in the form of safari tents or could be a more traditional building structure with solid walls, windows, and doors.

Additional overnight accommodations may be integrated into some of the animal habitats and care areas, including lion, giraffe, and rhino. Up to 30 suites would provide sleeping and restroom facilities for guests and provide viewing into the animal habitats or care areas. Inclusion of these accommodations is dependent upon financial capacity.

Education Services

The New Zoo would provide the opportunity for educational experiences for a variety of guests. As part of Phase 1, education operations and administration would occur within the modular office complex. Educational programs would occur throughout the campus, including at the overnight/event lawn and within three party rooms/classrooms located near the gelada and tortoise exhibits. The area would include three 1,000 square foot buildings, each approximately 14 feet tall, a food prep and storage area, restrooms and two patio courtyards.

A dedicated educational building would be included in Phase 2.

Administration And Operations

Administrative and office functions of the New Zoo would be located at numerous locations around the complex. Admissions and security would be located at the main entry complex at the front of the New Zoo. Animal medical staff would be located at the animal care building near Lotz Parkway. Animal care staff administration would be located in a modular office complex (measuring approximately 3,000 square feet) just north of the animal care building; however, the majority of care staff would be stationed or otherwise work out of the animal care areas located adjacent to each animal habitat.

Overall administrative functions would be housed at a modular office complex also just north of the animal care building. The total building area would include approximately 8,900 square feet. Each operations function would be

located in a separate modular structure, with the group surrounding a central restroom and breakroom modular. In Phase 3, this complex would be replaced by a permanent office building just east of the main entry.

Warehouse and Storage

Primary warehouse and storage support facilities would be located in a support services complex in the northeast corner of the site adjacent to Lotz Parkway. This area would provide storage and shop space for support staff, including a plant nursery, maintenance and construction equipment, event equipment storage, and other campus support operations. Generally, animal food would not be stored in this area, though some hay or other dry storage may occur here. Additional animal hay/dry food storage would occur near the hoofstock habitats on the west side of the New Zoo.

Life Support Systems

Several of the exhibits at the New Zoo would incorporate aquatic features that would require life support systems (LSS). LSS would be located throughout the site. These systems would be designed to maintain suitable water quality for exhibit inhabitants and guest viewing stations. The LSS design for each exhibit depends on the exhibit volume, pool configuration, environmental influences, food loading, animal species, and viewing arrangement. Overall, the Project would require 153 acre feet per year of water during Phases 1A and 1B and 208 acre feet per year of water during Phase 1C, and Phases 2-4.

Animal Habitats and Off-Exhibit Care Areas

The New Zoo would include numerous animal exhibits clustered throughout the Zoo by region of species origin. Exhibit zones for Phase 1 include Green Corridor and Africa. The Africa zone would include savanna areas with various species including giraffe and other hoof stock, as described in Table 2-1. Lion and cheetah habitats would be located north of savanna. Further north would be a rhino habitat. Care quarters for rhino, hoof stock, and giraffe are located on the perimeter near Road B. The Green Corridor would include the flamingo aviary, okapi habitat, gelada habitat, and thick-billed parrot habitat. Phase 1B would include additional habitats, as described in Table 2-1, but may be included with Phase 1A depending on funding. Examples include areas for colobus monkey, additional aviaries, giant tortoise, squirrel monkey, and alligator. Phase 1C would include expansion of the Africa Zone. Under Phase 1C the Africa zone would include wild dog, hornbill, zebra, and ostrich exhibits located further north, along with an expansion of rhino. The northern portion of the New Zoo would also include exhibits for hippopotamus and an African primate habitat. The primate habitat would be constructed at the location of the overnight camping lawn. Camping opportunities would relocate to other lawn area(s) of the New Zoo, at that time. A detailed list of species and habitat size is included in Appendix C.

FUTURE PHASES

Phases 2 through 4 would include the buildout of the California and Australasia zones and construction of a permanent administration office building.

Phase 2 of the New Zoo would include the California zone with exhibits at the southeast portion of the site for eagle, river otter, elk, grizzly bear, waters for freshwater species, and other species native to California. 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 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.

The Australasia zone, Phase 4, would be located north of the Animal Care building near the northeast corner of the site. Habitats that may be included in this zone include, but are not limited to, cassowary, wallaby, emu, red panda, clouded leopard, tiger, orangutan, and other Australian and Asian animal species. Additional overnight guest accommodations may also be included, with views into the animal habitats and holding areas.

Animals for the California and Australasia zones would be housed at other zoos until completion of their habitats as part of future phases of the New Zoo.

Greenhouses and events storage buildings would be located north of the Australasia zone. The northeast corner of the New Zoo would be built out under future phases with maintenance shops, support offices, and other shop and warehouse spaces.

OTHER PROJECT IMPROVEMENTS

Landscape Improvements

Native and drought resistant plants would be included in Project landscaping to conserve water and create native species habitat. The landscaping would be designed to reduce runoff volume, peak flow rate, load, and water usage. Trees would line the Green Corridor to provide shade for visitors. The Green Corridor would include native plants with riparian groupings. Additional landscaping would be provided along the exterior of the site, in the main parking lot, and other areas of the site.

Access and Circulation

The main point of entry for the New Zoo site for guests would be from a driveway connecting along Classical Way. Additional details regarding guest arrival, parking, and access is described in more detail below.

Service and employee access to the site would be provided at several points along the exterior of the site. The primary access for staff would be a pedestrian gate at Lotz Parkway at the southern end of the site. The primary vehicle access for waste pickup vehicles would be a connection at Lotz Parkway at the north end of the site, just south of the Shed C Channel, with an uncontrolled left turn movement to enter the site. The entrance would remain an unsignalized intersection.

New roadways around and to the site would include Classical Way and B Drive. B Drive would extend from the Shed C Channel along the western portion of the site south to Kammerer Road. Roundabouts to direct traffic would be located at Classical Way and the entrance to the New Zoo and Classical Way and B Drive. A driveway would connect B Drive to the New Zoo's southwest service entrance, where deliveries to the Giraffe Lodge and the event space would occur. Off-site roadway improvements are discussed in Section 2.4.7.

The Project site would include six pedestrian gates. Four of the gates (pedestrian gates 6, 8, 9, and 10) would be located along the southern portion of the Zoo. Gates 6 and 9 would serve as guest entry and exit. Gate 8 would be the pedestrian gate for entry to the educational area. Gates 9 and 10 would serve as a controlled entry/exit from the Giraffe Lodge to the New Zoo and a controlled entry/exit for special events. Pedestrian gate 11 along the southwestern border of the Zoo site would serve as the pedestrian and vehicle entry to the service entry for events at the New Zoo. Pedestrian gate 4 would be located off Lotz Parkway for Zoo staff only as described above.

The Project site would include six vehicle gates for entry into the Zoo facilities. Gate 1, located at the northeast corner of the site, would serve as the main entrance/exit and entry for non-zoo vehicles with an attendant at the gate. Gates 2, 3, and 5 would serve as emergency entrance/exit gates and would be accessible via keycard. Gate 7 would be the service gate to serve the guest food deliveries and back of house waste areas, accessible via keycard. Finally, gate 12 at the southwest portion of the site would be for entry and exit via a keycard. Food and goods would be distributed to cafes around the Project site from the delivery area along the site perimeter.

Infrastructure Improvements

Drainage and Water Quality

The Project site is undeveloped without storm drain and water quality infrastructure. Project development would include the addition of drainage and water quality improvements to the site. Stormwater from the Project site flows into the Shed C channel. To manage these flows and address impacts from hydromodification, two new stormwater retention basins would be constructed in the southern parking lot and a series of retention basins in the northern

parking lot. Additionally, a new stormwater detention basin would be constructed at the north end of B Drive south of Shed C channel, across the street from the Project. This facility was contemplated in the original approvals for the SouthEast Policy Area (SEPA) in 2014 (referred to as Basin S4). The environmental impacts of ground disturbance and general development of the new basin were addressed in the SouthEast Area Policy EIR (State Clearinghouse No. 2013042054). However, as part of the Project, the location and configuration of the basin is being modified such that the basin is west of B Drive and extends more north-south, as opposed to east-west. The basin would be constructed in phases, with Phase 1 addressing the needs of the Project. A future Phase 2 would increase the size of the basin, extending the basin west, to add capacity for development west of the Project site that is within the same storm drainage Subshed S4, as described in the SEPA plans. A new outfall of the basin into Shed C channel is included in the Project design. The Project would seek modifications to the existing Federal and State permits issued for the Shed C channel and detention basin improvements to allow for this modified and phased design. Movement and amending the basin permit would occur as part of ongoing refinements to the Storm Water Drainage Master Plan and would be covered through modification to existing permits. Stormwater from the Project, as well as B Drive and Classical Way, would be directed to the basin by way of storm water pipelines in the roadways. The Project would connect to these pipelines at various locations.

The majority of wastewater would not flow into stormwater because any wastewater within the buildings would flow into the sewer, as described below under "Wastewater Service." Wastewater collected from most of the exhibits would be collected on site in the stormwater retention basins. Incidental waste from the exhibits would go either into the LSS, where backwash would go into the sewer, or into one of the stormwater features on the site, as described above, and through layers of treatment before entering the stormwater retention basin.

The Project would utilize hydromodifications on the site to account for storage and water quality treatment prior to discharging into the City's storm drain infrastructure, proposed along B Drive. Features would include bioretention basins, Low Impact Development (LID) principles, and treatment control measures permitted within the Sacramento Regional Stormwater Quality Design Manual. These features would mitigate peak flows and work in concert with the storm drainage infrastructure planned west of the site. Hydromodification features in the New Zoo would increase natural water storage and slow runoff. The site has been delineated into drainage management areas to direct flow. All storm drain inlets are proposed to include catch basin insert filters for full trash capture measures.

Wastewater Service

Wastewater service would be provided to the Project by the Sacramento Area Sewer District (SacSewer). Flows from the Project site, specifically wastewater from inside the buildings, would be directed to the SEPA Sewer Lift Station (identified as facility number S153), located on Bilby Road just east of Bruceville Road. To connect to this facility, sewer pipelines would be constructed in B Drive and Classical Way (10-inches and 8-inches, respectively). These lines would connect to the 12-inch sewer line in B Drive within the Souza Dairy development by way of a pipeline extended either by the Souza Dairy development or by the Project under the Shed C channel at the northern portion of the of B Drive. The onsite LSS system would collect incidental waste from the animal exhibits where backwash would enter the sewer.

Water Supply Service

Water services to the Project would be provided by the Sacramento County Water Agency (SCWA). Extension of backbone water pipelines would be necessary to serve the Project. The following facilities would be constructed to serve the Project:

- ▶ A new 24-inch pipeline would be constructed in Lotz Parkway from Kyler Road south to Kammerer Road. Along this corridor the pipeline would connect with pipelines in Bilby Road and Kammerer Road.
- ▶ A new 20-inch pipeline would be constructed in Classical Way from Lotz Parkway west to B Drive.
- ▶ A new 20-inch pipeline would be constructed in B Drive from Classical Way north to Shed B, where the pipeline would connect with improvements completed by the Souza Dairy project.

These improvements would provide a looped water service system along three sides of the Project site, complying with minimum service requirements for fire suppression. Water infrastructure would surround the main Zoo complex

with connections into the Zoo to serve restrooms, restaurants, and the LSS systems. Additionally, the Project would construct recycled water service lines within B Drive and/or Classical Way, consistent with the Recycled Water Master Plan for the Southeast Policy Area.

Dry Utilities

Dry utilities refer to electrical, gas, and telecommunications infrastructure. These facilities are typically constructed along public roads within Public Utility Easements (PUEs). Improvements to Lotz Parkway, Classical Way, B Drive, and Kammerer Road include the extension of these services within the proposed PUEs.

The Sacramento Metropolitan Utility District (SMUD) infrastructure for electrical services would be extended to the site within the PUEs, with points of connection to the Project. All SMUD wires would exist in underground conduits. Above ground transformers would be placed at various locations within landscape areas along the roadways as determined by SMUD, as well as interior to the Project. Existing power runs to the Project site would be sufficient to meet energy needs of the New Zoo and substation improvements would not be needed to serve the Project.

Buildings such as the guest services, retail, Giraffe Café, Gelada Café, and Animal Care Center would include solar panels on the roof to provide additional electricity. Solar panels may also be located in the parking lots on the site. Emergency power to serve the New Zoo during a power outage would be provided to the Animal Care Center and entry building to maintain animal health and site security. Backup power would be provided by battery systems that would operate overnight or otherwise when the photovoltaic systems are insufficient to provide power to the specified buildings/functions.

The New Zoo would be all electric with no natural gas for energy usage. Decorative gas usage for fire pits or lanterns may occur. While much of the Project would not involve the use of natural gas, there is the potential for Pacific Gas and Electric Company, the area natural gas provider, to extend their services along the area roadways. These services would be located underground within the PUEs.

Telecommunications facilities would be provided by various providers. Conduits would occur underground within the PUEs or within trenching within the roadway consistent with the City's Improvement Standards. On occasion, above ground utility cabinets would be constructed by the provider(s). These cabinets would be similar to other telecommunications infrastructure found in Elk Grove.

Solid Waste Services

The Project site would include trash, recycling, and compost for solid waste. Two compostable animal waste and five non-compostable animal waste low boys or hoppers would be located on the site. Trash, recycling, and compost bins would be located throughout the New Zoo. Two collector areas at the northeast and northwest portions of the site would include a 20-yard dumpster for animal waste compost and three hoppers for trash, recycling, and compost. Animal waste would be picked up every one to two days.

Parking Facilities

Several parking facilities would be constructed to support the New Zoo. The primary parking facilities are two guest parking lots: the North Lot, which adjoins the guest entrance to the facility, and the South Lot, which would be across Classical Way to the south of the New Zoo. The North Lot would be paved with asphalt, while the South Lot would be a gravel lot. Between 1,600 and 1,700 parking stalls would be constructed in the two lots. The parking lots would be landscaped around the perimeter and the north parking lot would feature parking lot shading through a combination of landscaping and possible solar facilities. The Project would include 120 bicycle parking spaces.

Employee parking would occur in two ways: on-site and off-site of the New Zoo. Some employee parking would occur within the secured perimeter of the New Zoo, including adjoining the administration building, at the animal care center, and at the warehouse/storage support facilities.

A stand-alone employee lot would be constructed off-site, across Lotz Parkway at the intersection of Lotz Parkway and Overture Way. This site, which is approximately 2.22 acres, is currently owned by the Cosumnes Community Services District (CCSD). In 2008, this site was identified as a potential location for a new fire station; however, at this

time the CCSD has identified an alternative location near Promenade Parkway and Kammerer Road that would provide superior emergency response time within the station's traditional service area and, as such, CCSD is open to selling the site. This parking lot would be constructed with fencing and landscaping around the perimeter and include parking lot shading from landscaping and/or solar facilities. An existing masonry is provided along the southern edge of the lot. Fencing would likely be constructed along the north, east, and west frontages. Driveway access would occur along Overture Way. This lot would be constructed after Phase 1B and as demand warrants.

2.2.3 Off-site Infrastructure Improvements

To support development of the New Zoo several off-site public infrastructure facilities would be constructed. Specific infrastructure improvements are described below.

ROADWAY IMPROVEMENTS

Access to the Project site would occur from Kammerer Road, Lotz Parkway, Classical Drive, and from a new street, referred to as B Drive. Directional signage would be included along major approaches to the Project site. Improvements to these roadways are described below.

Kammerer Road extends from State Highway 99 (SR 99) west past the Project site. The portion from SR 99 to Lent Ranch Parkway is constructed as a six- to eight-lane facility. West of Lent Ranch Parkway, the center median and inside lanes (one each east- and westbound) have been constructed. As determined from roadway segment capacity analysis prepared for the Project, the Project would contribute to additional deficiency at the intersection of Kammerer Road and Promenade Parkway during the Cumulative (2050) scenario, which includes full Project buildout. The Project is not deemed to create this deficiency (attributed to robust development south of Kammerer Road anticipated in the future TDM), no improvement or modification is required at this time.

Lotz Parkway is a planned arterial roadway that parallels SR 99 from the Elk Grove Automall south to Kammerer Road. As of the date of the EIR, portions of this road have been constructed as part of various private and public development projects, including the Madera East Subdivision, the Souza Dairy Subdivision, and the Sterling Meadows subdivision. Along the Project's eastern limits, Lotz Parkway exists as an undivided two-lane roadway. The two-lane roadway configuration reflects partial improvement, as the planned roadway condition included in the City's General Plan, is for a four-lane facility. Expansion to four-lanes will occur in stages. The first stage is the construction of the median and the inside southbound lane from the Shed C Channel to Kammerer Road. This improvement is the responsibility of the Souza Dairy project pursuant to a Development Agreement between the developer and the City of Elk Grove, dated August 2021. As of the date of preparation of this EIR, the construction plans for this phase of work have been reviewed and approved by the City and construction has commenced. It is anticipated that construction will be completed before the end of 2024.

The second phase of work would involve the construction of the outside southbound lane along the Project frontage, which would be completed by the Project. The Project would also construct a landscape corridor and off-street bicycle and pedestrian facilities west of the roadway curb along the Project frontage. Additionally, the Project would include intersection improvements along the length of Lotz Parkway, as follows:

- ▶ Conversion of the intersection of Lotz Parkway and Classical Drive to a roundabout;
- ▶ Construction of the signal and intersection at Lotz Parkway and Overture Drive to add the service driveway into the Project site;
- ▶ Modification of the signal and intersection at Lotz Parkway and Bilby Road to add the service driveway into the Project; and
- ▶ Modification of Lotz Parkway to add an unprotected left turn movement into the Project site just south of the Shed C crossing.

Classical Way is an east-west road within the Sterling Meadows subdivision to the east of the Project site. As part of the Project, Classical Way would be extended west as a four-lane facility to B Drive. This road would be constructed in phases, with Phase 1 as a two-lane facility and future widening to four lanes. Future development, as described in the City's Livable Employment Area Community Plan, would extend this roadway further to the west. Along Classical Way, three roundabout intersections would be constructed. The first would be at Lotz Parkway as previously described. The next two would be at the public entry into the Project site and at the intersection with B Drive. As part of the initial development of the Project these roundabouts would be sized based upon the roadway segment sizing (e.g., two lanes) and widened in future phases as Classical Drive is widened to four lanes.

B Drive is a future 2-lane roadway that extends south from the Souza Dairy project across Shed C towards Kammerer Road. Construction of the culvert across B Drive is under the responsibility of the Souza Dairy project pursuant to their Development Agreement, described earlier. The Project would extend these improvements from the Shed C channel south along the western frontage of the Project site. Improvements would include, but are not limited to, one travel lane in each direction, pedestrian and bicycle facilities paralleling the roadway, and landscaping along the Project frontage. Partial intersection improvements at the intersection of B Drive and Kammerer Road are also included in the Project, allowing for right turn access from and onto Kammerer Road. No left turn access would be provided. Construction of B Drive and the proposed pedestrian and bicycle facilities paralleling the roadway may be phased relative to the timing of the culvert construction.

PEDESTRIAN AND BICYCLE FACILITIES

Various pedestrian and bicycle facilities would be constructed as part of the Project. A new Class I bicycle and pedestrian trail would be located along the west side of Lotz Parkway from Shed C channel to Classical Way, then follow Classical Way to the entrance of the New Zoo. A new Class IV bicycle facility and a separate pedestrian sidewalk would be located along the east side of B Drive from the Shed C Channel to the New Zoo entrance. The Project would include up to 120 bicycle stalls. Bicycle showers would be provided for staff use following bicycling to work.

One or more of the pedestrian crossings at the intersection of Classical Way and the guest parking lot entrances may be grade separated. This improvement would require increasing the height of the finish grade of the roundabout approximately 14 feet to provide enough vertical clearance for pedestrian and bicycle users.

2.2.4 Animal Browse Program

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

1. Existing Parks, Open Space, and Other Landscaping. The Zoological Society would work with the City and CCSD to procure plant clippings from vegetation at exiting parks, open space areas, and other landscaped sites around the community. New tree plantings could occur at some facilities, at the discretion of the property owner.
2. New Browse Property Development. The CCSD would develop two sites to support the Browse Program:
 - a. Arcadian Village Park Site (located at APN 115-0150-074 and an historic address of 8341 Sheldon Road). This site, which measures approximately 8.55 gross acres, would include approximately 2-3 acres of local park features, including a play structure, picnic area, and other traditional neighborhood park amenities to support the active park needs of the community. The balance of the property would be developed with a Browse Grove, featuring a collection of tree and shrub species that would be selectively pruned or harvested to feed the animals. The Browse Grove would include trails and pathways for walking through the Grove, along with interpretative signage informing the public of the connection between the Grove and the New Zoo.

- b. Elk Ridge Way Property (located between Elk Ridge Way and Lodestone Circle, just east of the Oaks Mobile Home Community, APNs 125-0060-004, -008, & -013). This 4.4-acre property would be enhanced with additional plantings that could be selectively pruned or harvested to feed the animals. The existing oak grove would be retained.
3. Community Browse Partnership. The Zoological Society would work with the community to expand their current browse donation program into Elk Grove. While all residents/neighborhoods could participate in the program, the Zoological Society would specifically work with the Rural Area of the City on opportunities to expand plant coverage in that area and take advantage of the rural densities and available open space to develop browse material.

2.3 DISCRETIONARY APPROVALS

The following actions would occur as part of this Project:

- ▶ City's approval of Zoning Amendment to include the New Zoo Special Planning Area;
- ▶ City's approval of an amendment to the Bicycle, Pedestrian, and Trails Master Plan;
- ▶ City's approval of the site development permits for the Project, including Conditional Use Permits, a District Development Plan (e.g., site plan), and Design Review (e.g., building architecture);
- ▶ City's approval of a License and Management and Operations Agreement between the City and the Sacramento Zoological Society;
- ▶ City's approval of a Tentative Subdivision Map for the Project;
- ▶ SCWA approval of water supply distribution facility connections;
- ▶ Sacramento Area Sewer District approval of wastewater conveyance facility connections;
- ▶ SMUD approval of electrical conveyance facility connections;
- ▶ Central Valley Regional Water Quality Control Board: Waste Discharge Requirements; and
- ▶ Sacramento Metropolitan Air Quality Management District: Clean Air Act compliance, approval of an Authority to Construct and Permit to Operate.

3 ENVIRONMENTAL REVIEW PROCESS

In accordance with Section 15082 of the State CEQA Guidelines, the City prepared a Notice of Preparation (NOP) of an EIR on November 18, 2022. It was submitted to the California State Clearinghouse and distributed to interested and affected federal, state, and local agencies; interested parties; and organizations. The NOP was circulated for over 30 days, from November 21, 2022, through January 13, 2023. A public scoping meeting was recorded and posted to the City's Project website. Concerns raised in response to the NOP were considered during preparation of the Draft EIR. The NOP and all comments received on the NOP are presented in Appendix A of the Draft EIR.

Assembly Bill 52 (Chapter 532, Statutes 2014) requires public agencies to consult with tribes during the CEQA process. A request was made to the California Native American Heritage Commission for a list of applicable tribes, and a notice to 21 tribes was circulated on December 12, 2022. Venesa Kremer, Wilton Rancheria, responded on December 16, 2022, that the tribe would like to engage in consultation with the City about the Project. On December 21, 2022, Wilton Rancheria and the City had a virtual meeting in which they discussed Project specifics and tribal involvement in the Project. On December 15, 2023, the City met with Wilton Rancheria to discuss the EIR findings and potential mitigation for tribal cultural resources. Consultation has since been concluded.

The Draft EIR includes an analysis of the following issue areas:

- ▶ aesthetics;
- ▶ air quality;
- ▶ archaeological, historical, and tribal cultural resources;
- ▶ biological resources
- ▶ energy;
- ▶ geology and soils
- ▶ greenhouse gas emissions and climate change;
- ▶ hazards and hazardous materials;
- ▶ hydrology and water quality;
- ▶ land use;
- ▶ noise and vibration;
- ▶ public services;
- ▶ transportation; and
- ▶ utilities and service systems.

In addition, the Draft EIR includes an analysis in Chapter 3.0 determining that the Project would not result in significant environmental impacts on the resources identified below:

- ▶ agriculture and forestry resources;
- ▶ mineral resources;
- ▶ population and housing;
- ▶ recreation; and
- ▶ wildfire.

The City published the Draft EIR for public and agency review on January 5, 2024. A 45-day public review period was provided, ending on February 20, 2024.

Consistent with Section 15202 of the State CEQA Guidelines, the City conducted a public meeting on the Draft EIR at 6:00 p.m. on February 6, 2024 to provide an overview of the Draft EIR and to invite public comments. During the public review period, the City received 4 comment letters from agencies and 35 letters from individuals. One written comment and no verbal comments were received during the public meeting.

Those comments relevant to CEQA were addressed in compliance with the State CEQA Guidelines (Sections 15088, 15132). The Final EIR was released in March 2024. Public hearings are planned beginning April 2024.

The Final EIR includes comments received on the Draft EIR; responses to these comments; and revisions to the Draft EIR, as necessary, in response to these comments or to amplify or clarify material in the Draft EIR. The Draft and Final EIR were made available for public review on the internet at <https://www.elkgrovecity.org/zoo>. As discussed in Section 10, below, none of the changes to the Draft EIR, or information added to the Draft EIR, constitutes "significant new information" requiring recirculation of the Draft EIR pursuant to PRC Section 21092.1 and State CEQA Guidelines Section 15088.5. A summary table of the impacts and mitigation measures is in the Mitigation Monitoring and Reporting Program (MMRP).

4 GENERAL CEQA FINDINGS

4.1 NATURE OF FINDINGS

Any findings made by the City of Elk Grove City Council shall be deemed made, regardless of where they appear in this document. All of the language included in this document constitutes findings by the City of Elk Grove City Council, whether or not any particular sentence or clause includes a statement to that effect. The City of Elk Grove City Council intends that these findings be considered as an integrated whole and, whether or not any part of these findings fail to cross-reference or incorporate by reference any other part of these findings, that any finding required or committed to be made by the City of Elk Grove City Council with respect to any particular subject matter of the Final EIR, shall be deemed to be made if it appears in any portion of these findings.

4.2 CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT

The City of Elk Grove City Council certifies that the Final EIR (which includes the Draft EIR) has been completed in compliance with CEQA and the State CEQA Guidelines, that the EIR was presented to the City of Elk Grove City Council, and that the City Council reviewed and considered the information contained therein before approving the proposed New Zoo at Elk Grove, and that the EIR reflects the independent judgment and analysis of the City of Elk Grove City Council. (CEQA Guidelines Section 15090.)

4.3 CEQA GUIDELINES SECTION 15091 AND 15092 FINDINGS

Based on the foregoing findings and the information contained in the administrative record, the City of Elk Grove City Council has made one or more of the following findings with respect to each of the significant effects of the Project:

1. Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.
2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and such changes have been adopted by such other agency, or can and should be adopted by such other agency.
3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly-trained workers, make infeasible the mitigation measures or alternatives identified in the Final EIR.

Based on the foregoing findings and the information contained in the administrative record, and as conditioned by the foregoing:

1. All significant effects on the environment due to the Project have been eliminated or substantially lessened where feasible.
2. Any remaining significant effects that have been found to be unavoidable are acceptable due to the overriding considerations set forth herein.

4.4 MITIGATION MONITORING AND REPORTING PROGRAM

Based on the entire record before the City of Elk Grove City Council and having considered the unavoidable significant impacts of the Project, the City of Elk Grove City Council hereby determines that all feasible mitigation within the responsibility and jurisdiction of the City of Elk Grove has been adopted to reduce or avoid the potentially significant impacts identified in the Final EIR, and that no additional feasible mitigation is available to further reduce significant impacts. The feasible mitigation measures are discussed below in the findings, and are set forth in the Mitigation Monitoring and Reporting Program (MMRP) (Attachment A).

Section 21081.6 of the PRC requires the City of Elk Grove City Council to adopt a monitoring or compliance program regarding the changes in the Project and mitigation measures imposed to lessen or avoid significant effects on the environment. The MMRP for the New Zoo at Elk Grove is hereby adopted by the City of Elk Grove City Council because it fulfills the CEQA mitigation monitoring requirements:

- ▶ The MMRP is designed to ensure compliance with the changes in the Project and mitigation measures imposed on the Project during Project implementation; and
- ▶ Measures to mitigate or avoid significant effects on the environment are fully enforceable through conditions of approval, permit conditions, agreements, or other measures.

4.5 CITY OF ELK GROVE CITY COUNCIL INDEPENDENT JUDGMENT

The Final EIR reflects the City of Elk Grove City Council's independent judgment. The City of Elk Grove City Council has exercised independent judgment in accordance with PRC 21082.1(c)(3) in retaining its own environmental consultant in the preparation of the EIR, as well as reviewing, analyzing, and revising material prepared by the consultant.

Having received, reviewed, and considered the information in the Final EIR, as well as any and all other information in the record, the City of Elk Grove City Council hereby makes findings pursuant to and in accordance with PRC Sections 21081, 21081.5, and 21081.6 of the Public Resources Code.

4.5.1 Reliance on Record

Each and all of the findings and determinations contained herein are based on substantial evidence, both oral and written, contained in the administrative record relating to the Project.

4.5.2 Record of Proceedings

In accordance with PRC Section 21167.6(e), the record of proceedings for the City of Elk Grove City Council's decision on the Project includes the following documents:

- ▶ The NOP for the Project and all other public notices issued in conjunction with the Project;
- ▶ All comments submitted by agencies or members of the public during the comment period on the NOP;
- ▶ The Draft EIR for the Project and all appendices;
- ▶ All comments submitted by agencies or members of the public during the comment period on the Draft EIR;
- ▶ The Final EIR for the Project, including comments received on the Draft EIR, responses to those comments, and appendices;
- ▶ Documents cited or referenced in the Draft EIR and Final EIR;
- ▶ The MMRP for the Project;
- ▶ All findings and resolutions adopted by the City Council in connection with the Project and all documents cited or referred to therein;
- ▶ All reports, studies, memoranda, maps, staff reports, or other planning documents relating to the Project prepared in compliance with the requirements of CEQA and with respect to the City Council's action on the Project;
- ▶ All documents submitted by other public agencies or members of the public in connection with the Project, up through the close of the final public hearing;

- ▶ Any minutes and/or verbatim transcripts of all information sessions, public meetings, and public hearings held in connection with the Project;
- ▶ Any documentary or other evidence submitted at such information sessions, public meetings, and public hearings;
- ▶ Any and all resolutions adopted by the City of Elk Grove regarding the Project, and all staff reports, analyses, and summaries related to the adoption of those resolutions;
- ▶ Matters of common knowledge, including, but not limited to federal, state, and local laws and regulations;
- ▶ Any documents expressly cited in these findings and any documents incorporated by reference, in addition to those cited above;
- ▶ Any other written materials relevant to the City of Elk Grove City Council's compliance with CEQA or its decision on the merits of the Project, including any documents or portions thereof, that were released for public review, relied upon in the environmental documents prepared for the Project, or included in the City of Elk Grove City Council non-privileged retained files for the EIR or Project;
- ▶ Any other materials required for the record of proceedings by PRC Section 21167.6(e); and
- ▶ The Notice of Determination.

The City of Elk Grove City Council intends that only those documents relating to the Project and its compliance with CEQA and prepared, owned, used, or retained by the City of Elk Grove and listed above shall comprise the administrative record for the Project. Only that evidence was presented to, considered by, and ultimately before the City of Elk Grove City Council prior to reviewing and reaching its decision on the EIR and Project.

4.5.3 Custodian of Records

The custodian of the documents or other material that constitute the record of proceedings upon which the City of Elk Grove City Council's decision is based is identified as follows:

City of Elk Grove
City Clerk
8401 Laguna Palms Way
Elk Grove, California 95758

4.5.4 Recirculation Not Required

CEQA Guidelines Section 15088.5 provides the criteria that a lead agency is to consider when deciding whether it is required to recirculate an EIR. Recirculation is required when "significant new information" is added to the EIR after public notice of the availability of the Draft EIR is given, but before certification. (CEQA Guidelines, Section 15088.5(a).) "Significant new information," as defined in State CEQA Guidelines Section 15088.5(a), means information added to an EIR that changes the EIR so as to deprive the public of a meaningful opportunity to comment on a "substantial adverse environmental effect" or a "feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement."

An example of significant new information provided by the State CEQA Guidelines is a disclosure showing that a "new significant environmental impact would result from the Project or from a new mitigation measure proposed to be implemented;" that a "substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted to reduce the impact to a level of insignificance;" or that a "feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it." (CEQA Guidelines, Section 15088.5(a)(1)-(3).)

Recirculation is not required where “the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.” (CEQA Guidelines, Section 15088.5(b).) Recirculation also is not required simply because new information is added to the EIR — indeed, new information is oftentimes added given CEQA’s public/agency comment and response process and CEQA’s post-Draft EIR circulation requirement of proposed responses to comments submitted by public agencies.

In this legal context, the City of Elk Grove City Council finds that recirculation of the Draft EIR prior to certification is not required. In addition to providing responses to comments, the Final EIR includes revisions to expand upon information presented in the Draft EIR; explain or enhance the evidentiary basis for the Draft EIR’s findings; update information or Project refinements; and to make clarifications, amplifications, updates, or helpful revisions to the Draft EIR. The Final EIR’s revisions, clarifications and/or updates do not result in any new significant impacts or increase the severity of a previously identified significant impact.

In sum, the Final EIR demonstrates that the Project will not result in any new significant impacts or increase the severity of a significant impact, as compared to the analysis presented in the Draft EIR. The changes reflected in the Final EIR also do not indicate that meaningful public review of the Draft EIR was precluded in the first instance. Accordingly, recirculation of the EIR is not required as revisions to the EIR are not significant as defined in Section 15088.5 of the State CEQA Guidelines.

5 FINDINGS REQUIRED UNDER CEQA

This statement of Findings of Fact (Findings) and Statement of Overriding Considerations addresses the environmental effects associated with the New Zoo at Elk Grove (Project). These Findings are made pursuant to CEQA under Sections 21081, 21081.5, and 21081.6 of the PRC and Sections 15091 and 15093 of the CEQA Guidelines, Title 14, Cal. Code Regs. 15000, et seq (CEQA Guidelines). The potentially significant impacts were identified in the Final EIR that includes the Draft EIR.

PRC Section 21081 and Section 15091 of the CEQA Guidelines require that the lead agency prepare written findings for identified significant impacts, accompanied by a brief explanation for the rationale for each finding. The City is the lead agency responsible for preparation of the EIR in compliance with CEQA and the CEQA Guidelines. Section 15091 of the CEQA Guidelines states, in part, that:

- a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 - 1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
 - 2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
 - 3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

In accordance with PRC Section 21081 and Section 15093 of the CEQA Guidelines, whenever significant impacts cannot be mitigated to below a level of significance, the decision-making agency is required to balance, as applicable, the benefits of the proposed project against its unavoidable environmental risks when determining whether to approve the project. If the benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse effects may be considered "acceptable." In that case, the decision-making agency may prepare and adopt a Statement of Overriding Considerations, pursuant to the CEQA Guidelines.

Section 15093 of the State CEQA Guidelines state that:

- a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other 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 of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."
- b) When the lead agency 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 agency 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.
- c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

The Final EIR for the Project identified potentially significant effects that could result from Project implementation. However, the City finds that the inclusion of one mitigation measure as part of the Project approval will reduce most, but not all, of those effects to less than significant levels. Those impacts that are not reduced to less than significant levels are identified and overridden due to specific Project benefits in a Statement of Overriding Considerations.

In accordance with CEQA and the CEQA Guidelines, the City adopts these Findings as part of its certification of the Final EIR for the Project. Pursuant to Section 21082.1(c)(3) of the PRC, the City of Elk Grove City Council also finds that the Final EIR reflects the City Council's independent judgment as the lead agency for the Project. As required by CEQA, the City, in adopting these Findings, also adopts a Mitigation Monitoring and Reporting Program (MMRP) for the Project. The City finds that the MMRP, which is incorporated by reference and made a part of these Findings, meets the requirements of Section 21081.6 of the Public Resources Code by providing for the implementation and monitoring of measures intended to mitigate potentially significant effects of the Project.

6 FINDINGS REGARDING IMPACTS THAT ARE NOT SIGNIFICANT OR ARE MITIGATED TO LESS THAN SIGNIFICANT

This section identifies those impacts where the Final EIR did not identify any significant environment effects. This section also identifies those potentially significant impacts that would be reduced to a less-than-significant impact through implementation of mitigation measures.

6.1 SECTION 3.1: AESTHETICS

Impact 3.1-1: Substantially Degrade the Existing Visual Character

Project implementation would introduce structures that, because of their massing and height, would alter the current visual character of the Project area. Specifically, the Project would alter the existing low-density rural and agricultural character of the landscape to one that is more densely developed. However, the Project would complement planned urban development of the area, be predominantly screened from view with appropriate landscaping, would adhere to the City's adopted design guidelines, including those of the proposed Zoological Park Special Planning Area (SPA). As a result, the Project would be largely compatible with the visual quality and character of the surrounding area. This impact would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 3.1-2: Consistency with Regulations Governing Site Design and Architecture

Project site design and architectural character are regulated by the City through compliance with General Plan policies; compliance with Zoning Code Chapters 23.29, 23.54, 23.56, and 23.62; and application of the Design Guidelines. The Project would not conflict with City design policies and guidelines that are associated with site design and architecture. Impacts would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 3.1-3: Create a New Source of Substantial Light or Glare That Would Adversely Affect Day or Nighttime Views

The Project would not include new materials or surfaces that would create substantial new sources of glare. However, the Project would introduce new sources of nighttime lighting, including interior building lighting and exterior

lighting needed for the safety and visibility of the Project site as well as zoo events. The Project would be subject to lighting requirements in the EGMC and Zoological Park SPA to minimize light spillover on adjacent properties. This impact would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

6.2 SECTION 3.2: AIR QUALITY

Impact 3.2-1: Generate Short-Term Construction-Related Emissions of ROG, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}

Consistent with SMAQMD's guidance, average daily construction-generated emissions were quantified for the Project. The Project would not generate construction emissions of NO_x that would exceed SMAQMD's daily mass emissions thresholds of significance. These thresholds are inherently tied to long-term regional air quality planning for ozone attainment (i.e., SMAQMD's air quality management plans), which demonstrates that the Project would not conflict with the applicable air quality plans as they relate to ozone. However, because the Project does not incorporate SMAQMD's construction best management practices (BMPs) into the Project description, emissions of PM₁₀ and PM_{2.5} would exceed SMAQMD's recommended thresholds of 0 lb/day. Implementation of Mitigation Measure 3.2-1 would require the Project to implement SMAQMD's construction BMPs (which adjusts SMAQMD's PM₁₀ and PM_{2.5} thresholds to 80 and 82 lb/day, respectively) and would be sufficient to reduce this impact to a less-than-significant level.

MITIGATION MEASURES

Mitigation Measure 3.2-1: Implement SMAQMD's Basic Construction Emissions Control Practices

SMAQMD requires construction projects to implement basic construction emissions control practices to control fugitive dust and diesel exhaust emissions. These basic construction emissions control practices are considered best management practices, as recommended by SMAQMD. The New Zoo shall implement the following control measures during Project construction:

- ▶ Control fugitive dust as required by SMAQMD Rule 403 and enforced by SMAQMD staff.
- ▶ Water all exposed surfaces twice daily. Exposed surfaces include but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.
- ▶ Cover or maintain at least 2 feet of freeboard space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would travel along freeways or major roadways should be covered.
- ▶ Use wet power vacuum street sweepers to remove any visible track-out of mud or dirt from adjacent public roads at least once a day. Use of dry power sweeping is prohibited.
- ▶ Complete all roadways, driveways, sidewalks, and parking lots to be paved as soon as possible. In addition, lay building pads as soon as possible after grading unless seeding or soil binders are used.
- ▶ Limit vehicle speeds on unpaved roads to 15 miles per hour.

- ▶ Minimize idling time, either by shutting equipment off when it is not in use or by reducing the time of idling to 5 minutes (required by 13 CCR Sections 2449[d][3] and 2485). Provide clear signage that posts this requirement for workers at the site entrances.
- ▶ Maintain all construction equipment in proper working condition according to the manufacturers' specifications. The equipment must undergo a one-time inspection by a certified mechanic and be determined to be running in proper condition before the start of construction activities.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required. The mitigation measure will be adopted and included as part of the Mitigation Monitoring and Reporting Program for the Project.

RATIONALE

Implementation of Mitigation Measure 3.2-1 would require the Project to apply best management practices for fugitive dust and diesel exhaust emissions. This would change the SMAQMD significance threshold from 0 lb/day for PM₁₀ and PM_{2.5} to 80 lb/day and 82 lb/day for PM₁₀ and PM_{2.5}, respectively. Maximum daily emissions would not exceed these thresholds and impacts would be reduced to a less-than-significant level (Draft EIR page 3.2-17).

Impact 3.2-2: Generate Long-Term Operational Emissions of ROG, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}

Operation of the Project would not generate emissions of ROG or NO_x in exceedance of SMAQMD's daily mass emissions thresholds of significance during the opening phase in 2029 or at full buildout in 2043. However, operation would exceed SMAQMD's 0 lb/day PM₁₀ and PM_{2.5} threshold because it would emit 16 lb/day of PM₁₀ and 4 lb/day of PM_{2.5} at full buildout. Nevertheless, the Project would comply with SMAQMD's operational BMPs for operational PM for land use development projects, including compliance with the mandatory measures of Parts 6 and 11 of the Title 24 California Building Code, which would result in the readjustment of SMAQMD's thresholds for PM₁₀ and PM_{2.5} to 80 and 82 lb/day, respectively. Project emissions of PM₁₀ and PM_{2.5} after compliance with the California Building Code would be below SMAQMD's operational emissions thresholds of significance of 80 and 82 lb/day for PM₁₀ and PM_{2.5}, respectively (SMAQMD's thresholds when operational BMPs and BACTs are applied). Therefore, the impact related to operational emissions would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 3.2-3: Expose Receptors to TAC Concentrations Adversely Affecting a Substantial Number of People

Based on the Health Risk Assessment (HRA) prepared for the Project, construction would produce substantial diesel PM such that SMAQMD's threshold for TAC cancer risk exposure of 10 in 1 million would be exceeded. Using this numerical threshold, the Project would generate substantial emissions of TACs, causing an adverse health impact from TAC exposure. Implementation of Mitigation Measure 3.2-3 would direct the Project construction activities to use CARB-certified Tier 4 engines for diesel-powered construction equipment during construction of the Project.

Mitigation Measure 3.2-3 would be sufficient to reduce TAC levels to below SMAQMD's 10 in 1 million threshold of significance. With mitigation, this impact would be reduced to a less-than-significant level.

MITIGATION MEASURES

Mitigation Measure 3.2-3: Apply Tier-4 Emission Standards to All Diesel-Powered Off-Road Equipment

The New Zoo shall require the construction contractor to use only off-road construction equipment that meets EPA's Tier 4 emission standards, as defined in 40 CFR 1039, and to comply with the appropriate test procedures and provisions contained in 40 CFR Parts 1065 and 1068. This measure can also be achieved by using battery-electric off-road equipment as it becomes available. Implementation of this measure shall be required in the contract the Project applicant establishes with its construction contractors. The New Zoo shall demonstrate its plan to fulfill the requirements of this measure in a report or in Project improvement plan details submitted to the City before the use of any off-road diesel-powered construction equipment on the site.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required. The mitigation measure will be adopted and included as part of the Mitigation Monitoring and Reporting Program for the Project.

RATIONALE

Implementation of Mitigation Measure 3.2-3 would ensure that sensitive receptors (e.g. residences) near the Project site would not be subject to substantial emissions of TACs by ensuring off-road construction equipment that meets EPA's Tier 4 emission standards. Therefore, sensitive receptors would not be exposed to TAC concentrations that exceed 10 in 1 million (Draft EIR page 3.2-22).

Impact 3.2-4: Generate Other Emissions (Such as Those Leading to Odors) Adversely Affecting a Substantial Number of People

The Project would not introduce an odor source identified by SMAQMD that could result in an adverse odor impact. Because of the unusual character of the Project (i.e., a zoo sheltering and feeding exotic species), data acquired from the existing Sacramento Zoo has been used to characterize the potential for an adverse odor to occur from Project implementation. SMAQMD records odor complaint history for existing odor-generated sources. SMAQMD has not received an odor complaint regarding the Sacramento Zoo's operations since commencing operations. Given that the Project would entail operational activities similar to those of the existing Sacramento Zoo, it is foreseeable that the Project also would not receive odor complaints. This impact would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

6.3 SECTION 3.3: BIOLOGICAL RESOURCES

Impact 3.3-1: Result in Disturbance to or Loss of Special-Status Wildlife Species and Habitat

Project implementation would include development activities, such as ground disturbance and construction of new buildings, that could result in disturbance to several special-status bird species if they are present. Implementing the Project may result in injury, mortality, reduced breeding productivity, and loss of species habitat for special-status birds. Implementation of Mitigation Measures 3.3-1a through 3.3-1c would reduce the significant impact on Swainson's hawk, white-tailed kite, other raptors, tricolored blackbird, loggerhead shrike, common native nesting birds, burrowing owl, greater sandhill crane, and lesser sandhill crane related to construction and off-site improvement activities because it would require preconstruction surveys and implementation of avoidance measures (e.g., no-disturbance buffers) to prevent injury or mortality, disturbance, and nest abandonment if active nests are determined to be present on or near the Project site or in off-site improvement areas. These mitigation measures would reduce the impacts to a less-than-significant level.

MITIGATION MEASURES

Mitigation Measure 3.3-1a: Conduct a Take Avoidance Survey for Burrowing Owl, Implement Avoidance Measures, and Compensate for Loss of Occupied Burrows

The New Zoo shall implement the following measures to reduce impacts on burrowing owl:

- ▶ A qualified biologist shall conduct focused breeding and nonbreeding season surveys for burrowing owls in areas of suitable habitat on and within 500 feet of the Project site. To ensure accuracy and the most up-to-date information, surveys shall be conducted before the start of construction activities and in accordance with Appendix D of the Staff Report on Burrowing Owl Mitigation (CDFG 2012), which recommends at least three surveys conducted at least 3 weeks apart.
- ▶ If no occupied burrows are found, the qualified biologist shall submit a report documenting the survey methods and results to the City, and no further mitigation shall be required.
- ▶ If an active burrow is found during the nonbreeding season (September 1 through January 31), the applicant shall consult with CDFW regarding protective buffers to be established around the occupied burrow and maintained throughout construction. The buffer shall be a minimum of 164 feet around the active, nonbreeding burrow but may be reduced in consultation with CDFW. The protective buffer zone shall be clearly marked with flagging or other highly visible materials. If after all applicable avoidance and minimization measures are implemented, it is determined that occupied burrows are present that cannot be avoided or adequately protected with a no-disturbance buffer, passive relocation will be allowed as a last resort in consultation with CDFW. The burrowing owl exclusion plan shall be developed, as described in Appendix E of the Staff Report. Burrowing owls shall not be excluded from occupied burrows until the Project burrowing owl exclusion plan is approved by CDFW and only during the nonbreeding season. The exclusion plan shall include methods for determining burrow vacancy, type and timing for scoping burrows, what will determine excavation timing, a monitoring plan for determining exclusion has been successful, remedial measures to prevent owl reuse and avoid take, and a burrowing owl mitigation and management plan (see below).
- ▶ If an active burrow is found during the breeding season (February 1 through August 31), occupied burrows shall not be disturbed and shall be provided with a protective buffer at a minimum of 650 feet unless a qualified biologist verifies through noninvasive means that either (1) the birds have not begun egg laying or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. The size of the buffer may be adjusted depending on the time of year and level of disturbance as outlined in the Staff Report (CDFG 2012: 9). The size of the buffer may be reduced if a broad-scale, long-

term monitoring program acceptable to CDFW is implemented so that burrowing owls are not adversely affected. After the fledglings are capable of independent survival, the owls can be evicted, and the burrow can be destroyed in accordance with the terms of a CDFW-approved burrowing owl exclusion plan developed in accordance with Appendix E of the Staff Report.

- ▶ If burrowing owls are excluded from burrows and the burrows are destroyed as a result of Project construction activities, the applicant shall mitigate the loss of occupied habitat such that habitat acreage and the number of burrows are replaced through permanent conservation of comparable or better habitat at a 1:1 mitigation ratio with similar vegetation communities and burrowing mammals (e.g., ground squirrels) present to provide for nesting, foraging, wintering, and dispersal. The applicant shall retain a qualified biologist to develop a burrowing owl mitigation and management plan that incorporates the following goals and standards, among others:
 - Mitigation lands shall be selected based on comparison of the habitat lost to the compensatory habitat, including type and structure of habitat; disturbance levels; potential for conflicts with humans, pets, and other wildlife; density of burrowing owls; and relative importance of the habitat to the species throughout its range.
 - Where available, mitigation lands shall be provided adjacent or proximate to the development area so that displaced owls can relocate with reduced risk of injury or mortality, depending on the availability of habitat sufficient to support displaced owls that may be preserved in perpetuity.
 - If habitat suitable for burrowing owl is not available for conservation adjacent or proximate to the development area, mitigation lands shall be secured off-site and shall aim to consolidate and enlarge conservation areas outside of planned development areas and within foraging distance of other conservation lands. Alternatively, mitigation may be accomplished through purchase of mitigation credits at a CDFW-approved mitigation bank, if available. Alternative mitigation sites and acreages may also be determined in consultation with CDFW. If burrowing owl habitat mitigation is completed through permittee-responsible conservation lands, the mitigation plan shall include mitigation objectives, site selection factors, site management roles and responsibilities, vegetation management goals, financial assurances and funding mechanisms, performance standards and success criteria, monitoring and reporting protocols, and adaptive management measures. Success shall be based on the number of adult burrowing owls and pairs using the site and whether the numbers are maintained over time. Measures of success, as suggested in the Staff Report, shall include site tenacity, the number of adult owls present and reproducing, colonization by burrowing owls from elsewhere, changes in distribution, and trends in stressors.

Mitigation Measure 3.3-1b: Conduct Focused Surveys for Swainson's Hawk, White-Tailed Kite, Northern Harrier, Tricolored Blackbird, Loggerhead Shrike, and Other Nesting Birds

The Project applicant shall implement the following measures to reduce impacts on special-status and other tree-nesting birds:

- ▶ To minimize the potential for loss of nesting birds protected under the Migratory Bird Treaty Act or California Fish and Game Code Section 3503, Project construction activities (e.g., tree removal, vegetation clearing, ground disturbance, staging) shall be conducted during the nonbreeding season (approximately September 1 through January 31, as determined by a qualified biologist), when possible. If Project construction activities are conducted during the nonbreeding season, no further mitigation shall be required.
- ▶ Within 14 days before the onset of Project construction activities during the breeding season (approximately February 1 through August 31, as determined by a qualified biologist), a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys shall conduct focused surveys for white-tailed kite, tricolored blackbird, northern harrier, loggerhead shrike, and other nesting birds protected under the Migratory Bird Treaty Act or California Fish and Game Code

Section 3503. Surveys shall be conducted in accessible areas (i.e., not including private property) within 500 feet of the Project site for nonraptor native bird nests and within 0.5-mile for raptor nests.

- ▶ Surveys for Swainson's hawk shall be conducted within a 0.5-mile radius of the Project site in areas accessible to Project biologists. Surveys shall be conducted according to Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (SHTAC 2000), which includes the following five-period schedule:
 - January to March 20: One all-day survey
 - March 20 to April 5: Three surveys, sunrise to 1000/1600 to sunset
 - April 5 to April 20: Three surveys, sunrise to 1200/1630 to sunset
 - April 21 to June 10: Monitoring
 - June 10 to July 30: Three surveys, sunrise to 1200/1600 to sunset
- ▶ If an active Swainson's hawk nest is found during surveys, the City shall consult with CDFW to demonstrate compliance with CESA and determine appropriate no-disturbance buffers around active nests to avoid take. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. No Project activity shall commence in the buffer areas until a qualified biologist has determined, in consultation with CDFW, that the young have fledged, the nest is no longer active, or reducing the buffer would not likely result in nest abandonment. CDFW guidelines recommend implementation of 0.5-mile-wide buffer for Swainson's hawk.
- ▶ If no nests are found, the qualified biologist shall submit a report documenting the survey methods and results to the City, and no further mitigation shall be required.
- ▶ For Project activities that begin between March 1 and September 15, the qualified biologists shall conduct additional preconstruction surveys for nesting raptors and birds no more than 7 days before implementation of Project activities to identify active nests on and within a 500-foot buffer of the Project site. If a lapse in Project work of 7 days or longer occurs, the qualified biologist shall conduct another focused survey for nesting birds before work can resume.
- ▶ Impacts on white-tailed kite, and other raptors shall be avoided by establishing appropriate buffers around active nest sites identified during preconstruction raptor surveys. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. No Project activity shall commence in the buffer areas until a qualified biologist has determined, in consultation with CDFW, that the young have fledged, the nest is no longer active, or reducing the buffer would not likely result in nest abandonment. CDFW guidelines recommend implementation of 500-foot-wide buffer for raptors, other than Swainson's hawk, but the size of the buffer may be adjusted if a qualified biologist, in consultation with CDFW, determines that such an adjustment would not be likely to adversely affect the nest. The appropriate no-disturbance buffer for other nesting birds (i.e., species other than Swainson's hawk and burrowing owl) shall be determined by a qualified biologist based on site-specific conditions, the species of nesting bird, the nature of the Project activity, visibility of the disturbance from the nest site, and other relevant circumstances.
- ▶ Monitoring of all active nests by a qualified biologist during construction activities shall be required for any activity that has potential to adversely affect the nest. If construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the no-disturbance buffer shall be increased until the agitated behavior ceases. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined appropriate by a qualified biologist to avoid adverse effects on the nest(s). Monitoring of potential nesting activities in the Project area shall continue, at a minimum, until the end of the avian nesting season (September 1).

- ▶ Trees containing white-tailed kite or other raptor (excluding Swainson’s hawk) nests that must be removed as a result of Project implementation shall be removed during the non-breeding season (September 1–January 1) unless otherwise authorized by CDFW. No trees supporting active Swainson’s hawk nests shall be removed without seeking an incidental take permit from CDFW.
- ▶ If any active raptor nest trees discovered during nesting bird surveys would be removed by Project activities, the City of Elk Grove shall replace the lost trees with locally appropriate native tree plantings at a ratio of 3 to 1 at or near the Project area or in another area that will be protected in perpetuity.

Mitigation Measure 3.3-1c: Mitigate Loss of Swainson’s Hawk Foraging Habitat in Accordance with the City of Elk Grove Swainson’s Hawk Impact Mitigation Fee Program

The Project applicant shall implement the following measures to mitigate the potential loss of Swainson’s hawk foraging habitat:

- ▶ The Project applicant shall acquire conservation easements or other instruments to preserve suitable foraging habitat for Swainson’s hawk. The location of the mitigation parcels, as well as the conservation instruments protecting them, shall be approved by the City.
- ▶ The amount of land preserved shall be at a ratio provided in Chapter 16.130, Swainson’s Hawk Mitigation Fees of the Elk Grove Municipal Code, for each acre developed at the Project site. In deciding whether to approve the land proposed for preservation, the City shall consider the benefits of preserving lands in proximity to other protected lands. The preservation of land shall be secured before any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first.
- ▶ The Project applicant shall implement the following minimum conservation easement content standards, or such other requirements as may be updated by the City Council from time to time and as provided in Chapter 16.130:
 - The land to be preserved must be found to be suitable Swainson’s hawk foraging habitat as determined by the City based on substantial evidence.
 - The land shall be protected through either fee title or a conservation easement (“legal agreement”) acceptable to the City.
 - The legal agreement shall be recordable and contain an accurate legal description of the mitigation land.
 - The legal agreement shall prohibit any activity that in the sole discretion of the City substantially impairs or diminishes the land’s capacity as suitable Swainson’s hawk foraging habitat.
 - If the land’s suitability as foraging habitat is related to existing agricultural uses on the land, the legal agreement shall protect any existing water rights necessary to maintain such agricultural uses on the land covered by the document and retain such water rights for ongoing use on the mitigation land.
 - Mitigation monitoring fees shall be paid to cover the costs of administering, monitoring, and enforcing the document in an amount determined by the City or a third-party receiving entity approved by the City, not to exceed 10 percent of the easement price or a different amount approved by the City Council.
 - Interests in mitigation land shall be held in trust by an entity acceptable to the City and/or the City in perpetuity. The entity shall not sell, lease, or convey any interest in mitigation land without the prior written approval of the City.
 - The City shall be named a beneficiary under any legal agreement conveying the interest in the mitigation land to an entity acceptable to the City, and the City shall receive indemnification and defense, and in any legal agreement.

- If any qualifying entity owning an interest in mitigation land ceases to exist, the duty to hold, administer, monitor, and enforce the interest shall be transferred to another entity acceptable to the City or to the City.
- ▶ Before committing to the preservation of any land, the applicant shall obtain approval of the land proposed for preservation. This mitigation measure may be fulfilled in combination with a mitigation measure imposed on the Project requiring the preservation of agricultural land as long as the agricultural land is suitable Swainson's hawk habitat as determined by the City in its sole discretion.

Mitigation Measure 3.3-1d: Conduct Worker Environmental Awareness Program

The New Zoo shall retain a qualified biologist to conduct an environmental awareness training program for construction crews before Project construction. The awareness program shall include a brief review of the special-status species with the potential to occur on the Project site (including their life history, habitat requirements, and photographs of the species). The training shall identify the portions of the Project site in which the species may occur, as well as their legal status and protection. The program shall also cover the relevant permit conditions and mitigation measures that must be followed by all construction personnel to reduce or avoid effects on these resources during Project construction. The training shall emphasize the role that the construction crew plays in identifying and reporting any special-status species observations to the onsite biologist. Training shall identify the steps to be taken if a special-status species is found within the construction area (i.e., notifying the crew foreman, who will inform the designated biologist). An environmental awareness handout that describes and illustrates sensitive resources to be avoided during project construction and identifies all relevant permit conditions shall be provided to each crew member. The crew foreman shall be responsible for ensuring that crew members adhere to the guidelines and restrictions. Education programs shall be conducted for new personnel as they are brought on the job during the construction period.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required. The mitigation measure will be adopted and included as part of the Mitigation Monitoring and Reporting Program for the Project.

RATIONALE

Implementation of Mitigation Measures 3.3-1a, 3-3-1b, 3.3-1c, and 3.3-1d would reduce significant impacts on Swainson's hawk, white-tailed kite, other raptors, other common native nesting birds, and burrowing owl as a result of Project construction because it would require preconstruction surveys; implementation of avoidance measures (e.g., no-disturbance buffers) to prevent injury, mortality, disturbance, and nest abandonment if active nests are determined to be present on or near the Project site. Mitigation would also ensure worker awareness training for biological resources (Draft EIR page 3.3-17).

6.4 SECTION 3.4: ARCHAEOLOGICAL, HISTORICAL, AND TRIBAL CULTURAL RESOURCES

Impact 3.4-1: Cause a Substantial Adverse Change in the Significance of Unique Archaeological Resources

Results of the records search and pedestrian survey did not result in the identification of archaeological resources within the Project site. However, Project-related ground-disturbing activities, including off-site roadway and utility

improvements, could result in discovery of or damage to yet undiscovered archaeological resources as defined in State CEQA Guidelines Section 15064.5 or CEQA Section 21083.2(g). If unanticipated archaeological resources are discovered during ground-disturbing activities, implementation of Mitigation Measure 3.4-1 would require that construction be halted, and the find evaluated. This impact would be less than significant.

MITIGATION MEASURES

Mitigation Measure 3.4-1: Halt Ground Disturbance Upon Discovery of Subsurface Archaeological Features during All Ground-Disturbing Construction Activities

If any precontact or historic-era subsurface archaeological features or deposits (e.g., ceramic shard, trash scatters), including locally darkened soil ("midden"), which may conceal cultural deposits, are discovered during construction, all ground-disturbing activity within 100 feet of the resources shall be halted, and a qualified professional archaeologist (one who meets the Secretary of the Interior's Professional Qualification Standards for archaeology) shall be retained to assess the significance of the find.

If the qualified archaeologist determines the archaeological material to be Native American in nature, the City shall contact the appropriate California Native American tribe, with the Wilton Rancheria tribe being initially contacted. A tribal representative from the Wilton Rancheria, or other appropriate California Native American tribe that is traditionally and culturally affiliated with the Project site, may make recommendations for further evaluation and treatment as necessary and provide input on the preferred treatment of the find. If the find is determined to be significant by the archaeologist or the tribal representative (i.e., because it is determined to constitute a unique archaeological resource or a tribal cultural resource, as appropriate), the archaeologist and tribal representative, as appropriate, shall develop, and the City shall implement, appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures may include but would not necessarily be limited to processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of any further activities by a tribal representative, and or returning the objects to a location within the project area where they will not be subject to future impacts. Wilton Rancheria does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe, archival research, subsurface testing, or contiguous block unit excavation and data recovery (pursuant to a data recovery plan). No work at the discovery location shall resume until all necessary investigation and evaluation of the resource has been satisfied. This requirement shall be placed on Project improvement plans and will be verified by the City's Public Works Department.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required. The mitigation measure will be adopted and included as part of the Mitigation Monitoring and Reporting Program for the Project.

RATIONALE

Implementation of Mitigation Measure 3.4-1 would require construction to halt if potential archaeological resources are discovered, coordination with Native American groups (if applicable), implementation of preservation options (including preservation in place, data recovery, mapping, capping, or avoidance), and proper curation if significant artifacts are recovered and ensure that no additional resources are affected (Draft EIR page 3.4-15).

Impact 3.4-2: Cause a Substantial Adverse Change in the Significance of a Tribal Cultural Resource

Tribal consultation under AB 52 has not resulted in the identification of tribal cultural resources on the Project site. However, excavation activities associated with Project construction may disturb or destroy previously undiscovered significant subsurface tribal cultural resources. If these activities disturb or destroy previously undiscovered significant subsurface tribal cultural resources, implementation of Mitigation Measure 3.4-2a would require that construction be halted and the resources evaluated, Mitigation Measure 3.4-2b would require cultural awareness training, and Mitigation Measure 3.4-2c would require tribal monitoring. With implementation of these mitigation measures, this impact would be less than significant.

MITIGATION MEASURES

Mitigation Measure 3.4-2a: Implement Mitigation Measure 3.4-1

Mitigation Measure 3.4-2b: Implement Cultural Awareness Training

Prior to the start of any grading, utility-related excavation, and other ground disturbing phases of construction, individuals participating in work, on-site lead, foreman, City and Sacramento Zoological Society (SZS) staff members, and any other key personnel, shall receive the relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The Cultural Awareness Training shall describe appropriate avoidance and minimization measures for resources that have the potential to be located on the Project site and shall outline what to do and whom to contact if any potential archaeological resources or artifacts are encountered. The Cultural Awareness Training shall also underscore the requirement for confidentiality and culturally appropriate treatment of any kind of significance to Native Americans and behaviors, consistent with Native American Tribal values. Upon completion of the Worker Cultural Awareness Program individuals participating in work, on-site lead, foreman, and City and SZS staff members and any other key personnel shall sign a form that acknowledges receipt and understanding of the training. The training may be done in coordination with the Project Archaeologist. The New Zoo shall engage with the Wilton Rancheria Tribe to provide this training.

Mitigation Measure 3.4-2c: Implement Native American Monitoring

For grading, utility-related excavation, and other ground disturbing phases of construction, the New Zoo shall notify Wilton Rancheria and provide access to the Project site for a tribal monitor. The City Public Works Department shall contact the tribal representative a minimum of 7 days before beginning earthwork or other ground-disturbing activities. The tribal monitor will be invited to be present on-site during the construction phases that involve ground-disturbing activities, including tree removal, boring, excavation, drilling, and trenching.

Should the tribal monitor be present the City would request copies of complete daily monitoring logs that provide details on each day's activities, including construction activities, locations, soil, and any cultural materials identified. Should a tribal monitor not elect to participate the City's Construction Manager will monitor for potential discoveries. The on-site monitoring shall end when the site grading and excavation activities are completed or when the tribal representatives and monitor have indicated that the site has a low potential for affecting tribal cultural resources.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required. The mitigation measure will be adopted and included as part of the Mitigation Monitoring and Reporting Program for the Project.

RATIONALE

Implementation of Mitigation Measures 3.4-2a, 3.4-2b, and 3.4-2c would require that a worker environmental awareness program be prepared and provided to all construction personnel and supervisors who will have the potential to encounter and alter heritage and cultural resources; require construction to halt if potential archaeological resources are discovered, coordination with Native American groups (if applicable), implementation of preservation options (including preservation in place, data recovery, mapping, capping, or avoidance), and proper curation if significant artifacts are recovered; and require notification to Wilton Rancheria for ground disturbing construction to allow for a tribal monitor (Draft EIR page 3.4-15).

Impact 3.4-3: Disturb Human Remains

Based on documentary research, no evidence suggests that any precontact or historic-era marked or unmarked human interments are present within or in the immediate vicinity of the Project site. However, ground-disturbing construction activities could uncover previously unknown human remains. With compliance with California Health and Safety Code Section 7050.5 and PRC Section 5097, this impact would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

6.5 SECTION 3.5: ENERGY

Impact 3.5-1: Result in Wasteful, Inefficient, or Unnecessary Consumption of Energy during Project Construction or Operation

Implementation of the Project would result in the consumption of additional energy supplies during construction in the form of gasoline and diesel fuel. However, this energy expenditure would not be considered wasteful, because construction would be temporary, and standard construction practices would be implemented. Project operations would result in additional energy consumption but would be required to comply with the most recent version of the California Energy Code and the City of Elk Grove CAP. The Project would incorporate measures included in the City's CAP, including zero net energy requirements in 2030 for commercial development. The Project would include on-site photovoltaic solar systems to supply electricity to the Project site. In addition, the Project would be fully electric with on-site EV charging and bicycle infrastructure for visitors and employees. Therefore, the Project would not result in wasteful, inefficient, or unnecessary consumption of energy during Project construction or operations. This impact would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 3.5-2: Conflict with or Obstruct a State or Local Plan for Renewable Energy or Energy Efficiency

The Project would incorporate various design features that are similar to the GHG reduction measures included in the City's CAP, such as prohibiting on-site natural gas infrastructure, including EV charging and bicycle infrastructure, and including on-site solar photovoltaic systems. As a result, implementation of the Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. This impact would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

6.6 SECTION 3.6: GEOLOGY AND SOILS

Impact 3.6-1: Directly or Indirectly Cause Adverse Effects Related to Strong Seismic Shaking

The Project site is not susceptible to surface fault rupture, and seismic-related ground failure and soil liquefaction are not expected to be a concern on the site. However, the Project site is susceptible to ground shaking from regional fault activity. In addition, Project-related grading would result in the creation of new topographic variation that would be susceptible to failure if they are not properly reinforced. The Project would incorporate all of the recommendations in the site-specific Geotechnical Investigation prepared for the Project and standard engineering practices and specifications, which would minimize risk of adverse effects from seismic hazards. The recommendations in the Geotechnical Investigation account for the unique geotechnical factors affecting the Project site and conform to the requirements of the CBC and Elk Grove Municipal Code. Implementation of the recommendations included in the Geotechnical Investigation and standard engineering practices and specifications would be enforced through the City's development review process. Therefore, impacts related to the potential to expose people or structures to substantial adverse impacts from seismic ground-shaking or related ground failure would be less than significant.

MITIGATION MEASURES

No mitigation is required beyond implementation of all recommendations from the Project-specific Geotechnical Investigation.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 3.6-2: Result in Substantial Soil Erosion or the Loss of Topsoil

Project implementation has the potential to result in soil erosion. Because construction activities would disturb more than 1 acre of soil, the Project would be required to comply with a site-specific SWPPP that includes BMPs designed to control stormwater runoff and reduce erosion from the construction site. The Project would also be required to obtain and comply with a grading and erosion control permit from the City. In addition, construction activities would

be subject to SMAQMD rules regarding dust control, which would reduce the potential for erosion and sedimentation. Further, the Project design would incorporate postconstruction stormwater management strategies to reduce the potential for erosion during operation. Therefore, the impact related to substantial soil erosion or the loss of topsoil would be less than significant.

MITIGATION MEASURES

No mitigation is required beyond compliance with Central Valley Regional Water Quality Control Board, City of Elk Grove, and Sacramento Metropolitan Air Quality Management District requirements.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 3.6-3: Locate Project Features on an Unstable Geologic Unit or Soils, or a Geologic Unit or Soil that Would Become Unstable as a Result of the Project, and Potentially Result in On- or -Off-Site Landslide, Lateral Spreading, Subsidence, Liquefaction, or Collapse

Lateral spreading, subsidence, liquefaction, and collapse are not anticipated on the Project site based on the site's topography and soil characteristics. Regardless, the Project would incorporate all of the recommendations in the site-specific Geotechnical Investigation prepared for the Project and standard engineering practices and specifications, which would minimize potential hazards related to unstable geologic units and soils. The Geotechnical Investigation includes recommendations that account for the unique geotechnical factors affecting the Project site and conform to the requirements of the CBC and Elk Grove Municipal Code. Implementation of the recommendations included in the Geotechnical Investigation and standard engineering practices and specifications would be enforced through the City's development review process. Therefore, the impact related to the potential for these hazards would be less than significant.

MITIGATION MEASURES

No mitigation is required beyond implementation of all recommendations from the Project-specific Geotechnical Investigation.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 3.6-4: Locate Project Features on Expansive Soils

Portions of the Project site are underlain with soils that have a high proportion of clay and that would be prone to expansion. The site-specific Geotechnical Investigation prepared for the Project confirmed that expansive clay soils are present on the Project site. All Project-specific recommendations contained in the Geotechnical Investigation would be implemented as part of the Project to conform to the requirements of the CBC and Elk Grove Municipal Code and minimize the risk of structural failure in areas where expansive soils are present (Geocon Consultants, Inc. 2023). Implementation of these recommendations and standard engineering practices and specifications would be enforced through the City's development review process. Therefore, the potential to create substantial direct or indirect risks to life or property from locating Project facilities on expansive soils would be less than significant.

MITIGATION MEASURES

No mitigation is required beyond implementation of all recommendations from the Project-specific Geotechnical Investigation.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 3.6-5: Directly or Indirectly Destroy a Unique Paleontological Resource or Site or Unique Geologic Feature

Project construction would include ground disturbance in previously undisturbed soils in an area with high sensitivity for paleontological resources. If previously undiscovered paleontological resources are encountered during ground-disturbing activities, damage to or destruction of a paleontological resource could occur. Implementation of Mitigation Measure 3.6-5 would reduce this impact to a less-than-significant level.

MITIGATION MEASURES

Mitigation Measure 3.6-5: Implement Procedures to Protect Paleontological Resources

Before the start of any earthmoving activities, the New Zoo shall retain a qualified scientist (e.g., geologist, biologist, paleontologist) to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures to follow if fossils are encountered. Training on paleontological resources shall also be provided to all other construction workers, and a video recording of the initial training and/or written materials may be used rather than in-person training.

If any paleontological resources are discovered during grading or construction activities on the Project site, work shall be halted immediately within 50 feet of the discovery, and the City Public Works Department shall be notified immediately. The New Zoo shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with the most current Society of Vertebrate Paleontology guidelines. The recovery plan shall include a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. The New Zoo will implement all recommendations in the recovery plan that are determined to be necessary by the City Public Works Department and possible before construction activities resume in the area where the paleontological resources were discovered.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required. The mitigation measure will be adopted and included as part of the Mitigation Monitoring and Reporting Program for the Project.

RATIONALE

Mitigation Measure 3.6-5 would ensure that excavations are completed in a manner that preserves potential paleontological resources through implementation of training on paleontological resources and performance standards, including implementation of a recovery plan should a fossil be discovered (Draft EIR page 3.6-15).

6.7 SECTION 3.8: HAZARDS AND HAZARDOUS MATERIALS

Impact 3.8-1: Create a Risk to Human Health and the Environment Resulting from the Routine Use, Transport, Storage, and Disposal of Hazardous Materials or the Accidental Release of Hazardous Materials

The Project would be subject to federal, State, and local regulations related to the use, transport, storage, and disposal of hazardous materials. Additionally, the New Zoo would operate in accordance with AZA accreditation standards to protect the safety of the animals, zookeepers, and visitors. This impact would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 3.8-2: Interfere with an Adopted Emergency Response Plan or Emergency Evacuation Plan

Implementing the Project would not impair the implementation of an emergency response or evacuation plan, such as the Sacramento County Local Hazard Mitigation Plan or the City's Emergency Operations Plan. This impact would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

6.8 SECTION 3.9 HYDROLOGY AND WATER QUALITY

Impact 3.9-1: Violate Any Water Quality Standards or Waste Discharge Requirements or Substantially Degrade Surface Water or Groundwater Quality during Construction Activities

Project site construction activities and off-site improvements would involve ground-disturbing and excavation activities that would expose soils to wind and water erosion and potentially transport pollutants to surface water bodies, particularly during storm events. In addition, accidental spills of construction-related fuels, oils, hydraulic fluid, and other hazardous substances could contaminate stormwater flows, resulting in the potential degradation of surface water quality downstream of the disturbance area. The potential for erosion and transport of sediment and pollutants would be addressed through compliance with EGMC Chapter 16.44, which requires all projects to implement erosion control measures to minimize erosion, sediment, dust, and other pollutant runoff created by improvement activities. In addition, any project that disturbs more than 1 acre of soil would be required to obtain

coverage under the Construction General NPDES permit, including completion of a SWPPP. With compliance with these existing regulations, impacts to surface and groundwater quality would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 3.9-2: Violate Any Water Quality Standards or Waste Discharge Requirements or Substantially Degrade Surface Water or Groundwater Quality from Polluted Stormwater Runoff

Development can increase the rate of runoff and eliminate storage and infiltration that would naturally occur along drainage paths. Runoff from developed areas can carry pollutants and sediment, which can be potentially harmful to downstream receiving waters. Implementation of the Project would increase the total amount of impervious surfaces in the Project site through the construction of walkways, buildings, roadways, and parking lots. However, the Project would implement LID measures, including directing stormwater into a bioretention basin west of the Project site, to prevent the contamination of stormwater and allow the infiltration of most of the stormwater on-site. All pollution control measures would be designed in accordance with the Sacramento Region Stormwater Quality Design Manual and enforced through the City permitting process. Therefore, impacts from polluted stormwater runoff would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required.

Impact 3.9-3: Substantially Decrease Groundwater Supplies or Interfere Substantially with Groundwater Recharge Such That the Project May Impede Sustainable Groundwater Management or Conflict with Implementation of a Groundwater Management Plan

Implementation of the Project would slightly increase the total extent of impervious area at the site and could reduce recharge of shallow groundwater systems, but this reduction would be mitigated by following landscaping and drainage requirements. Although implementing the Project would increase water demand relative to existing conditions, this change represents a small percentage of the service volume for the Laguna Vineyard service area and would not substantially decrease groundwater supplies or impede sustainable groundwater management. The Project would not conflict with or obstruct implementation of a groundwater management plan and this impact would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required.

6.9 SECTION 3.10: LAND USE AND PLANNING

Impact 3.10-1: Cause a Significant Environmental Impact Because of a Conflict with any Land Use Plan, Policy, or Regulation Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect

The Project would establish an SPA intended to implement the New Zoo consistent with the policy provisions of the General Plan and LEA Community Plan. Implementation of the Project would be consistent with the EGMC and the SACOG 2020 MTP/SCS. With implementation of mitigation measures throughout this EIR the impact would be reduced to less than significant.

MITIGATION MEASURES

No additional mitigation is required beyond compliance with Mitigation Measures 3.2-1, Mitigation Measure 3.4-1, Mitigation Measure 3.7-1, Mitigation Measure 3.11-5, and Mitigation Measures 3.13-2a and 3.13-2b.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required.

6.10 SECTION 3.11: NOISE AND VIBRATION

Impact 3.11-1: Create Substantial Temporary (Construction) Noise

Hourly noise levels during construction activities would be as loud as 79 dBA L_{eq} and 82 dBA L_{max} at nearby residential land uses. Based on available existing noise level data for the Project site, hourly noise levels closest to the nearest sensitive receivers are approximately 61 dBA L_{eq} . Considering that noise levels at this location could reach as high as 76 dBA L_{eq} (i.e., as much as 15 dBA over existing levels), construction noise would constitute a substantial increase (perceived more than doubling of the existing noise levels) for an extended period. The requirements listed in Mitigation Measure 3.11-1 would decrease exposure of sensitive receivers to construction-generated noise and reduce the impact to less than significant.

MITIGATION MEASURES

Mitigation Measure 3.11-1: Implement Measures to Reduce Exposure of Noise-Sensitive Receivers to Construction-Generated Noise

To minimize noise levels generated by construction activities, the New Zoo shall require its construction contractors to comply with the following measures during construction to reduce construction noise by at least 8 dBA:

- ▶ All construction equipment and material staging areas shall be set back as far as possible from nearby off-site noise-sensitive receivers, including but not limited to the residences along Lotz Parkway and Overture Way.
- ▶ All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturer specifications. Equipment engine shrouds shall be closed during equipment operation.
- ▶ Construction equipment with back-up alarms shall be equipped with either audible self-adjusting backup alarms or alarms that sound only when an object is detected. Self-adjusting backup alarms shall automatically adjust to 5 dBA louder than the surrounding background levels. All non-self-adjusting backup alarms shall be set to the lowest setting required to be audible above the surrounding noise levels.
- ▶ The construction contractor shall use noise-reducing operation measures, techniques, and equipment that reduce construction noise by at least 8 dBA. This requirement shall be enforced through its inclusion on all construction bid specifications for construction contractors hired to work on the Project site. The bid specifications shall require that construction contractors provide an equipment inventory list for all equipment within the fleet with engines greater than 50 horsepower. The list will identify (at a minimum), make, model, and horsepower of equipment; operating noise levels at 50 feet; available noise control devices that are installed on each piece of equipment; and associated noise reduction from the installed technology. Control devices shall include, but shall not be limited to, high-efficiency mufflers; acoustic dampening; protected internal noise absorption layers; enclosures; and electric motors. In addition, the contractor shall specify how proposed alternative construction procedures would be employed to reduce noise at sensitive receivers compared to other more traditional methods. Examples include, but are not limited to, welding instead of riveting, mixing concrete off-site instead of on-site, and using a thermal lance instead of drive motors and bits. In all cases, the requirement is that the best commercially available noise-reducing technology and noise-reducing alternative construction method shall be used, provided that there are no safety concerns, engineering limits, or environmental constraints preventing it from being used. If a unique circumstance does exist that prevents a quieter alternative construction method from being used, the contractor shall provide evidence to support its proposal. The noise reduction elements of construction shall be approved by the City.
- ▶ Combine noisy operations (e.g., riveting, cutting, hammering) to occur in the same period (e.g., day or construction phase), such that the overall duration of these activities is reduced to the extent practical. When the noisiest operations are performed together within the same period, the overall duration that excessive noise would occur is reduced, minimizing the disturbing effects of exposure to prolonged increased noise levels.
- ▶ The contractor shall designate a disturbance coordinator and post that person's telephone number conspicuously around the publicly accessible portions of the construction site and provide it to nearby residences. A minimum of one sign shall be posted for every 1,000 feet of public frontage, or a minimum of six postings. The disturbance coordinator shall receive all public complaints and be responsible for determining the cause of the complaint and implementing any possible measures to alleviate the problem.
- ▶ When construction activities would occur within 400 feet of existing residential land uses (i.e., the distance at which noise levels of 66 dBA L_{eq} are achieved), the following measures shall be implemented:
 - Use noise-reducing enclosures and techniques around stationary noise-generating equipment (e.g., concrete mixers, generators, compressors).
 - Install temporary noise curtains as close as possible to the boundary of the construction site within the direct line of sight path of the nearby sensitive receptor(s). The noise curtains will consist of

durable, flexible composite material featuring a noise barrier layer bounded to sound-absorptive material on one side.

- Retain a qualified noise specialist to develop a noise monitoring plan, and conduct noise monitoring to ensure that noise reduction measures are achieving the necessary reductions such that levels at the receiving land uses do not exceed 5 dBA over existing levels.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required. The mitigation measure will be adopted and included as part of the Mitigation Monitoring and Reporting Program for the Project.

RATIONALE

Implementation of Mitigation Measure 3.11-1 would ensure that the construction contractor for the Project would reduce construction noise levels by at least 8 dBA through staging equipment away from sensitive receivers, properly maintaining construction equipment, use of adjustable backup alarms, use of noise reduction techniques, combining noise operations, designating a disturbance coordinator, and installing temporary noise curtains where construction occurs within 400 feet of sensitive receptors (Draft EIR 3.11-18).

Impact 3.11-2: Create Substantial Temporary (Construction) Vibration Levels

The use of heavy-duty construction equipment can generate levels of vibration that could result in disturbance to nearby sensitive residential land uses or structural damage. Based on modeling conducted, vibration levels for a vibratory roller at the structure nearest to the Project site, approximately 50 feet from where the use of construction equipment could occur, would be 87 VdB and 0.098 PPV in/sec. Construction vibration would occur during daytime hours, when people are less likely to be disturbed. Therefore, the potential for disturbance to nearby receivers is low. In addition, the Caltrans criterion of 0.2 PPV in/sec would not be exceeded at the nearest structure. This impact would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required.

Impact 3.11-3: Create Long-Term (Operational) Traffic-Generated Noise

Project-generated weekday and weekend traffic would not expose residential land uses to transportation noise standards included in General Plan Policy N-2-2. Therefore, this impact would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required.

Impact 3.11-4: Create a Substantial Increase in Operational On-Site Activities

The Project would involve the long-term operation of new noise sources and new noise-generating activities on the Project site that may expose off-site noise-sensitive receivers to excessive noise levels. New operational noise sources would include animals, mechanical equipment that is part of the buildings' HVAC systems, activity at the proposed parking lots, truck delivery activity, outdoor cafes, and backup generators. Noise from zoo operations would not exceed applicable noise standards. This impact would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required.

Impact 3.11-5: Create a Substantial Increase in Special Event Noise Levels

Noise from special events, such as private parties and weddings, would not exceed City noise standards at nearby sensitive receivers. However, amplification noise from the nighttime safari would expose off-site residential land uses to noise exceeding City standards. Implementation of Mitigation Measures 3.11-5 would reduce this impact to a less-than-significant level.

MITIGATION MEASURES

Mitigation Measure 3.11-5: Restrict Noise Levels from Amplification Devices

Exterior amplified noise from the nighttime safari shall be limited to a maximum sound level of 65 dBA L_{eq} at approximately 50 feet from the nighttime safari route boundaries by adjusting amplification equipment accordingly. The New Zoo staff/nighttime safari event coordinator shall ensure that sound equipment is calibrated annually. Sound testing of the amplification equipment shall occur annually. Two sound level measurements shall be conducted at 50 feet from the amplification equipment. The sound level meter used for the sound level measurements should meet a minimum Type 2 compliance and be fitted with the manufacturer's windscreen and calibrated before use. Noise measurement readings shall be used to ensure that 65 dBA L_{eq} at 50 feet is not exceeded.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required. The mitigation measure will be adopted and included as part of the Mitigation Monitoring and Reporting Program for the Project.

RATIONALE

Implementation of Mitigation Measure 3.11-5 would ensure that nighttime safari noise is consistent with City noise standards through limiting the level of amplification and testing equipment annually (Draft EIR 3.11-27).

6.11 SECTION 3.12: PUBLIC SERVICES

Impact 3.12-1: Result in Substantial Adverse Physical Construction-Related Impacts Associated with the Provision or the Need for New or Physically Altered Fire Facilities, to Maintain Acceptable Service Ratios and Response Times

Implementing the Project would result in the construction and operation of new structures, including a zoological park with various facilities and buildings, parking areas, and off-site infrastructure improvements. The CCSD Fire Department has adequate facilities and staff to provide fire protection services for the New Zoo. Construction or expansion of fire protection facilities would not be required to service the Project. The impact related to fire facilities would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required.

Impact 3.12-2: Result in Substantial Adverse Physical Construction-Related Impacts Associated with the Provision or the Need for New or Physically Altered Police Facilities, to Maintain Acceptable Service Ratios and Response Times

Implementation of the Project would result in an increased demand for law enforcement services. Because the Project would include private on-site security services, it would require minimal local police support. On-site security would reduce the need for local police support, maintaining acceptable service ratios and response times without the need for additional police facilities. Therefore, the impact related to police facilities would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required.

6.12 SECTION 3.13: TRANSPORTATION

Impact 3.13-1: Result in Impacts on Bicycle, Pedestrian, and Transit Facilities and City Policies

The Project includes the implementation of off-site bicycle and pedestrian facilities along the Project frontage on Road B, on Lotz Parkway, and along the northern perimeter of the Project site consistent with the City of Elk Grove General Plan, BPTMP, and Improvement Standards. The Project would be designed to accommodate future transit service extensions. Additionally, the Project would not permanently alter the physical transportation network external to the Project site such that the bus stops serving these routes would be adversely affected. The impact on bicycle, pedestrian, and transit facilities would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required.

Impact 3.13-3: Substantially Increase Hazards Due to a Geometric Design Feature or Incompatible Uses

The Project would involve the construction and operation of a zoological park and associated off-site roadway and circulation improvements. It would be subject to, and constructed in accordance with, applicable roadway design and safety guidelines. Because the Project could increase safety hazards related to increased queueing and vehicular activity during the Project's opening month, implementation of Mitigation Measure 3.13-3 would require the Project applicant to develop and implement a traffic management plan to address increased queuing anticipated during the New Zoo's opening month and special events and to optimize safe and efficient travel for pedestrians, bicyclists, and vehicles. Implementation of this mitigation measure would reduce this impact to less than significant.

MITIGATION MEASURES

Mitigation Measure 3.13-3: Prepare and Implement Traffic Management Plans for the Opening Month and Special Events

The New Zoo shall be responsible for preparing a traffic management plan (TMP) and providing it to the City for approval by the Public Works Director (or their designee) and SacRT for review and coordination, as applicable, before opening day/weekend or other special events occurring at the New Zoo that may result in queuing spillover. The TMP shall include specific interventions for traffic conditions associated with the New Zoo opening and any other special events determined to warrant a TMP. The New Zoo shall be responsible for implementing the interventions to which the Public Works Director has agreed. All traffic controls shall be installed in accordance with the California Manual on Uniform Traffic Control Devices and applicable City regulations. At a minimum, the TMP shall include the following strategies:

- ▶ Flagger shall be provided to control traffic when necessary or requested by the City in compliance with Section 6-13.06 of the City's Standard Construction Specifications 2022 or latest equivalent (City of Elk Grove 2022b: 52).
- ▶ Changeable Message Signs shall display one or more alternating messages along likely patron access routes to broadcast up-to-date information regarding desired routing. The signs shall be in place no less

than 72 hours before the date of the event or 5 business days in advance of a detour and shall remain in place for the duration of the event in compliance with Section 12-3.02 of the City's Standard Construction Specifications 2022 or latest equivalent (City of Elk Grove 2022b: 103).

- ▶ Wayfinding strategies, including permanent and temporary signs, shall be implemented to provide directions on access to the New Zoo for pedestrians, bicyclists, and vehicles.
- ▶ Emergency access shall be maintained at all times, and emergency apparatus routes during the opening month and special events shall be reviewed by the City's emergency service department for approval.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required. The mitigation measure will be adopted and included as part of the Mitigation Monitoring and Reporting Program for the Project.

RATIONALE

Implementation of Mitigation Measure 3.13-3 would require development and implementation of a traffic management plan to address increased queuing anticipated during the New Zoo's opening month and special events and to optimize safe and efficient travel for pedestrians, bicyclists, and vehicles (Draft EIR page 3.13-21).

Impact 3.13-4: Result in Inadequate Emergency Access

The Project would be required to meet standards and regulations identified in the 2022 California Fire Code as adopted by the City of Elk Grove, including provisions related to maintaining emergency access during construction and operations. Additionally, the Project design would be subject to review by City emergency services and responsible agencies, ensuring that the Project would be designed to meet all applicable emergency access design standards. Implementation of Mitigation Measure 3.13-3 to address substantial queuing during the opening month and special events would reduce this impact to less than significant.

MITIGATION MEASURES

Mitigation Measure 3.13-4

Implement Mitigation Measure 3.13-3 - Prepare and Implement Traffic Management Plans for the Opening Month and Special Events.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required. The mitigation measure will be adopted and included as part of the Mitigation Monitoring and Reporting Program for the Project.

RATIONALE

Implementation of Mitigation Measure 3.13-3 would require development and implementation of a traffic management plan to address increased queuing anticipated during the New Zoo's opening month and special events and to optimize safe and efficient travel for pedestrians, bicyclists, and vehicles to ensure emergency access (Draft EIR page 3.13-21).

6.13 SECTION 3.14: UTILITIES AND SERVICE SYSTEMS

Impact 3.14-1: Result in Insufficient Water Supplies

As described in the Water Supply Assessment prepared by Sacramento County Water Agency for the Project, sufficient water would be available to meet the demands of the Project during normal, single, and multiple dry years. This impact would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required.

Impact 3.14-2: Result in Impacts on Available Wastewater Treatment Capacity

The Project's wastewater generation of approximately 0.17 million gallons per day (mgd) average dry weather flow (ADWF) would be an increase over the Project site's existing wastewater treatment volumes. However, the SRWTP has been master planned to accommodate 350 mgd ADWF. Therefore, the Project's wastewater generation could be accommodated within the existing and planned treatment capacity of the SRWTP. This impact would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required.

Impact 3.14-3: Result in Impacts on Solid Waste Facilities and Compliance with Regulations Related to Solid Waste

The Project would include uses that would increase the generation of municipal solid waste. Waste generated at the Project site could be accommodated by several permitted haulers, and wastes would be hauled to a permitted landfill for disposal as selected by the hauler. There is substantial remaining capacity in the landfills in the area serving local waste haulers, with an average remaining capacity of more than 70 percent. Therefore, because the Project would not generate solid waste in excess of State or local standards or in excess of the capacity of the local infrastructure, negatively affect the provisions of solid waste services, or affect the attainment of solid waste reduction goals, this impact would be less than significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required.

6.14 CHAPTER 4: CUMULATIVE IMPACTS

Impact 4-1: Contribute to Cumulative Visual Character Impacts

As identified in Impact 3.1-1 of the Draft EIR, the Project site is located in the Livable Employment Area (LEA) Community Plan Area, which is in an area planned for urban development in the General Plan EIR. Development of the proposed New Zoo would convert the rural visual character of the site to an urban/suburban developed character. However, as described in Impact 3.1-1 of the Draft EIR the Project would be compatible with proposed future development envisioned in the LEA Community Plan Area. Proposed development surrounding the Project site, such as single-family residences to the north and east, along with construction of the Project would result in continued development of the area as an urban center. The overall architectural design of the New Zoo would incorporate the use of neutral tones in varying shades and material types used to break up the massing of large building façades to make the site consistent with existing and proposed surrounding development. The Project's contribution to the significant cumulative impact would be less than cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no additional mitigation measures are required.

Impact 4-2: Contribute to Cumulative Light and Glare Impacts

Continued urbanization of the region introduces additional sources of nighttime light and glare. Overall, continued development increases skyglow and other nighttime illumination within the region. However new development projects in the City, such as those surrounding the site, are required to comply with the design guidelines and with Elk Grove Municipal Code (EGMC) Chapter 23.56 for lighting standards and the City's adopted Design Guidelines, which reduce light and glare impacts. Although the Project would contribute to ambient light levels, the Project would conform to the design guidelines in the City's General Plan, EGMC Chapter 23.56, and the Zoological Park SPA, which requires the New Zoo to include non-reflective surfaces and shielded lighting to reduce glare and off-site spillage. Therefore, the Project would not contribute to cumulative effects of light and glare. The Project's contribution to the significant cumulative impact would be less than cumulatively considerable.

MITIGATION MEASURES

No mitigation is required beyond compliance with the design guidelines in the City's General Plan, EGMC Chapter 23.56, and the Zoological Park SPA, which requires the New Zoo to include non-reflective surfaces and shielded lighting to reduce glare and off-site spillage.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-3: Generate Short-Term Construction-Related Emissions of ROG, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}

In accordance with SMAQMD guidance, the Project was evaluated quantitatively and compared to SMAQMD's daily mass emission thresholds of significance for consistency with the most recently adopted air quality plan in the region. These thresholds are inherently tied to long-term regional air quality planning and demonstrate that the Project would not conflict with the applicable air quality plans. After implementation of SMAQMD's best management practices (BMPs) for construction provided in Mitigation Measure 3.2-1 of the Draft EIR, the Project was determined to be consistent with the applicable air quality plans.

Sacramento County and the SVAB are in nonattainment for ozone and respirable particulate matter (PM₁₀) with respect to the California ambient air quality standards (CAAQS) and for ozone and fine particulate matter (PM_{2.5}) with respect to the national ambient air quality standards (NAAQS). Construction activities in the region would emit additional particulate matter and ozone precursors that may conflict with attainment efforts in the county. Because the region is in nonattainment, the existing cumulative condition is adverse, and any additional emissions would exacerbate that condition. However, SMAQMD has established construction emission thresholds for development projects that determine whether that particular project's emissions would be cumulatively considerable. As detailed in Section 3.2, "Air Quality," Project construction emissions would not exceed the applicable mass emission threshold established by SMAQMD. However, Mitigation Measure 3.2-1 of the Draft EIR requires the incorporation of construction emission BMPs that would reduce emissions. All other criteria air pollutants would remain below the SMAQMD thresholds. Therefore, the Project's construction-related contribution to criteria air pollutant or precursor emissions would not be cumulatively considerable.

MITIGATION MEASURES

No further mitigation is required beyond compliance with Mitigation Measure 3.2-1.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-4: Generate Long-Term Operational Emissions of ROG, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}

SMAQMD's operational thresholds of significance apply at the project level and are cumulative in nature; that is, they identify the level of project-generated emissions above which impacts would be cumulatively considerable. Thus, they represent the level at which emissions of a given project would impede the air basin from achieving ambient air quality standards, considering anticipated growth and associated emissions in the region.

Implementation of the Project would result in a new zoo in the City of Elk Grove, which would in turn increase criteria air pollutants and ozone precursors in an area that is currently designated as nonattainment for several of the NAAQS and CAAQS. The Project would not generate emissions of ROG, NO_x, PM₁₀, and PM_{2.5} in exceedance of SMAQMD's mass emissions thresholds with compliance with the mandatory provisions of Parts 6 and 11 of the Title 24 California Building Code. Therefore, operational emissions would not exceed the thresholds of significance for criteria air pollutants or precursor emissions and would not be cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-5: Contribute to Cumulative Long-Term Operational Criteria Air Pollutant or Precursor Emissions

SMAQMD has established operational emission criteria thresholds for individual projects beyond which a particular project's emissions would be cumulatively considerable. These thresholds of significance are determined using growth projections for the SVAB and are inherently cumulative. A project that operates below these thresholds is generally considered not to contribute to a cumulatively significant air quality impact, and those that operate above the thresholds would contribute to a cumulative impact.

As noted above, the Project is consistent with applicable local air quality plans designed to reduce regional emissions. Nonetheless, overall emissions associated with the Project would increase over existing conditions. The analysis included in Impact 3.2-2 of the Draft EIR shows that operation of the Project would result in the generation of additional ROG, NO_x, PM_{2.5}, and PM₁₀, which are criteria air pollutants and precursors that form the basis for the region's nonattainment status and the existing adverse cumulative condition in the air basin. The Project would not conflict with the policies and strategies included in the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* to address attainment of the NAAQS and CAAQS for ozone, respectively, and the Project would not exceed SMAQMD's project-level operational emissions threshold. Therefore, the Project would not contribute to a net increase in long-term operational criteria air pollutant and precursor emissions that form the basis for the region's nonattainment status would not be cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-6: Contribute to Cumulative Impacts on Biological Resources

Project construction activities (e.g., operation of vehicles and equipment, presence of construction crews) may produce levels of noise and novel visual stimulus that may result in disturbance to wildlife species in the vicinity of the Project site. Construction of the related projects would result in similar conditions during construction activities, and impacts on special-status wildlife species in the vicinity of those projects would be the same as or similar to those described in Section 3.3, "Biological Resources," of the Draft EIR.

As described in Section 3.3 of the Draft EIR, Project construction may result in impacts on Swainson's hawk, white-tailed kite, burrowing owl, and other nesting birds. Implementation of Mitigation Measures 3.3-1a, 3.3-1b, 3.3-1c of the Draft EIR would offset Project impacts under cumulative conditions through preconstruction protection measures (surveys and avoidance of identified species) and modifications in the hospital building design and helicopter operations. Therefore, the Project's contribution to substantial effects on special-status wildlife or habitat would not be cumulatively considerable.

MITIGATION MEASURES

No mitigation is required beyond compliance with Mitigation Measures 3.3-1a, 3.3-1b, and 3.3-1c.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-7: Contribute to Cumulative Impacts on Cultural, Historical, and Tribal Cultural Resources

Because all significant cultural resources are unique and nonrenewable members of finite classes, meaning there are a limited number of significant cultural resources, all adverse effects erode a dwindling resource base. The loss of any one archaeological site could affect the scientific value of others in a region because these resources are best understood in the context of the entirety of the cultural system of which they are a part. The cultural system is represented archaeologically by the total inventory of all sites and other cultural remains in the region. As a result, a meaningful approach to preserving and managing cultural resources must focus on the likely distribution of cultural resources, rather than on a single project or parcel boundary.

The Plains Miwok people and their historic lands have been affected by development since the arrival of the first Spanish settlers in the late 1770s. Agricultural development beginning in the mid-1850s was soon followed by railroad and commercial development and the establishment of Sacramento County by 1850. Development of the Plains Miwok lands continued with residential growth which increased after World War I and then greatly intensified after World War II. These activities have resulted in an existing significant adverse effect on archaeological resources, tribal cultural resources, and human remains. Cumulative development continues to contribute to the disturbance of cultural resources.

No known unique archaeological resources, tribal cultural resources, or human remains are located within the boundaries of the proposed Project area; nonetheless, Project-related earth-disturbing activities could damage undiscovered archaeological resources, tribal cultural resources or human remains. The Project, in combination with other developments in the region, could contribute to ongoing substantial adverse changes in the significance of unique archaeological resources resulting from urban development and conversion of natural lands. Cumulative development could result in potentially significant archaeological resource impacts. Implementation of Mitigation Measure 3.4-1a of the Draft EIR would ensure that the proposed Project's contribution to cumulatively significant archeological resources and tribal cultural resources impacts would not be considerable by requiring construction work to cease in the event of an accidental find and the appropriate treatment of discovered resources, in accordance with pertinent laws and regulations. With implementation of this mitigation measure, the Project's contribution to these impacts would be offset. Similarly, Mitigation Measures 3.4-2b of the Draft EIR would ensure that the Project's contribution to cumulatively significant tribal cultural resources impacts would not be considerable by requiring Native American monitors and a response protocol in case tribal cultural resources are encountered during ground disturbance activities. Further, cumulative development would be required to implement similar mitigation to avoid/reduce impacts to archaeological resources and tribal cultural resources. Compliance with California Health and Safety Code Section 7050.5 and PRC Section 5097 would ensure that treatment and disposition of the remains occurs in a manner consistent with state guidelines and California Native American Heritage Commission guidance. Therefore, the Project would not have a considerable contribution to any significant cumulative impact related to archaeological resources, tribal cultural resources, or human remains.

MITIGATION MEASURES

No further mitigation is required beyond compliance with Mitigation Measures 3.4-1a and 3.4-1b.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-8: Contribute to Cumulative Energy Impacts

Impact 3.5-1 of the Draft EIR concludes that the Project would not result in the wasteful or inefficient use of energy and that a 20-kilowatt (kW) solar array would be installed on the proposed retail building and a 14-kW array would be installed on the proposed office building. The Project would not use natural gas or natural gas infrastructure, complying with the California Energy Code and the City of Elk Grove Climate Action Plan's (CAP) direction to minimize natural gas consumption, would include 120 bicycle parking stalls, 327 total EV parking spaces (87 of which would be EV ready and 240 of which would be EV-capable parking spaces).

Impact 3.5-2 of the Draft EIR concludes that the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The Project would incorporate various design features that are similar to the GHG reduction measures included in the City's CAP, such as prohibiting on-site natural gas infrastructure, including 327 total EV parking spaces and infrastructure to support 120 bicycle stalls, and including on-site solar photovoltaic systems. Because implementing the Project would not result in the wasteful or inefficient use of energy and the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, the Project's contribution to cumulative energy use would not be cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-9: Cumulative Seismic Groundshaking

As described in Section 3.6, "Geology and Soils," of the Draft EIR the Project site, which comprises the cumulative setting, would potentially be susceptible to hazards from seismic ground shaking and expansive soils. Surface fault rupture, liquefaction, landslides, lateral spreading, subsidence, and collapse are not anticipated to be a concern within the cumulative setting. Impacts related to seismic and geologic hazards would not be cumulatively considerable because the geographic context is generally site-specific, rather than cumulative in nature. Notwithstanding, past development within the cumulative setting has been regulated by the California Building Code (CBC) and local building codes, which ensure that structures are designed and engineered to site-specific conditions. Each site where present and reasonably foreseeable projects would occur has unique geologic considerations that would also be subject to uniform site development and construction standards consistent with the CBC and local building codes. As discussed in Section 3.6 of the Draft EIR, a site-specific geotechnical study has been prepared for the Project. The Project would incorporate the design and engineering recommendations contained in the geotechnical study, which would account for the unique geotechnical factors affecting the Project site and conform to the requirements of the CBC and local building code requirements. Therefore, implementation of the Project would result in a less than cumulatively considerable contribution to impacts related to seismic and geologic hazards; the impact would be less than cumulatively significant.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-10: Contribute to Cumulative Soil Erosion and Loss of Topsoil

As described in Section 3.6, "Geology and Soils," of the Draft EIR the Project site, which comprises the cumulative setting, is relatively flat with no major slopes. However, development in the cumulative setting involving substantial ground disturbance and earth-moving activities or changes to drainage patterns would have potential to result in soil erosion or the loss of topsoil.

Past construction activities within the cumulative setting have been regulated by the National Pollutant Discharge Elimination System (NPDES) permit program, which includes requirements to minimize erosion from construction sites and from operational activities associated with past development. Therefore, the contribution of past projects to cumulative erosion impacts has been negligible.

The present and reasonably foreseeable projects include development, transportation, infrastructure, and public works projects. These types of projects generally require temporary construction activities involving ground disturbance, which have potential to contribute to erosion and loss of topsoil throughout the cumulative setting. Under the NPDES permit program, projects that disturb more than 1 acre of land are required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and implement associated best management practices (BMPs) that are specifically designed to reduce construction-related erosion. The SWPPP and BMPs would be submitted to the Central Valley Regional Water Quality Control Board in compliance with the statewide National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit). The Project would also be required to obtain and comply with a grading and erosion control permit from the City. In addition, construction activities would be subject to SMAQMD rules regarding dust control, which would reduce the potential for erosion and sedimentation. Once operational, the potential for erosion would be reduced because areas of bare ground would be developed with structure, pavement, and landscaping and projects would be required to incorporate post-construction stormwater management strategies to reduce the potential for erosion from new development and redevelopment. Therefore, the contribution to cumulative erosion impacts from present and reasonably foreseeable projects would be negligible.

In combination with past, present, and reasonably foreseeable projects discussed above, development of the Project would not exacerbate the potential for erosion and loss of topsoil within the cumulative setting. Impacts related to erosion and loss of topsoil would be negligible because the development under the Project would be subject to the NPDES permit program, City grading and erosion control permit, and SMAQMD requirements described above. The Project would not involve operational activities with potential to result in erosion or loss of topsoil. Therefore, Project implementation would result in a less than cumulatively considerable contribution to impacts related to erosion and loss of topsoil. Impacts would be less than cumulatively significant.

MITIGATION MEASURES

No further mitigation is required beyond compliance with the statewide National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-11: Cumulative Paleontological Resource Impacts

Geologic deposits that underlie the Central Valley, which comprises the cumulative setting, have a high paleontological sensitivity. Construction of development projects within the cumulative setting would potentially require ground disturbance within previously undisturbed soils and in areas of high sensitivity for paleontological resources.

Prior to the adoption of regulations pertaining to the protection of paleontological resources (e.g., California Public Resources Code sections 5097.5 and 30244), past development within the cumulative setting has contributed to the loss of important paleontological resources. Therefore, the contribution of past projects to cumulative paleontological resources impacts has been significant.

The present and reasonably foreseeable projects include development, transportation, infrastructure, and public works projects. These types of projects generally require temporary construction activities involving ground disturbance, which have potential to occur within previously undisturbed soils and contribute to the destruction of paleontological resources. Therefore, the potential impact from cumulative development would be potentially significant.

In combination with past, present, and reasonably foreseeable projects discussed above, Project construction would increase the potential for destruction of paleontological resources within the cumulative setting. However, the Project would be required to comply with Mitigation Measure 3.6-5 of the Draft EIR, which specifies procedures to protect paleontological resources. Under Mitigation Measure 3.6-5 of the Draft EIR, a qualified paleontologist would develop a recovery plan for any paleontological resources that are encountered during Project construction. Other future development projects would be required to implement similar measures in compliance with California Public Resources Code sections 5097.5 and 30244 and other local regulations governing the protection of paleontological resources. Therefore, Project implementation would result in a less than cumulatively considerable contribution to impacts related to paleontological resources. Impacts would be less than cumulatively significant.

MITIGATION MEASURES

No further mitigation is required beyond compliance with Mitigation Measure 3.6-5.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-13: Cumulative Transport, Use, Storage, and Disposal of Hazardous Materials

Future development in the Project vicinity would be required to comply with applicable hazardous materials management laws and regulations adopted at the federal, State, and local level including but not limited to Titles 10, 29, 40, and 49 of the CFR, which regulate the handling (including transportation), storage, and disposal of hazardous materials and wastes; and Titles 8, 22, and 26 of the CCR, which address the handling, storage, disposal and management (including workplace safety) of hazardous materials and wastes. Compliance with these regulations would be monitored during construction and occupancy of new projects through a variety of agencies. Therefore, the Project would not combine with other related projects to create cumulative impacts related to the transport, use, storage, and disposal of hazardous materials.

As identified in Impact 3.8-1 of the Draft EIR, Project construction and operation would involve the use of materials that could create a hazard if released into the environment. The proposed Project would be required to comply with applicable federal, State, and local regulations and policies regarding hazardous materials and waste. Use, transport, and disposal of materials in compliance with established regulations would effectively address hazards associated with the use of these materials. Therefore, the Project would not result in a new or greater contribution to cumulative effects related to hazardous materials. The Project's contribution to substantial effects related to hazardous materials would be less than cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-14: Contribute to Cumulative Impacts Related to Impairment of or Physical Interference with an Adopted Emergency Response or Emergency Evacuation Plan

Project construction activities (e.g., operation of vehicles and equipment, presence of construction crews) could temporarily affect roadways and increase the number of people who may need to evacuate the region in the event of an emergency. These activities could result in the need for lane closures or narrowing, however such impacts tend to be localized, would be short-term, and would not combine to produce a significant cumulative effect. Construction traffic control plans are typically used for individual projects to mitigate potential effects. Therefore, the cumulative impact would not be significant.

As identified in Impact 3.8-2 of the Draft EIR, the proposed Project would be located on existing parcels within the City and is not anticipated to encroach on or obstruct any existing evacuation routes. Proposed development in the Project vicinity is required to comply with existing fire codes and Municipal Code Sections regarding emergency access. The Project would not result in a new or greater contribution to cumulative effects related to adopted emergency responses or emergency evacuation plans. Therefore, the Project's contribution to substantial effects related to adopted emergency responses or emergency evacuation plans would be less than cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-15: Contribute to Cumulative Water Quality Impacts

Implementing the Project and other development projects would result in construction and ground disturbance that would increase the potential for soil erosion and sediment pollution of waterways. The equipment required for construction would use fuel, solvents, lubricants, and other potentially hazardous materials that may degrade surface water and groundwater quality through accidental spills. However, the Project and other foreseeable development would also be required to comply with Central Valley Regional Water Quality Control Board (Central Valley RWQCB) NPDES permit conditions that include preparation of a stormwater pollution prevention plan and a hazardous materials spill response plan. Improvement plans provided to the City prior to authorization for each construction phase would be required to conform to provisions of Municipal Code Chapter 16.44 (Land Grading and Erosion Control) and Chapter 15.12 (Drainage Control) that are in effect at the time of submittal and that include water quality control measures, such as the use of filter fences, fiber rolls, erosion control blankets, mulch, temporary drainage swales, settling basins, and fuel spill containment features. This would offset the Project's construction-related contribution to cumulative water quality impacts. Therefore, the Project's contribution to cumulative construction water quality impacts would not be cumulatively considerable.

Continued urban development creates the potential for accidental discharge of household or commercial products, improper use of pesticides, and runoff carrying oil and roadway residue. The Project and other regional development projects would create new urban areas and may increase the potential for contaminated urban runoff to reach

surface waters and groundwaters, degrading water quality and affecting beneficial uses. The Central Valley RWQCB works to protect water quality from urban runoff through NPDES programs for municipal stormwater and industrial uses.

The Project and the cumulative projects would be required to meet the conditions of the Sacramento Region Stormwater Quality Design Manual, which implements the Central Valley RWQCB municipal NPDES permits. These permit conditions apply to projects within the Cities of Elk Grove and Sacramento, as well as projects permitted by Sacramento County. Low-impact development (LID) design measures have been well studied by governmental and research institutions and, when properly implemented, can substantially reduce water quality degradation when compared with conventional stormwater management systems. Examples of minimum LID measures include isolation requirements for fueling areas and waste disposal areas, disconnection of impervious surfaces to allow infiltration of runoff on-site, identification signs and marking on storm drains to discourage improper use, and stormwater filtration and treatment where applicable. Each development project would be required to demonstrate compliance with LID measures as a condition of permit approval. In addition, the Project would implement specific LID measures as described in Impact 3.9-2 of the Draft EIR. Implementation of LID measures, including directing stormwater into a bioretention basin west of the Project site, would prevent the contamination of stormwater and infiltrate the majority of stormwater on-site and avoid water quality impacts during flood events.

Therefore, the Project's contribution to cumulative water quality impairments from urban runoff would not be cumulatively considerable.

MITIGATION MEASURES

No mitigation is required beyond compliance with City Municipal Code Chapter 16.44 (Land Grading and Erosion Control) and Chapter 15.12 (Drainage Control).

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-16: Contribute to Cumulative Impacts Related to Drainage

As discussed in Impact 3.9-2 of the Draft EIR, implementation of the Project would include directing stormwater into a bioretention basin west of the Project site. Other Project LID features would further reduce peak stormwater flow. Proposed stormwater control methods included in the Stormwater Quality Management Plan have been designed to allow water to percolate and recharge local aquifers. Therefore, the Project would not result in off-site flooding from inadequate drainage that in combination with nearby projects could flood the storm drain or deplete the aquifer. The Project's contribution to cumulative increases in drainage flows and flooding would not be cumulatively considerable.

MITIGATION MEASURES

No further mitigation is required beyond compliance with the Stormwater Quality Management Plan.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-17: Contribute to Cumulative Groundwater Impacts

Increased groundwater extraction to support new development may deplete groundwater resources. The Project and the cumulative development projects would increase the demand for potable water in the Sacramento County Water

Agency (SCWA) and Elk Grove Water District service areas. The cumulative development projects are consistent with the City General Plan. Groundwater represents a substantial part of the SCWA's water supply portfolio to meet projected demand, particularly for the area that includes the City. The SCWA UWMP provides projections of "reasonably available" groundwater volume, based on groundwater supply capacity, with safe yield not quantified. The reasonably available groundwater volume would remain the same for normal, single-dry, and multiple-dry year scenarios, ranging from 41,000 AFY in 2025, increasing to 46,000 acre feet per year (AFY) in 2030, and 56,000 AFY in 2035, 2040, and 2045. Therefore, to meet demand during dry years, the SCWA would seek to supplement its reduced supplies with the use of other surface water supplies. The SASb GSP identifies that the long-term sustainable groundwater yield of the South American Subbasin is 235,000 AFY.

Implementing the Project and the cumulative development projects would result in increased extraction of groundwater, which may further deplete groundwater resources. The Project would result in additional water demands and associated groundwater impacts beyond what was considered in the City General Plan EIR because it would increase the amount of water demand from the vacant site. At buildout, the total annual water demand for the Project is 240 acre-AFY. Additionally, according to the Water Supply Assessment prepared for the Project, SCWA has sufficient water supply to serve the Project without pumping additional groundwater. Therefore, the Project's contribution to cumulative groundwater impacts would not be cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-18: Contribute to Cumulative Impacts on Land Use Plans, Policies, or Regulations

As identified in Impact 3.10-1 of the Draft EIR, the Project site is located in the Livable Employment Area (LEA) Special Planning Area (SPA), which is in an area planned for urban development in the General Plan EIR. While development of the Project would convert the vacant site to an urban/suburban developed land use, the Project would be compatible with proposed future development envisioned in the LEA. The proposed LEA Overlay District would serve as an overlay, or alternative designation, allowing for additional development opportunities by allowing the uses and development type provided in the LEA Special Planning Area (SPA). In addition to provisions in the SPA, the Project would implement the goals and policies of the General Plan, be consistent with City General Plan policies that address environmental effects and the EGMC regulations, as well as the SACOG 2020 MTP/SCS. The Project's contribution to the significant cumulative impact would be less than cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-19: Contribute to Cumulative Construction Noise Impacts

Cumulative impacts from construction-generated noise may result if other future planned construction activities were to take place close to the Project site and cumulatively combine with construction noise from the Project. The Sterling Meadows Project (development of single family residences) is proposed east of the Project site across Lotz Parkway and the Souza Dairy property (development of single family residences) is currently ongoing construction adjacent to the Project site to the north. As discussed in Impact 3.11-1 of the Draft EIR, Project construction activities would involve the use of heavy-duty construction equipment occurring over an approximately 36-month construction period for Phase 1 and may combine with construction of single-family residences in Sterling Meadows to simultaneously affect the same residential receptors east of the Project site along Lotz Parkway. Construction of the Souza Dairy property would likely be complete prior to Project construction. Project construction noise impacts were determined to be less than significant with implementation of Mitigation Measure 3.11-1 of the Draft EIR (construction noise controls), as discussed in Impact 3.11-1 of the Draft EIR. Implementation of Mitigation Measure 3.11-1 would reduce construction noise levels and ensure that exposure from on-site construction at off-site noise-sensitive receivers would be minimized and would not contribute substantially to a cumulative impact. This impact would be less than cumulatively considerable.

MITIGATION MEASURES

No further mitigation is required beyond compliance with Mitigation Measure 3.11-1.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-20: Contribute to Cumulative Traffic Noise Impacts

Table 2 summarizes weekday and weekend traffic noise levels along roadway segments serving the Project site under existing and cumulative conditions and the associated incremental increases.

Table 2 Summary of Modeled Traffic Noise Levels

Roadway Segment	L _{dn} at Nearest Residential Land Use (Exterior, dB) ¹²				Incremental Increase (dB)	
	Existing Conditions	Cumulative	Cumulative Plus Full Buildout	Applicable Incremental Noise Standard (dB)	Cumulative Increase	Full Buildout Increase over Cumulative
Weekday Noise Levels						
Lotz Parkway, north of Classical Way	55.6	70.2	70.3	5	14.7	0.1
Kammerer Road, west of Lotz Parkway	68.5	75.6	75.6	1.5	7.1	0
Kammerer Road, Lotz Parkway to Lent Ranch Parkway	68.6	75.8	75.9	1.5	7.3	0.1
Kammerer Road, Lent Ranch Parkway to Promenade Parkway	68.6	76.7	76.8	1.5	8.2	0.1
Kammerer Road, Promenade Parkway to SR 99 southbound ramps	72.7	78.0	78.0	1.5	5.3	0

Roadway Segment	L _{dn} at Nearest Residential Land Use (Exterior, dB) ^{1,2}				Incremental Increase (dB)	
	Existing Conditions	Cumulative	Cumulative Plus Full Buildout	Applicable Incremental Noise Standard (dB)	Cumulative Increase	Full Buildout Increase over Cumulative
Weekend Noise Levels						
Lotz Parkway, north of Classical Way	55.5	70.1	70.2	5	14.7	0.1
Kammerer Road, west of Lotz Parkway	68.3	75.4	75.4	1.5	7.1	0
Kammerer Road, Lotz Parkway to Lent Ranch Parkway	68.5	75.6	75.9	1.5	7.4	0.3
Kammerer Road, Lent Ranch Parkway to Promenade Parkway	68.4	76.6	76.8	1.5	8.4	0.2
Kammerer Road, Promenade Parkway to SR 99 southbound ramps	72.6	77.8	77.9	1.5	5.3	0.1

Notes: dB = decibel; L_{dn} = day-night level.

- ¹ Noise levels do not account for attenuation provided by existing structures that would block the line of sight between the modeled roadway segment and adjacent land uses. Refer to Appendix G for all traffic noise modeling input data and output results.
- ² Modeled traffic noise levels along Kammerer Road include the distance to the roadway centerline and are presented for disclosure purposes only. Traffic noise levels along this roadway segment are not subject to any of the incremental noise increase standards established by General Plan Policy N-2-2 because, under existing conditions, there are no residential land uses along this roadway segment. Parcels along Kammerer Road near the Project site, however, are zoned for residential and mixed-use development, which allows for the future development of residential units. If multi-family residential units are developed on this parcel then, pursuant to General Plan Policies N-1 and N-2, the design of this development should comply with the exterior and interior noise standards in Table 3.11-3 (i.e., 60 dB L_{dn} at outdoor activity areas and an interior noise standard of 40 dB L_{dn}). Design measures to comply with these noise standards may include, but are not limited to, including a sound barrier along the road, setting back outdoor activity areas from the road, placing buildings between the road and outdoor activity areas to act as a noise barrier, and/or including more noise insulation to protect interior noise levels.

Source: Noise levels modeled by Ascent Environmental in 2023.

As shown in Table 4-1, under Cumulative conditions there would be a substantial increase in roadway traffic noise on all roadway segments. However, under Cumulative-Plus-Full-Buildout conditions, the Project's contribution to Cumulative-Plus-Full-Buildout conditions (cumulative base conditions) would be less than 1.5 dBA under for all roadway segments. General Plan Policy N-2-2 establishes an incremental noise increase threshold of 5 dBA L_{dn} (day-night average sound level) when base noise levels are below 60 dBA L_{dn} and 1.5 dB L_{dn} when base noise levels exceed 65 dBA L_{dn}. Noise level changes below 1.5 dBA would not be perceptible as increase in noise below 3 dBA are not considered perceptible by the human ear. Therefore, the Project's contribution to this cumulative impact would not be cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-21: Contribute to Cumulative Operational Noise Impacts

Cumulative impacts related to on-site operational and stationary noise sources are site-specific, dissipate with distance from the source, and typically result in cumulative impacts only when Project-generated noise is located close to other off-site noise sources. Existing development close to the Project site does not include substantial noise sources that affect nearby sensitive receptors, and future projects would not be located close enough to the Project site for on-site operational and stationary noise to combine with other off-site noise sources to create substantial levels of noise that would affect nearby sensitive receptors. Additionally, as discussed in Impact 3.11-4 and 3.11-5 of the Draft EIR, implementing Mitigation Measures 3.11-4 and 3.11-5 of the Draft EIR would reduce noise levels from on-site operational noise sources. Therefore, noise impacts associated with on-site operational activities, including special event noise, as discussed in Impacts 3.11-4 and 3.11-5 would not be cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-22: Contribute to Cumulative Impacts on Fire Protection and Emergency Medical Response Facilities

As described under Impact 3.12-1 of the Draft EIR, implementation of the Project would result in increased demand for fire protection and emergency medical response services from the CCSD Fire Department. However, CCSD's current facilities along with operation of the proposed Station 77, would be adequate to serve the Project as well as anticipated development in the Project vicinity. The City is currently building Station 77 that would serve the southern portion of the City. Such fees would be used to fund necessary equipment improvements and offset service impacts. The Project would also be subject to property taxes and assessment that would support expansion of the CCSD Fire Department to provide the necessary services. Thus, the Project's impacts related to expansion of fire protection and emergency medical response facilities would not be cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-23: Contribute to Cumulative Impacts on Police Protection Facilities

As described under Impact 3.12-2, implementation of the Project would result in increased demand for police protection services. However, the Project would include private on-site security services and would require minimal support from the Elk Grove Police Department. Additionally, the Project would implement security measures, including the installation of security lighting, fencing, and signage, which would thereby further reduce impacts to law enforcement. Therefore, the Project's impacts related to police protection facilities would not be cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-25: Contribute to Cumulative Impacts on Transit, Bicycle, and Pedestrian Facilities

As described in Impact 3.13-1 of the Draft EIR, the Project would include the construction of bicycle, pedestrian, and transit facilities, thus enhancing mobility within the vicinity of the Project site. Additionally, the Project would be subject to and implement General Plan and BPTMP policies applicable to transit, bicycle, and pedestrian facilities and service, and would not adversely affect any existing or planned bicycle, pedestrian, or transit facilities in the vicinity of the Project site. Therefore, the Project would not result in a contribution to cumulative effects related to transit, bicycle, and pedestrian facilities. Thus, the Project's contribution to substantial effects related to transit, bicycle, and pedestrian facilities would not be cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-26: Contribute to Cumulative Construction-Related Transportation Impacts

Cumulative impacts on transportation from Project-generated construction effects may result if other future planned construction activities were to take place close to the Project site and cumulatively combine to exacerbate the construction-related transportation impacts of the Project. The Kammerer Road Extension Project is proposed south of the Project site along Kammerer Road near the City's southern boundary. As described under Impact 3.13-3 of the Draft EIR, the Project would be required to meet all City requirements related to construction activities including, but not limited to, maintaining emergency access, safe movement of construction equipment entering and leaving the Project site, and traffic controls and signage during construction. Additionally, the Project contractor would be required to develop and submit a traffic control plan to demonstrate appropriate traffic control measures to be used for vehicles, bicyclists, and pedestrians affected by construction. Other projects within the vicinity of the Project site, such as the Kammerer Road Extension Project, would also need to demonstrate to the City that they would not contribute to construction-related transportation impacts. Therefore, the impact to construction related transportation impacts would not be cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-27: Contribute to Cumulative Impacts on Emergency Access

Cumulative impacts associated with emergency access or road design are primarily a localized effect. As such, the cumulative projects with the potential to result in a significant cumulative impact associated with construction phase emergency access and road design features would be the projects located in the immediate vicinity of the Project site as emergency responders attempt to respond to emergency and as vehicles use the Project site ingress and egress locations while merging on to the primary roadways. Given that all projects within the vicinity of the Project site would need to demonstrate to the City that they would not impede emergency access or cause a potential transportation-related hazard, the impact to emergency access would not be cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-28: Contribute to Cumulative Water Supply Impacts

As described in Section 3.14, of the Draft EIR SCWA provides retail water supply to the City, and the Project is located within SCWA's Zone 40 South Service Area potable water service area. The Project and the cumulative development projects listed in Table 4-2 would increase the demand for potable water in the SCWA service area.

SCWA prepared a Water Supply Assessment for the Project in accordance with Water Code Sections 10910–10915. It demonstrates that SCWA's water supplies are sufficient to satisfy the water demands of the currently proposed Project while still meeting the current and projected water demands of existing customers in the next 20 years. However, under buildout of the Elk Grove General Plan, increased demand may exceed supplies for treated water, which may result in significant cumulative impacts.

As identified in Impact 3.14-1 of the Draft EIR, the Project would result in an increase in water demand, but the increase is minor compared with projected demand, supply, and surplus. The additional water demand from implementation of the Project would not result in a new or substantially more severe impacts regarding water supply. Therefore, the Project would not result in a new or greater contribution to cumulative effects related to water service. The Project's contribution to substantial effects related to water service would be less than cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-29: Contribute to Cumulative Wastewater Impacts

As identified in Impact 3.14-2 of the Draft EIR, the Project's wastewater generation of approximately 0.24 mgd average dry weather flow (ADWF) would be an increase over existing conditions on the vacant site. However, Regional San currently treats an average of 130 million gallons of wastewater per day (mgd), and the Sacramento Regional Wastewater Treatment Plant (SRWTP) has been master planned to accommodate 350 mgd ADWF. It is not anticipated that Regional San will need to consider further improvements to the SRWTP until after 2050. Because the SRWTP has been master planned to accommodate additional growth, the Project would not result in a new or greater contribution to cumulative effects related to wastewater. The Project's contribution to substantial effects related to wastewater would be less than cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

Impact 4-30: Contribute to Cumulative Solid Waste Impacts

The Project would include uses that would increase the generation of municipal solid waste and medical waste, thereby increasing demand for hauling and disposal services. As shown in Section 3.14 of the Draft EIR, the Project's solid waste generation would be 1,021 tons per year. Municipal solid waste, medical waste, recyclable materials, and compostable food waste and animal waste would be separated on site and collected by a contracted waste hauler. The analysis concluded that the cumulative impact would not be significant and would not be cumulatively considerable.

At General Plan buildout, it is estimated that the City planning area may generate approximately 331,223 additional tons of solid waste each year. However, the City exceeds the mandated 50-percent diversion rate established under the Integrated Waste Management Act, so the amount of material reaching the landfills would be less than that amount, likely as low as 241,733 tons per year. There is substantial remaining capacity in the landfills serving local waste haulers, with an average remaining capacity of more than 80 percent. Therefore, the proposed Project would be served by solid waste management companies and landfills with sufficient capacity to serve the future development. Therefore, the Project's contribution to impacts related to the availability of solid waste generation and disposal capacity would not be cumulatively considerable.

MITIGATION MEASURES

No mitigation is required.

FINDING

The City of Elk Grove City Council finds that, based upon substantial evidence in the record, the potential impacts related to the Project's effects are less than significant, and no mitigation measures are required.

7 FINDINGS REGARDING IMPACTS THAT CANNOT BE MITIGATED BELOW A LEVEL OF SIGNIFICANCE

This section identifies those impacts where the Final EIR identifies a significant environmental impact that cannot be mitigated below a level of significance. For these impacts, there are no feasible mitigation measures or feasible alternatives that would reduce the impacts to a less-than-significant level and the impacts would remain significant and unavoidable.

7.1 SECTION 3.7: GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

Impact 3.7-1: Project-generated GHG emissions and consistency with plans and regulations

Construction of the Project would generate 8,242 metric tons of carbon dioxide equivalent (MTCO₂e) over the course of the Project's 17-construction-year period (2025–2042). The Project's construction emissions would not exceed the Sacramento Metropolitan Air Quality Management District's (SMAQMD) 1,100 MTCO₂e/year threshold of significance for evaluating construction-related climate change impacts for each year of construction. As part of operations the Project would include electric vehicle (EV) charging spaces. However, the number of proposed EV charging spaces does not meet the Tier 2 requirements of the CalGreen Code (SMAQMD's tier 1 BMP 2). While opening year emissions would not exceed SMAQMD thresholds, at full buildout Project emissions would be above SMAQMD's bright-line threshold of significance of 1,100 MTCO₂/year that triggers the need for the Project to implement SMAQMD's tier 2 BMP. With implementation of Mitigation Measures 3.7-1 and Mitigation Measures 3.13-2a and 3.13-2b from the Draft EIR the Project would be required to reduce mobile emissions associated with the Project to meet SMAQMD's thresholds. However, operational emissions would remain significant and conflict with the long-term goal of achieving carbon neutrality by 2045 as mandated by AB 1279. This impact would be significant and unavoidable.

MITIGATION MEASURES

Mitigation Measure 3.7-1a: Install EV Capable and EVSE Spaces Consistent with the Tier 2 Requirements of the 2022 CalGreen Code

The Zoo shall equip 45 percent of the Project's total parking spaces with EV capable infrastructure. Of the EV capable spaces, 33 percent shall support EVSE infrastructure with Level 2 or Direct Current Fast Chargers.

Mitigation Measure 3.7-1b: Implement Mitigation Measure 3.13-2a: Subsidize Transit for New Zoo Employees

Mitigation Measure 3.7-1bc: Implement Mitigation Measure 3.13-2b: Provide a Local Transit Stop

FINDING

The City of Elk Grove City Council finds that there are no feasible mitigation measures that will reduce the identified significant impact to a level below significant. Pursuant to Public Resources Code Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3), specific economic, legal, social, or other considerations make any mitigation measures infeasible, as discussed above. Therefore, this impact would remain significant and unavoidable. However, pursuant to Public Resources Code Section 21081(b), see Section 10 (Statement of Overriding Considerations) and the General Plan Update CEQA Findings and Statement of Overriding Considerations, incorporated by reference as described in Section 6, for the specific overriding economic, legal, social, and other benefits of the Project that outweigh this significant and unavoidable impact.

RATIONALE

Implementation of Mitigation Measures 3.7-1a, 3.7-1b, and 3.7-1c would reduce Project GHG emissions through requiring 45 percent of the total Project parking spaces to be EV capable, subsidize transit for New Zoo employees, and providing a local transit stop. However, emissions from the Project would continue to conflict with the long-term goal of achieving carbon neutrality by 2045 as mandated by AB 1279 and the impact would be significant and unavoidable (Draft EIR page 3.7-14).

7.2 SECTION 3.13: TRANSPORTATION

Impact 3.13-2: Result in an Exceedance of City of Elk Grove General Plan VMT Thresholds

Full buildout of the Project would result in an estimated net increase of 30,040 daily vehicle miles traveled (VMT) when compared to VMT from the existing Sacramento Zoo in Land Park. The net increase in VMT would result in a significant impact as it could conflict with the Citywide cumulative limit of 8,039,802 VMT under General Plan Policy MOB-1-1. Implementation of Mitigation Measures 3.13-2a and 3.13-2b from the General Plan EIR would require the New Zoo to subsidize employee transit and provide a local transit stop. However, implementation of these mitigation measures would not reduce the total daily VMT to below VMT from the existing Sacramento Zoo. Therefore, the Project's impact to VMT would be significant and unavoidable.

MITIGATION MEASURES

Mitigation Measure 3.13-2a: Subsidize Transit for New Zoo Employees

The New Zoo shall provide a subsidized or discounted transit program to provide free transit passes (or reimburse for transit passes) for employees when requested by the employee.

Mitigation Measure 3.13-2b: Provide a Local Transit Stop:

The New Zoo, in coordination with the City and SacRT, shall construct a bus stop within the immediate vicinity of the Project site, allowing the extension of SacRT bus services to the Project. The Project applicant shall coordinate with SacRT to ensure that the transit stop is located and designed in accordance with applicable design and safety standards. The applicant shall coordinate with SacRT on the implementation of the service extension.

FINDING

The City of Elk Grove City Council finds that there are no additional feasible mitigation measures that will reduce the identified significant impact to a level below significant. Pursuant to Public Resources Code Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3), specific economic, legal, social, or other considerations make any mitigation measures infeasible, as discussed above. Therefore, this impact would remain significant and unavoidable. However, pursuant to Public Resources Code Section 21081(b), see Section 10 (Statement of Overriding Considerations) and the General Plan Update CEQA Findings and Statement of Overriding Considerations, incorporated by reference as described in Section 6, for the specific overriding economic, legal, social, and other benefits of the Project that outweigh this significant and unavoidable impact.

RATIONALE

Mitigation Measures 3.13-2a and 3.13-2b would reduce Project VMT through subsidizing transit for New Zoo employees and providing a local transit stop. Although these measures would reduce VMT, as discussed in Table 3.13-4 of the Draft EIR, there are no additional feasible measures to reduce VMT below VMT from the existing

Sacramento Zoo. Even with implementation of Mitigation Measures 3.13-2a and 3.13-2b impacts would remain significant and unavoidable (Draft EIR page 3.13-20).

7.3 CHAPTER 4: CUMULATIVE IMPACTS

Impact 4-12: Contribute to Cumulative Impacts Related to Greenhouse Gas Emissions and Climate Change

As described in Section 3.7 of the Draft EIR the discussion of GHG emissions associated with the Project for Impact 3.7-1 of the Draft EIR is inherently a cumulative impact analysis. GHG emissions from one project cannot, on their own, result in changes in climatic conditions. Therefore, the emissions from one project must be considered in the context of their contribution to cumulative global emissions. Implementation of Mitigation Measures 3.7-1 and 3.13-2a and 3.13-2b from the Draft EIR would reduce the Project's GHG emissions, but it cannot be assured that the Project, with mitigation, would produce emissions sufficiently low enough to not conflict with the state's long-term GHG reduction goal of carbon neutrality by 2045 established by AB 1279. Therefore, the Project's contribution to substantial effects related to GHG emissions would be cumulatively considerable and significant and unavoidable.

MITIGATION MEASURES

No additional mitigation is required beyond compliance with Mitigation Measures 3.7-1 and 3.13-2a and 3.13-2b.

FINDING

The City of Elk Grove City Council finds that there are no additional feasible mitigation measures that will reduce the identified significant impact to a level below significant. Pursuant to Public Resources Code Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3), specific economic, legal, social, technological, or other considerations make any mitigation measures infeasible, as discussed above. Therefore, this impact would remain significant and unavoidable. However, pursuant to Public Resources Code Section 21081(b), see Section 10 (Statement of Overriding Considerations) and the General Plan Update CEQA Findings and Statement of Overriding Considerations, incorporated by reference as described in Section 6, for the specific overriding economic, legal, social, and other benefits of the Project that outweigh this significant and unavoidable impact.

RATIONALE

Implementation of Mitigation Measures 3.7-1 and 3.13-2a and 3.13-2b would reduce the Project's GHG emissions, but it cannot be assured that mitigation would produce emissions reductions enough to be consistent with state GHG reduction goals. Therefore, Impact 4-12 would be cumulatively considerable and significant and unavoidable (Draft EIR page 4-13).

Impact 4-24: Contribute to Cumulative Impacts on Vehicle Miles Traveled

The VMT Memo prepared for the Project identifies that, as long-term development in the City of Elk Grove continues, it is anticipated that the VMT impact of the Project would be most acute under opening year conditions where, when mitigated, would only become less of an impact under horizon year general plan buildout. However, as detailed under Impact 3.13-2 of the Draft EIR, the Project would result in an increase of net daily VMT when compared to existing conditions. Implementation of Mitigation Measures 3.13-2a and 3.13-2b, as included in Impact 3.13-2 of the Draft EIR, would reduce average daily visitor VMT and employee VMT, which would reduce the total daily VMT generated by the Project. However, there would be no guarantee that the mitigation measures would reduce the total daily VMT generated by the Project to existing condition levels. Additionally, as detailed in the VMT Memo, until

mitigation measures are identified and implemented in coordination with the City and a Mitigation and Monitoring Report Plan is produced, the Project's contribution would be cumulatively considerable and significant and unavoidable.

MITIGATION MEASURES

No additional mitigation is required for this impact beyond compliance with Mitigation Measures 3.13-2a and 3.13-2b.

FINDING

The City of Elk Grove City Council finds that there are no additional feasible mitigation measures that will reduce the identified significant impact to a level below significant. Pursuant to Public Resources Code Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3), specific economic, legal, social, technological, or other considerations make any mitigation measures infeasible, as discussed above. Therefore, this impact would remain significant and unavoidable. However, pursuant to Public Resources Code Section 21081(b), see Section 10 (Statement of Overriding Considerations) and the General Plan Update CEQA Findings and Statement of Overriding Considerations, incorporated by reference as described in Section 6, for the specific overriding economic, legal, social, and other benefits of the Project that outweigh this significant and unavoidable impact.

RATIONALE

Implementation of Mitigation Measures 3.13-2a and 3.13-2b would reduce the Project VMT. However, as discussed in Table 3.13-4 of the Draft EIR, there are no other feasible measures to reduce Project VMT below that of the existing Sacramento Zoo. Therefore, Impact 4-24 would be cumulatively considerable and significant and unavoidable (Draft EIR page 4-20).

8 FINDINGS REGARDING ALTERNATIVES

Section 15126.6(a) of the State CEQA Guidelines requires the discussion of “a reasonable range of alternatives to a Project, or the location of a Project, which would feasibly attain most of the basic objectives of the Project but would avoid or substantially lessen any of the significant effects of the Project and evaluate the comparative merits of the alternatives.” The Final EIR identified and considered the following reasonable range of feasible alternatives to the proposed Project which would be capable, to varying degrees, of reducing identified impacts:

- ▶ Alternative 1: No Project-No Development Alternative
- ▶ Alternative 2: Reduced Development Alternative
- ▶ Alternative 3: New Site Location Alternative

These alternatives are evaluated for their ability to avoid or substantially lessen the impacts of the proposed Project identified in the Final EIR, as well as consideration of their ability to meet the basic objectives of the proposed Project as described in the Final EIR. A summary of the environmental effects of the alternatives relative to the Project is provided in Table 3.

Table 3 Summary of Environmental Effects of the Alternatives Relative to the New Zoo Project

Environmental Topic	Project Impacts	Alternative 1: No Project – No Development Alternative	Alternative 2: Reduced Development Alternative	Alternative 3: New Site Location Alternative
Aesthetics	Less than significant	Less	Less	Greater
Air Quality	Less than significant (with mitigation)	Less	Less	Greater
Biological Resources	Less than significant (with mitigation)	Less	Less	Similar
Cultural, and Tribal Cultural Resources	Less than significant (with mitigation)	Less	Less	Greater
Energy	Less than significant	Less	Less	Similar
Geology and Soils	Less than significant (with mitigation)	Less	Less	Similar
Greenhouse Gas Emissions and Climate Change	Significant and unavoidable	Less	Less	Greater
Hazards and Hazardous Materials	Less than significant	Less	Similar	Similar
Hydrology and Water Quality	Less than significant	Less	Less	Similar
Land Use and Planning	Less than significant	Less	Similar	Similar
Noise	Less than significant (with mitigation)	Less	Less	Greater
Public Services and Recreation	Less than significant	Less	Less	Greater
Transportation/Traffic	Significant and unavoidable (VMT impacts)	Less	Similar	Similar
Utilities and Service Systems	Less than significant	Less	Less	Similar

8.1 NO PROJECT ALTERNATIVE

8.1.1 Description

Under Alternative 1, the No Project–No Development Alternative, no actions would be taken. The Project site would remain vacant in its current condition and used for grazing. The New Zoo would not be constructed on the site and would continue to operate in Sacramento at the current Sacramento Zoo site. The No Project-No Development Alternative would not meet the Project objectives. However, as required by CEQA (Section 15126.6[e]), the No Project-No Development Alternative was evaluated in the Draft EIR.

8.1.2 Finding

No new significant environmental impacts would occur under this alternative because the Project site would remain vacant and no development would occur. Implementation of this alternative would reduce all identified significant impacts of the Project. However, the No Project Alternative would not meet the Project objectives, including meeting current animal care standards for the zoo and enhancing visitor experience. Therefore, the City of Elk Grove City Council rejects the No Project Alternative as undesirable as it fails the Project’s underlying purpose and does not meet any of the Project objectives.

8.1.3 Rationale

The No Project Alternative would not result in construction of a new larger zoo with expanded habitats and facilities to support more species; meet current animal care standards for animals housed in the zoo, increase access with adequate parking and accessibility; increase and expand the zoo’s mission to inspire appreciation, respect, and a connection to wildlife; or provide enhanced visitor experience.

8.2 REDUCED DEVELOPMENT ALTERNATIVE

8.2.1 Description

Under the Reduced Development Alternative (Alternative 2), Phase 1 (Phases 1a and 1b) would be constructed on the Project site. Future Phases 2 through 4 would not occur and development of Phases 1a and 1b would be considered full buildout on 30 acres of the Project site. Alternative 2 would include the main entry complex, Giraffe Lodge, and Gelada Cafe, animal care center, overnight lawn, educational services, and administrative and office modular buildings. Exhibit zones for this alternative would include the Green Corridor and Africa. Under this alternative the New Zoo would not include the California or Australasia zones. Offroad infrastructure improvements would occur under this alternative, including the proposed parking facilities. Visitation under this alternative would be reduced to approximately 508,000 annual visitors.

8.2.2 Finding

For the reasons set forth below and more fully described in Final EIR and in the record of proceeding, the City of Elk Grove City Council finds that Alternative 2 is undesirable as it would not fully meet the Project objectives. Specifically, this alternative would only replicate the annual attendance of the existing zoo in Land Park, with a capacity of 508,000 annual visitors. This alternative would also not provide for increased and expanded zoo mission and impact towards wildlife and nature preservation through education, recreation, and conservation as the attendance as the zoo’s annual attendance would not be increased. The visitor experience, while improved, would provide for limited overnight stay opportunities and event spaces. The City of Elk Grove City Council also finds that this alternative would not avoid significant and unavoidable impacts of the Project or provide substantial environmental benefits

over the Project as mitigated. Therefore, the City of Elk Grove City Council declines to adopt this alternative pursuant to the standards in CEQA and the CEQA Guidelines.

8.2.3 Rationale

The objectives for the New Zoo are to construct a larger sustainable zoo; meet current animal care standards; increase access to the zoo; expand the zoo's mission; and provide an enhanced visitor experience. The Reduced Development Alternative would result in a smaller zoo than the Project. Therefore, the Reduced Development Alternative would meet the Project objectives to a lesser extent than the Project. Additionally, the Reduced Development Alternative would not avoid significant and unavoidable impacts of the Project that includes traffic (VMT impacts) and greenhouse gas emissions.

8.3 NEW SITE LOCATION ALTERNATIVE

8.3.1 Description

Under the New Site Location Alternative, the New Zoo proposed for the Project would be located at the site of the approximately 120-acre Elk Grove Park adjacent to State Route (SR) 99 and owned by the Consumes Community Service District. Elk Grove Park is currently developed with amenities such as a swim center, dog park, BMX track, and sports fields. Existing amenities at the park would be removed to accommodate the New Zoo at this location. This off-site alternative location was identified because of its proximity to SR 99 and it is large enough to accommodate the New Zoo. Under the New Site Location Alternative, the New Zoo SPA would be applied to the site.

8.3.2 Finding

For the reasons set forth below and more fully described in the Final EIR and in the record of proceeding, the City of Elk Grove City Council finds that Alternative 3 is undesirable as it would result in a reduction of recreational facilities in the City. The City of Elk Grove City Council also finds that this alternative would not avoid significant and unavoidable impacts of the Project or provide substantial environmental benefits over the Project as mitigated. Therefore, the City of Elk Grove City Council declines to adopt this alternative pursuant to the standards in CEQA and the CEQA Guidelines.

8.3.3 Rationale

Alternative 3 would result in construction of the New Zoo on a different site. Although this alternative would result in similar development as proposed on the Project site it would result in reduced recreational facilities in the City and increase biological resources impacts from removal of trees and vegetation. Additionally, the New Site Location Alternative would not avoid significant and unavoidable impacts of the Project related to traffic (VMT impacts) and greenhouse gas emissions.

9 STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to Public Resources Code Section 21081(b) and State CEQA Guidelines Section 15093(a) and (b), the City of Elk Grove City Council is required 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 of the project, including region-wide or statewide environmental benefits, outweigh the unavoidable adverse environmental effects, those effects may be considered “acceptable” (State CEQA Guidelines Section 15093(a)). CEQA requires the agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are not avoided or substantially lessened. Those reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record (State CEQA Guidelines Section 15093(b)).

In accordance with the requirements of CEQA and the State CEQA Guidelines, the City of Elk Grove City Council finds that the mitigation identified in the Final EIR and the MMRP, when implemented, will avoid, or substantially lessen the significant effects identified in the Final EIR for the Project, except for those significant unavoidable impacts for the Project identified in Section 7 of these findings.

The City of Elk Grove City Council finds that all feasible mitigation identified in the Final EIR within the purview of the City will be implemented with implementation of the New Zoo at Elk Grove Project, and that the remaining significant unavoidable effects are outweighed and are found to be acceptable due to the following specific overriding economic, legal, social, or other benefits based upon the facts set forth above, the Final EIR, and the record, as follows:

1. The Project would result in a world class zoo that would support student learning, promote conservation and environmental awareness, contribute to the tax base, boost regional economic development, attract broad-based tourist interest, and enhance Elk Grove as a desirable regional destination.
2. The Project would result in visitor and employee spending associated with the New Zoo and generate an estimated \$2.9 million in city sales and transit lodging tax revenues and \$249 million in overall economic activity in the first five years (Applied Economics 2024).
3. The Project would create a new and engaging experience for visitors facilitated by the latest design and technology, while providing high-quality refreshments, and dining and lodging options.
4. The New Zoo would result in spacious, naturalistic, dynamic, and invigorating habitats and state of the art animal care facilities that meet the Association of Zoos and Aquarium’s animal care standards. New and spacious exhibits would allow the Sacramento Zoological Society to again support iconic species such as gorilla and hippopotamus.
5. The New Zoo would provide the opportunity to partner with universities, performing impactful research with the potential for outcomes to inform conservation strategies, shape public policy, and inspire meaningful action towards wildlife preservation and habitat restoration worldwide..
6. The New Zoo may act to entice world-class researchers to such state of the art facilities, and therefore energize extensive academic networks at top-tier universities, enabling collaborative research initiatives of significant depth and breadth.
7. Foster potential collaborations across various fields such as biology, ecology, veterinary science, and environmental studies, encouraging a multi-faceted approach to understanding zoo animal behavior and habitat dynamics.
8. The Project would result in a larger zoo that meets the current Association of Zoos and Aquarium standards preventing the Sacramento Zoo from losing additional species or its accreditation due to space constraints.

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9. The Project would address parking challenges at the current Sacramento Zoo. Increasing on-site parking and supporting alternative transportation (e.g., transit and bicycle infrastructure) would allow for increased attendance and permit more people to experience the zoo.

Considering the factors listed above, the City of Elk Grove City Council finds that there are specific economic, legal, social, and other considerations associated with the Project that serve to override and outweigh the Project's significant unavoidable effects and, thus, the adverse effects are considered acceptable. Therefore, the City of Elk Grove City Council hereby adopts this Statement of Overriding Considerations.

10 REFERENCES

Applied Economics. 2024 (March). The Zoo in Elk Grove Economic and Revenue Impact Analysis.

Attachment A

Mitigation Monitoring and
Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

CEQA and the State CEQA Guidelines (PRC Section 21081.6 and State CEQA Guidelines Sections 15091[d] and 15097) require public agencies “to adopt a reporting and monitoring program for changes to the project which it has adopted or made a condition of project approval to mitigate or avoid significant effects on the environment.”

This Environmental Mitigation Monitoring and Reporting Program (MMRP) has been prepared to provide for the monitoring of mitigation measures required of the New Zoo at Elk Grove (New Zoo, or Project), as set forth in the Final Environmental Impact Report (Final EIR).

The City of Elk Grove is the Lead Agency that must adopt the MMRP for the Project. This report will be kept on file with the City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, California 95758.

The CEQA statutes and Guidelines provide direction for clarifying and managing the complex relationships between a lead agency and other agencies with implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15097(d), “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they undertake any of portion of the Project, as identified in the EIR.

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures. The MMRP is intended to be used by City staff and others responsible for Project implementation. This document identifies the individual mitigation measures, the party responsible for monitoring implementation of the measure, the timing of implementation, and space to confirm implementation of the mitigation measures.

ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, the Sacramento Zoological Society or the City is responsible for taking all actions necessary to implement the mitigation measures under its jurisdiction according to the specifications provided for each measure and for demonstrating that the action has been successfully completed.

CHANGES TO MITIGATION MEASURES

Any substantive change in the MMRP is required to be reported in writing. Modifications to the mitigation measure may be made by the responsible agency, subject to one of the following findings, and documented by evidence included in the public record:

- ▶ The mitigation measure included in the EIR and the MMRP is no longer required because the significant environmental impact identified in the EIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the Project, changes in environment conditions, or other factors.

OR,

- ▶ The modified or substitute mitigation measure provides a level of environmental protection equal to, or greater than that afforded by the mitigation measure included in the EIR and the MMRP; and,

- ▶ The modified or substitute mitigation measure or measures do not have significant adverse effects on the environment in addition to, or greater than those which were considered by the responsible hearing bodies in their decisions on the EIR and the proposed Project; and,
- ▶ The modified or substitute mitigation measure are feasible, and the responsible agency, through measures included in the MMRP or other procedures, can ensure implementation.

SUPPORTING DOCUMENTATION

Findings and related documentation supporting the findings involving modifications to the mitigation measure shall be maintained in the Project file with this MMRP and shall be made available to the public upon request.

This MMRP will be kept on file at:

City of Elk Grove
Development Services Department
8401 Laguna Palms Way
Elk Grove, CA 95758

MITIGATION MONITORING AND REPORTING PROGRAM TABLE

The categories identified in the attached MMRP table are described below.

- ▶ Mitigation Measure – This column provides the verbatim text of the adopted mitigation measure
- ▶ Monitoring and Reporting Procedure – This column identifies the party responsible for implementing the mitigation measure.
- ▶ Timing – This column identifies the time frame in which the mitigation will be implemented.
- ▶ Verification – This column identifies the party responsible for verifying compliance and is to be dated and signed by that party (either project manager or his/her designee).

New Zoo at Elk Grove Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
Agricultural Resources			
<p>General Plan EIR Mitigation Measure 3.11-1 Agricultural Resources Preservation for the LEA Community Plan Area</p> <p>The applicant of subsequent development projects in the LEA Community Plan Area shall protect one acre of existing farmland land of equal or higher quality for each acre of Prime Farmland, Unique Farmland or Farmland of Statewide Importance that would be developed as a result of the Project. The Project mitigation acreage must be located within Sacramento County. This protection may consist of the establishment of farmland conservation easement, farmland deed restriction or other appropriate farmland conservation mechanism that ensures the preservation of that land from conversion in perpetuity, but may also be utilized for compatible wildlife habitat conservation efforts (e.g., Swainson’s hawk foraging habitat mitigation). In deciding whether to approve the land proposed for preservation by the Project applicant, the City shall consider the benefits of preserving farmlands in proximity to other protected lands. The farmland/wildlife habitat must have adequate water supply to support agricultural use. The preservation of off-site farmland shall be done prior to the City’s approval of the project’s first grading permit. Grading plans shall include the acreage and type of farmland impacted. In addition, the City shall impose the following minimum conservation easement content standards:</p> <ul style="list-style-type: none"> a) All owners of the agricultural/wildlife habitat mitigation land shall execute the document encumbering the land. b) The document shall be recordable and contain an accurate legal description of the agricultural/wildlife habitat mitigation land. c) The document shall prohibit any activity which substantially impairs or diminishes the agricultural productivity of the land. If the conservation easement is also proposed for wildlife habitat mitigation purposes, the document shall also prohibit any activity which substantially impairs or diminishes the wildlife habitat suitability of the land. d) The document shall protect any existing water rights necessary to maintain agricultural uses on the land covered by the document, and retain such water rights for ongoing use on the agricultural/wildlife habitat mitigation land. e) Interests in agricultural/habitat mitigation land shall be held in trust by an entity acceptable to the City and/or the City in perpetuity. The entity shall not sell, lease, or convey any interest in agricultural/wildlife habitat 	<p>City of Elk Grove</p>	<p>The Sacramento Zoological Society shall preserve farmland prior to the City’s approval of the Project grading permit.</p>	

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>mitigation land which it shall acquire without the prior written approval of the City.</p> <p>f) The applicant shall pay to the City an agricultural/wildlife habitat mitigation monitoring fee to cover the costs of administering, monitoring and enforcing the document in an amount determined by the receiving entity, not to exceed 10 percent of the easement price paid by the applicant, or a different amount approved by the City Council, not to exceed 15 percent of the easement price paid by the applicant.</p> <p>g) The City shall be named a beneficiary under any document conveying the interest in the agricultural/wildlife habitat mitigation land to an entity acceptable to the City.</p> <p>h) If any qualifying entity owning an interest in agricultural/wildlife habitat mitigation land ceases to exist, the duty to hold, administer, monitor and enforce the interest shall be transferred to another entity acceptable to the City.</p>			
Air Quality			
<p>Mitigation Measure 3.2-1: Implement SMAQMD’s Basic Construction Emissions Control Practices</p> <p>SMAQMD requires construction projects to implement basic construction emissions control practices to control fugitive dust and diesel exhaust emissions. These basic construction emissions control practices are considered best management practices, as recommended by SMAQMD. The New Zoo shall implement the following control measures during Project construction:</p> <ul style="list-style-type: none"> ▶ Control fugitive dust as required by SMAQMD Rule 403 and enforced by SMAQMD staff. ▶ Water all exposed surfaces twice daily. Exposed surfaces include but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. ▶ Cover or maintain at least 2 feet of freeboard space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would travel along freeways or major roadways should be covered. ▶ Use wet power vacuum street sweepers to remove any visible track-out of mud or dirt from adjacent public roads at least once a day. Use of dry power sweeping is prohibited. 	<p>City of Elk Grove</p>	<p>The Sacramento Zoological Society shall implement basic construction emissions control practices during Project construction</p>	

Mitigation Measures	Implementation Responsibility	Timing	Verification
<ul style="list-style-type: none"> ▶ Complete all roadways, driveways, sidewalks, and parking lots to be paved as soon as possible. In addition, lay building pads as soon as possible after grading unless seeding or soil binders are used. ▶ Limit vehicle speeds on unpaved roads to 15 miles per hour. ▶ Minimize idling time, either by shutting equipment off when it is not in use or by reducing the time of idling to 5 minutes (required by 13 CCR Sections 2449[d][3] and 2485). Provide clear signage that posts this requirement for workers at the site entrances. ▶ Maintain all construction equipment in proper working condition according to the manufacturers’ specifications. The equipment must undergo a one-time inspection by a certified mechanic and be determined to be running in proper condition before the start of construction activities. 			
<p>Mitigation Measure 3.2-3: Apply Tier-4 Emission Standards to All Diesel-Powered Off-Road Equipment</p> <p>The New Zoo shall require the construction contractor to use only off-road construction equipment that meets EPA’s Tier 4 emission standards, as defined in 40 CFR 1039, and to comply with the appropriate test procedures and provisions contained in 40 CFR Parts 1065 and 1068. This measure can also be achieved by using battery-electric off-road equipment as it becomes available. Implementation of this measure shall be required in the contract the Project applicant establishes with its construction contractors. The New Zoo shall demonstrate its plan to fulfill the requirements of this measure in a report or in Project improvement plan details submitted to the City before the use of any off-road diesel-powered construction equipment on the site.</p>	<p>City of Elk Grove</p>	<p>The Sacramento Zoological Society shall submit its plan for Tier 4 emissions standards to the City before the use of off-road diesel-powered construction equipment.</p> <p>Tier 4 emissions standards shall be used during construction.</p>	
<p>Biological Resources</p>			
<p>Mitigation Measure 3.3-1a: Conduct Take Avoidance Survey for Burrowing Owl, Implement Avoidance Measures, and Compensate for Loss of Occupied Burrows</p> <p>The New Zoo shall implement the following measures to reduce impacts on burrowing owl:</p> <ul style="list-style-type: none"> ▶ A qualified biologist shall conduct focused breeding and nonbreeding season surveys for burrowing owls in areas of suitable habitat on and within 500 feet of the Project site. To ensure accuracy and the most up-to-date information, surveys shall be conducted before the start of construction activities and in accordance with Appendix D of the Staff Report on Burrowing Owl Mitigation (CDFG 2012), which recommends at least three surveys conducted at least 3 weeks apart. 	<p>City of Elk Grove</p>	<p>The Sacramento Zoological Society shall conduct focused surveys prior to project construction.</p> <p>If burrows are found burrows shall be protected during construction.</p> <p>If burrows are destroyed they should be mitigated prior to operation of the Project.</p>	

Mitigation Measures	Implementation Responsibility	Timing	Verification
<ul style="list-style-type: none"> ▶ If no occupied burrows are found, the qualified biologist shall submit a report documenting the survey methods and results to the City, and no further mitigation shall be required. ▶ If an active burrow is found during the nonbreeding season (September 1 through January 31), the applicant shall consult with CDFW regarding protective buffers to be established around the occupied burrow and maintained throughout construction. The buffer shall be a minimum of 164 feet around the active, nonbreeding burrow but may be reduced in consultation with CDFW. The protective buffer zone shall be clearly marked with flagging or other highly visible materials. If after all applicable avoidance and minimization measures are implemented, it is determined that occupied burrows are present that cannot be avoided or adequately protected with a no-disturbance buffer, passive relocation will be allowed as a last resort in consultation with CDFW. The burrowing owl exclusion plan shall be developed, as described in Appendix E of the Staff Report. Burrowing owls shall not be excluded from occupied burrows until the Project burrowing owl exclusion plan is approved by CDFW and only during the nonbreeding season. The exclusion plan shall include methods for determining burrow vacancy, type and timing for scoping burrows, what will determine excavation timing, a monitoring plan for determining exclusion has been successful, remedial measures to prevent owl reuse and avoid take, and a burrowing owl mitigation and management plan (see below). ▶ If an active burrow is found during the breeding season (February 1 through August 31), occupied burrows shall not be disturbed and shall be provided with a protective buffer at a minimum of 650 feet unless a qualified biologist verifies through noninvasive means that either (1) the birds have not begun egg laying or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. The size of the buffer may be adjusted depending on the time of year and level of disturbance as outlined in the Staff Report (CDFG 2012: 9). The size of the buffer may be reduced if a broad-scale, long-term monitoring program acceptable to CDFW is implemented so that burrowing owls are not adversely affected. After the fledglings are capable of independent survival, the owls can be evicted, and the burrow can be destroyed in accordance with the terms of a CDFW-approved burrowing owl exclusion plan developed in accordance with Appendix E of the Staff Report. ▶ If burrowing owls are excluded from burrows and the burrows are destroyed as a result of Project construction activities, the applicant shall mitigate the loss of occupied habitat such that habitat acreage and the number of burrows are replaced through permanent conservation of comparable or better habitat 			

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>at a 1:1 mitigation ratio with similar vegetation communities and burrowing mammals (e.g., ground squirrels) present to provide for nesting, foraging, wintering, and dispersal. The applicant shall retain a qualified biologist to develop a burrowing owl mitigation and management plan that incorporates the following goals and standards, among others:</p> <ul style="list-style-type: none"> ▪ Mitigation lands shall be selected based on comparison of the habitat lost to the compensatory habitat, including type and structure of habitat; disturbance levels; potential for conflicts with humans, pets, and other wildlife; density of burrowing owls; and relative importance of the habitat to the species throughout its range. ▪ Where available, mitigation lands shall be provided adjacent or proximate to the development area so that displaced owls can relocate with reduced risk of injury or mortality, depending on the availability of habitat sufficient to support displaced owls that may be preserved in perpetuity. <p>► If habitat suitable for burrowing owl is not available for conservation adjacent or proximate to the development area, mitigation lands shall be secured off-site and shall aim to consolidate and enlarge conservation areas outside of planned development areas and within foraging distance of other conservation lands. Alternatively, mitigation may be accomplished through purchase of mitigation credits at a CDFW-approved mitigation bank, if available. Alternative mitigation sites and acreages may also be determined in consultation with CDFW. If burrowing owl habitat mitigation is completed through permittee-responsible conservation lands, the mitigation plan shall include mitigation objectives, site selection factors, site management roles and responsibilities, vegetation management goals, financial assurances and funding mechanisms, performance standards and success criteria, monitoring and reporting protocols, and adaptive management measures. Success shall be based on the number of adult burrowing owls and pairs using the site and whether the numbers are maintained over time. Measures of success, as suggested in the Staff Report, shall include site tenacity, the number of adult owls present and reproducing, colonization by burrowing owls from elsewhere, changes in distribution, and trends in stressors.</p>			
<p>Mitigation Measure 3.3-1b: Conduct Focused Surveys for Swainson’s Hawk, White-Tailed Kite, Northern Harrier, Tricolored Blackbird, Loggerhead Shrike, and Other Nesting Birds</p> <p>The Project applicant shall implement the following measures to reduce impacts on special-status and other tree-nesting birds:</p>	<p>City of Elk Grove</p>	<p>The Sacramento Zoological Society shall conduct nesting bird surveys 14 days before the onset of Project construction, if construction is scheduled to</p>	

Mitigation Measures	Implementation Responsibility	Timing	Verification
<ul style="list-style-type: none"> ▶ To minimize the potential for loss of nesting birds protected under the Migratory Bird Treaty Act or California Fish and Game Code Section 3503, Project construction activities (e.g., tree removal, vegetation clearing, ground disturbance, staging) shall be conducted during the nonbreeding season (approximately September 1 through January 31, as determined by a qualified biologist), when possible. If Project construction activities are conducted during the nonbreeding season, no further mitigation shall be required. ▶ Within 14 days before the onset of Project construction activities during the breeding season (approximately February 1 through August 31, as determined by a qualified biologist), a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys shall conduct focused surveys for white-tailed kite, tricolored blackbird, northern harrier, loggerhead shrike, and other nesting birds protected under the Migratory Bird Treaty Act or California Fish and Game Code Section 3503. Surveys shall be conducted in accessible areas (i.e., not including private property) within 500 feet of the Project site for nonraptor native bird nests and within 0.5-mile for raptor nests. ▶ Surveys for Swainson’s hawk shall be conducted within a 0.5-mile radius of the Project site in areas accessible to Project biologists. Surveys shall be conducted according to Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley (SHTAC 2000), which includes the following five-period schedule: <ul style="list-style-type: none"> ▪ January to March 20: One all-day survey ▪ March 20 to April 5: Three surveys, sunrise to 1000/1600 to sunset ▪ April 5 to April 20: Three surveys, sunrise to 1200/1630 to sunset ▪ April 21 to June 10: Monitoring ▪ June 10 to July 30: Three surveys, sunrise to 1200/1600 to sunset ▶ If an active Swainson’s hawk nest is found during surveys, the City shall consult with CDFW to demonstrate compliance with CESA and determine appropriate no-disturbance buffers around active nests to avoid take. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. No Project activity shall commence in the buffer areas until a qualified biologist has determined, in consultation with CDFW, that the young have fledged, the nest is no longer active, or reducing the buffer would not likely result in nest abandonment. CDFW guidelines recommend implementation of 0.5-mile-wide buffer for Swainson’s hawk. 		<p>begin from February 1 through August 31.</p> <p>The Sacramento Zoological Society shall conduct nesting raptor surveys 10 days before the onset of Project construction, if construction is scheduled to begin from March 1 through September 15.</p> <p>A report documenting the survey and findings shall be submitted to the City prior to Project construction.</p> <p>If nesting birds are present they shall be monitored and avoided during construction.</p>	

Mitigation Measures	Implementation Responsibility	Timing	Verification
<ul style="list-style-type: none"> ▶ If no nests are found, the qualified biologist shall submit a report documenting the survey methods and results to the City, and no further mitigation shall be required. ▶ For Project activities that begin between March 1 and September 15, the qualified biologists shall conduct additional preconstruction surveys for nesting raptors and birds no more than 7 days before implementation of Project activities to identify active nests on and within a 500- foot buffer of the Project site. If a lapse in Project work of 7 days or longer occurs, the qualified biologist shall conduct another focused survey for nesting birds before work can resume. ▶ Impacts on white-tailed kite and other raptors shall be avoided by establishing appropriate buffers around active nest sites identified during preconstruction raptor surveys. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. No Project activity shall commence in the buffer areas until a qualified biologist has determined, in consultation with CDFW, that the young have fledged, the nest is no longer active, or reducing the buffer would not likely result in nest abandonment. CDFW guidelines recommend implementation of 500-foot-wide buffer for raptors, other than Swainson’s hawk, but the size of the buffer may be adjusted if a qualified biologist, in consultation with CDFW, determines that such an adjustment would not be likely to adversely affect the nest. The appropriate no-disturbance buffer for other nesting birds (i.e., species other than Swainson’s hawk and burrowing owl) shall be determined by a qualified biologist based on site-specific conditions, the species of nesting bird, the nature of the Project activity, visibility of the disturbance from the nest site, and other relevant circumstances. ▶ Monitoring of all active nests by a qualified biologist during construction activities shall be required for any activity has potential to adversely affect the nest. If construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the no-disturbance buffer shall be increased until the agitated behavior ceases. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined appropriate by a qualified biologist to avoid adverse effects on the nest(s). Monitoring of potential nesting activities in the Project area shall continue, at a minimum, until the end of the avian nesting season (September 1). ▶ Trees containing white-tailed kite or other raptor (excluding Swainson’s hawk) nests that must be removed as a result of Project implementation shall be 			

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>removed during the non-breeding season (September 1–January 1) unless otherwise authorized by CDFW.</p> <ul style="list-style-type: none"> ▶ If any active raptor nest trees discovered during nesting bird surveys would be removed by Project activities, the City of Elk Grove shall replace the lost trees with locally appropriate native tree plantings at a ratio of 3 to 1 at or near the Project area or in another area that will be protected in perpetuity. 			
<p>Mitigation Measure 3.3-1c: Mitigate Loss of Swainson’s Hawk Foraging Habitat in Accordance with the City of Elk Grove Swainson’s Hawk Impact Mitigation Fee Program</p> <p>The Project applicant shall implement the following measures to mitigate the potential loss of Swainson’s hawk foraging habitat:</p> <ul style="list-style-type: none"> ▶ The Project applicant shall acquire conservation easements or other instruments to preserve suitable foraging habitat for Swainson’s hawk. The location of the mitigation parcels, as well as the conservation instruments protecting them, shall be approved by the City. ▶ The amount of land preserved shall be at a ratio provided in Chapter 16.130, Swainson’s Hawk Mitigation Fees of the Elk Grove Municipal Code, for each acre developed at the Project site. In deciding whether to approve the land proposed for preservation, the City shall consider the benefits of preserving lands in proximity to other protected lands. The preservation of land shall be secured before any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first. ▶ The Project applicant shall implement the following minimum conservation easement content standards, or such other requirements as may be updated by the City Council from time to time and as provided in Chapter 16.130: <ul style="list-style-type: none"> ▪ The land to be preserved must be found to be suitable Swainson’s hawk foraging habitat as determined by the City based on substantial evidence. ▪ The land shall be protected through either fee title or a conservation easement (“legal agreement”) acceptable to the City. ▪ The legal agreement shall be recordable and contain an accurate legal description of the mitigation land. ▪ The legal agreement shall prohibit any activity that in the sole discretion of the City substantially impairs or diminishes the land’s capacity as suitable Swainson’s hawk foraging habitat. ▪ If the land’s suitability as foraging habitat is related to existing agricultural uses on the land, the legal agreement shall protect any existing water rights 	<p>City of Elk Grove</p>	<p>The Sacramento Zoological Society shall mitigate for loss of Swainson’s Hawk Foraging Habitat prior to opening of the New Zoo.</p>	

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>necessary to maintain such agricultural uses on the land covered by the document and retain such water rights for ongoing use on the mitigation land.</p> <ul style="list-style-type: none"> ▪ Mitigation monitoring fees shall be paid to cover the costs of administering, monitoring, and enforcing the document in an amount determined by the City or a third-party receiving entity approved by the City, not to exceed 10 percent of the easement price or a different amount approved by the City Council. ▪ Interests in mitigation land shall be held in trust by an entity acceptable to the City and/or the City in perpetuity. The entity shall not sell, lease, or convey any interest in mitigation land without the prior written approval of the City. ▪ The City shall be named a beneficiary under any legal agreement conveying the interest in the mitigation land to an entity acceptable to the City, and the City shall receive indemnification and defense, and in any legal agreement. ▪ If any qualifying entity owning an interest in mitigation land ceases to exist, the duty to hold, administer, monitor, and enforce the interest shall be transferred to another entity acceptable to the City or to the City. ▪ Before committing to the preservation of any land, the applicant shall obtain approval of the land proposed for preservation. This mitigation measure may be fulfilled in combination with a mitigation measure imposed on the Project requiring the preservation of agricultural land as long as the agricultural land is suitable Swainson’s hawk habitat as determined by the City in its sole discretion. 			
<p>Mitigation Measure 3.3-1d: Conduct Worker Environmental Awareness Program</p> <p>The New Zoo shall retain a qualified biologist to conduct an environmental awareness training program for construction crews before Project construction. The awareness program shall include a brief review of the special-status species with the potential to occur on the Project site (including their life history, habitat requirements, and photographs of the species). The training shall identify the portions of the Project site in which the species may occur, as well as their legal status and protection. The program shall also cover the relevant permit conditions and mitigation measures that must be followed by all construction personnel to reduce or avoid effects on these resources during Project construction. The training shall emphasize the role that the construction crew plays in identifying and reporting any special-status species observations to the onsite biologist. Training shall identify the steps to be taken if a special-status</p>	<p>City of Elk Grove</p>	<p>The Sacramento Zoological shall conduct Society Worker Environmental Awareness prior to the start of construction and as needed for new personnel before starting on the job.</p>	

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>species is found within the construction area (i.e., notifying the crew foreman, who will inform the designated biologist). An environmental awareness handout that describes and illustrates sensitive resources to be avoided during project construction and identifies all relevant permit conditions shall be provided to each crew member. The crew foreman shall be responsible for ensuring that crew members adhere to the guidelines and restrictions. Education programs shall be conducted for new personnel as they are brought on the job during the construction period.</p>			

Cultural and Tribal Cultural Resources

<p>Mitigation Measure 3.4-1: Halt Ground Disturbance Upon Discovery of Subsurface Archaeological Features during All Ground-Disturbing Construction Activities</p> <p>If any precontact or historic-era subsurface archaeological features or deposits (e.g., ceramic shard, trash scatters), including locally darkened soil (“midden”), which may conceal cultural deposits, are discovered during construction, all ground-disturbing activity within 100 feet of the resources shall be halted, and a qualified professional archaeologist (one who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology) shall be retained to assess the significance of the find.</p> <p>If the qualified archaeologist determines the archaeological material to be Native American in nature, the City shall contact the appropriate California Native American tribe, with the Wilton Rancheria tribe being initially contacted. A tribal representative from the Wilton Rancheria, or other appropriate California Native American tribe that is traditionally and culturally affiliated with the Project site, may make recommendations for further evaluation and treatment as necessary and provide input on the preferred treatment of the find. If the find is determined to be significant by the archaeologist or the tribal representative (i.e., because it is determined to constitute a unique archaeological resource or a tribal cultural resource, as appropriate), the archaeologist and tribal representative, as appropriate, shall develop, and the City shall implement, appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures may include but would not necessarily be limited to processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of any further activities by a tribal representative, and or returning the objects to a location within the project area where they will not be subject to future impacts. Wilton Rancheria does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe, archival research, subsurface testing, or contiguous block unit</p>	<p>City of Elk Grove</p>	<p>If potential archaeological features are found work shall be halted during construction.</p> <p>If the find is determined to be significant the appropriate procedures shall be implemented by the Sacramento Zoological Society prior to opening of the New Zoo.</p>	
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Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>excavation and data recovery (pursuant to a data recovery plan). No work at the discovery location shall resume until all necessary investigation and evaluation of the resource has been satisfied. This requirement shall be placed on Project improvement plans and will be verified by the City’s Public Works Department.</p>			
<p>Mitigation Measure 3.4-2a: Implement Mitigation Measure 3.4-1</p>	<p>City of Elk Grove</p>	<p>If potential archaeological features are found work shall be halted during construction. If the find is determined to be significant the appropriate procedures shall be implemented by the Sacramento Zoological Society prior to opening of the New Zoo.</p>	
<p>Mitigation Measure 3.4-2b: Implement Cultural Awareness Training Prior to the start of any grading, utility-related excavation, and other ground disturbing phases of construction, individuals participating in work, on-site lead, foreman, City and Sacramento Zoological Society (SZS) staff members, and any other key personnel, shall receive the relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The Cultural Awareness Training shall describe appropriate avoidance and minimization measures for resources that have the potential to be located on the Project site and shall outline what to do and whom to contact if any potential archaeological resources or artifacts are encountered. The Cultural Awareness Training shall also underscore the requirement for confidentiality and culturally appropriate treatment of any kind of significance to Native Americans and behaviors, consistent with Native American Tribal values. Upon completion of the Worker Cultural Awareness Program individuals participating in work, on-site lead, foreman, and City and SZS staff members and any other key personnel shall sign a form that acknowledges receipt and understanding of the training. The training may be done in coordination with the Project Archaeologist. The New Zoo shall engage with the Wilton Rancheria Tribe to provide this training</p>	<p>City of Elk Grove</p>	<p>Cultural awareness training shall be conducted by the Sacramento Zoological Society prior to the start of construction and as needed for new personnel before starting on the job.</p>	
<p>Mitigation Measure 3.4-2c: Implement Native American Monitoring For grading, utility-related excavation, and other ground disturbing phases of construction, the New Zoo shall notify Wilton Rancheria and provide access to the Project site for a tribal monitor. The City Public Works Department shall contact the tribal representative a minimum of 7 days before beginning</p>	<p>City of Elk Grove</p>	<p>Native American monitoring shall occur during grading, utility-related excavation, and other ground disturbing phases of construction.</p>	

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>earthwork or other ground-disturbing activities. The tribal monitor will be invited to be present on-site during the construction phases that involve ground-disturbing activities, including tree removal, boring, excavation, drilling, and trenching.</p> <p>Should the tribal monitor be present the City would request copies of complete daily monitoring logs that provide details on each day's activities, including construction activities, locations, soil, and any cultural materials identified. Should a tribal monitor not elect to participate the City's Construction Manager will monitor for potential discoveries. The on-site monitoring shall end when the site grading and excavation activities are completed or when the tribal representatives and monitor have indicated that the site has a low potential for affecting tribal cultural resources.</p>			
<p>Geology and Soils</p>			
<p>Mitigation Measure 3.6-5: Implement Procedures to Protect Paleontological Resources</p> <p>Before the start of any earthmoving activities, the New Zoo shall retain a qualified scientist (e.g., geologist, biologist, paleontologist) to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures to follow if fossils are encountered. Training on paleontological resources shall also be provided to all other construction workers, and a video recording of the initial training and/or written materials may be used rather than in-person training.</p> <p>If any paleontological resources are discovered during grading or construction activities on the Project site, work shall be halted immediately within 50 feet of the discovery, and the City Public Works Department shall be notified immediately. The New Zoo shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with the most current Society of Vertebrate Paleontology guidelines. The recovery plan shall include a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. The New Zoo will implement all recommendations in the recovery plan that are determined to be necessary by the City Public Works Department and possible before construction activities resume in the area where the paleontological resources were discovered</p>	<p>City of Elk Grove</p>	<p>Construction personnel shall be trained by Sacramento Zoological Society prior to the start of earth moving construction activities and as needed for new personnel before starting on the job during ground disturbing phases of construction.</p> <p>If paleontological resources are discovered work shall be halted and the find shall be evaluated during construction.</p> <p>The recovery plan shall be implemented during construction.</p>	

Mitigation Measures	Implementation Responsibility	Timing	Verification
Greenhouse Gas Emissions and Climate Change			
<p>Mitigation Measure 3.7-1: Install EV Capable and EVSE Spaces Consistent with the Tier 2 Requirements of the 2022 CalGreen Code</p> <p>The Zoo shall equip 45 percent of the Project’s total parking spaces with EV capable infrastructure. Of the EV capable spaces, 33 percent shall support EVSE infrastructure with Level 2 or Direct Current Fast Chargers.</p>	City of Elk Grove	Prior to opening of the New Zoo	
<p>Mitigation Measure 3.7-1b: Implement Mitigation Measure 3.13-2a: Subsidize Transit for New Zoo Employees.</p>	City of Elk Grove	Transit passes shall be provided by the Sacramento Zoological Society during operation of the New Zoo.	
<p>Mitigation Measure 3.7-1bc: Implement Mitigation Measure 3.13-2b: Provide a Local Transit Stop</p>	City of Elk Grove and SacRT	Prior to opening of the New Zoo,	
Noise and Vibration			
<p>Mitigation Measure 3.11-1: Implement Measures to Reduce Exposure of Noise-Sensitive Receivers to Construction-Generated Noise</p> <p>To minimize noise levels generated by construction activities, the New Zoo shall require its construction contractors to comply with the following measures during construction to reduce construction noise by at least 8 dBA:</p> <ul style="list-style-type: none"> ▶ All construction equipment and material staging areas shall be set back as far as possible from nearby off-site noise-sensitive receivers, including but not limited to the residences along Lotz Parkway and Overture Way. ▶ All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturer specifications. Equipment engine shrouds shall be closed during equipment operation. ▶ Construction equipment with back-up alarms shall be equipped with either audible self-adjusting backup alarms or alarms that sound only when an object is detected. Self-adjusting backup alarms shall automatically adjust to 5 dBA louder than the surrounding background levels. All non-self-adjusting backup alarms shall be set to the lowest setting required to be audible above the surrounding noise levels. ▶ The construction contractor shall use noise-reducing operation measures, techniques, and equipment that reduce construction noise by at least 8 dBA. This requirement shall be enforced through its inclusion on all construction bid specifications for construction contractors hired to work on the Project site. 	City of Elk Grove	Noise reduction measures shall be implemented by the Sacramento Zoological Society during project construction.	

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>The bid specifications shall require that construction contractors provide an equipment inventory list for all equipment within the fleet with engines greater than 50 horsepower. The list will identify (at a minimum), make, model, and horsepower of equipment; operating noise levels at 50 feet; available noise control devices that are installed on each piece of equipment; and associated noise reduction from the installed technology. Control devices shall include, but shall not be limited to, high-efficiency mufflers; acoustic dampening; protected internal noise absorption layers; enclosures; and electric motors. In addition, the contractor shall specify how proposed alternative construction procedures would be employed to reduce noise at sensitive receivers compared to other more traditional methods. Examples include, but are not limited to, welding instead of riveting, mixing concrete off-site instead of on-site, and using a thermal lance instead of drive motors and bits. In all cases, the requirement is that the best commercially available noise-reducing technology and noise-reducing alternative construction method shall be used, provided that there are no safety concerns, engineering limits, or environmental constraints preventing it from being used. If a unique circumstance does exist that prevents a quieter alternative construction method from being used, the contractor shall provide evidence to support its proposal. The noise reduction elements of construction shall be approved by the City.</p> <ul style="list-style-type: none"> ▶ Combine noisy operations (e.g., riveting, cutting, hammering) to occur in the same period (e.g., day or construction phase), such that the overall duration of these activities is reduced to the extent practical. When the noisiest operations are performed together within the same period, the overall duration that excessive noise would occur is reduced, minimizing the disturbing effects of exposure to prolonged increased noise levels. ▶ The contractor shall designate a disturbance coordinator and post that person's telephone number conspicuously around the publicly accessible portions of the construction site and provide it to nearby residences. A minimum of one sign shall be posted for every 1,000 feet of public frontage, or a minimum of six postings. The disturbance coordinator shall receive all public complaints and be responsible for determining the cause of the complaint and implementing any possible measures to alleviate the problem. ▶ When construction activities would occur within 400 feet of existing residential land uses (i.e., the distance at which noise levels of 66 dBA L_{eq} are achieved), the following measures shall be implemented: <ul style="list-style-type: none"> ▪ Use noise-reducing enclosures and techniques around stationary noise-generating equipment (e.g., concrete mixers, generators, compressors). 			

Mitigation Measures	Implementation Responsibility	Timing	Verification
<ul style="list-style-type: none"> ▪ Install temporary noise curtains as close as possible to the boundary of the construction site within the direct line of sight path of the nearby sensitive receptor(s). The noise curtains will consist of durable, flexible composite material featuring a noise barrier layer bounded to sound-absorptive material on one side. ▪ Retain a qualified noise specialist to develop a noise monitoring plan, and conduct noise monitoring to ensure that noise reduction measures are achieving the necessary reductions such that levels at the receiving land uses do not exceed 5 dBA over existing levels. 			
<p>Mitigation Measure 3.11-5: Restrict Noise Levels from Amplification Devices</p> <p>Exterior amplified noise from the nighttime safari shall be limited to a maximum sound level of 65 dBA L_{eq} at approximately 50 feet from the nighttime safari route boundaries by adjusting amplification equipment accordingly. The New Zoo staff/nighttime safari event coordinator shall ensure that sound equipment is calibrated annually. Sound testing of the amplification equipment shall occur annually. Two sound level measurements shall be conducted at 50 feet from the amplification equipment. The sound level meter used for the sound level measurements should meet a minimum Type 2 compliance and be fitted with the manufacturer’s windscreen and calibrated before use. Noise measurement readings shall be used to ensure that 65 dBA L_{eq} at 50 feet is not exceeded.</p>	<p>City of Elk Grove</p>	<p>The Sacramento Zoological Society shall limit amplified noise during operation of the nighttime safari.</p> <p>The amplification equipment shall be tested by the Sacramento Zoological Society once a year.</p>	
<p>Traffic and Transportation</p>			
<p>Mitigation Measure 3.13-2a: Subsidize Transit for New Zoo Employees</p> <p>The New Zoo shall provide a subsidized or discounted transit program to provide free transit passes (or reimburse for transit passes) for employees when requested by the employee.</p>	<p>City of Elk Grove</p>	<p>Transit passes shall be provided by the Sacramento Zoological Society during operation of the New Zoo.</p>	
<p>Mitigation Measure 3.13-2b: Provide a Local Transit Stop:</p> <p>The New Zoo, in coordination with the City and SacRT, shall construct a bus stop within the immediate vicinity of the Project site, allowing the extension of SacRT bus services to the Project. The Project applicant shall coordinate with SacRT to ensure that the transit stop is located and designed in accordance with applicable design and safety standards. The applicant shall coordinate with SacRT on the implementation of the service extension.</p>	<p>City of Elk Grove and SacRT</p>	<p>Prior to opening of the New Zoo.</p>	

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>Mitigation Measure 3.13-3: Prepare and Implement Traffic Management Plans for the Opening Month and Special Events</p> <p>The New Zoo shall be responsible for preparing a traffic management plan (TMP) and providing it to the City for approval by the Public Works Director (or their designee) and SacRT for review and coordination, as applicable, before opening day/weekend or other special events occurring at the New Zoo that may result in queuing spillover. The TMP shall include specific interventions for traffic conditions associated with the New Zoo opening and any other special events determined to warrant a TMP. The New Zoo shall be responsible for implementing the interventions to which the Public Works Director has agreed. All traffic controls shall be installed in accordance with the California Manual on Uniform Traffic Control Devices and applicable City regulations. At a minimum, the TMP shall include the following strategies:</p> <ul style="list-style-type: none"> ▶ Flaggers shall be provided to control traffic when necessary or requested by the City in compliance with Section 6-13.06 of the City’s Standard Construction Specifications 2022 or latest equivalent (City of Elk Grove 2022b: 52). ▶ Changeable Message Signs shall display one or more alternating messages along likely patron access routes to broadcast up-to-date information regarding desired routing. The signs shall be in place no less than 72 hours before the date of the event or 5 business days in advance of a detour and shall remain in place for the duration of the event in compliance with Section 12-3.02 of the City’s Standard Construction Specifications 2022 or latest equivalent (City of Elk Grove 2022b: 103). ▶ Wayfinding strategies, including permanent and temporary signs, shall be implemented to provide directions on access to the New Zoo for pedestrians, bicyclists, and vehicles. ▶ Emergency access shall be maintained at all times, and emergency apparatus routes during the opening month and special events shall be reviewed by the City’s emergency service department for approval. 	<p>City of Elk Grove</p>	<p>Prior to opening of the New Zoo.</p>	
<p>Mitigation Measure 3.13-4: Implement Mitigation Measure 3.13-3 - Prepare and Implement Traffic Management Plans for the Opening Month and Special Events.</p>	<p>City of Elk Grove</p>	<p>Prior to opening of the New Zoo.</p>	