

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Certification of the EIR

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

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

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

2. Findings on Impacts

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

3. Findings on Alternatives

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

4. Statement of Overriding Considerations

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

5. Adoption of the Mitigation Monitoring and Reporting Program

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

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

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

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

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN P. HOBBS
CITY ATTORNEY

**Exhibit A
Draft EIR**

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

**Exhibit B
Final EIR**

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

Exhibit C
Findings of Fact and Statement of Overriding Considerations

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

Exhibit D
Mitigation Monitoring and Reporting Program

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