

RESOLUTION NO. 2024-XX

APRIL 4, 2024

**A RESOLUTION OF THE CITY OF ELK GROVE PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL
CERTIFY THE ENVIRONMENTAL IMPACT REPORT, MAKE FINDINGS OF FACT AND ADOPT A STATEMENT
OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM;
ADOPT THE ZOOLOGICAL PARK SPECIAL PLANNING AREA AND REZONE THE PROJECT SITE TO THE
ZOOLOGICAL PARK SPECIAL PLANNING AREA;
APPROVE AN AMENDMENT TO THE BICYCLE, PEDESTRIAN, AND TRAILS MASTER PLAN;
APPROVE A CONDITIONAL USE PERMIT;
APPROVE A TENTATIVE SUBDIVISION MAP WITH SUBDIVISION DESIGN REVIEW; APPROVE A DISTRICT
DEVELOPMENT PLAN AND LEVEL 1 DESIGN REVIEW; AND
ADOPT THE ART PLAN; AND FIND THE PROJECT CONSISTENT WITH THE GENERAL PLAN FOR
INCLUSION IN THE CITY'S CAPITAL IMPROVEMENT PROGRAM**

FOR

**THE NEW ZOO AT ELK GROVE PROJECT
PROJECT NO: SP0009
8663, 8665, AND 8675 KAMMERER ROAD
APNS: 132-0320-001, 002, & 010, AND 132-2390-006**

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 SZS 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, Sections 65103(c) and 65401 of the California Government Code requires that the Planning Agency of the City to review and report on proposed Capital Improvement Program projects for conformity with the General Plan; and

WHEREAS, the Planning Commission of the City of Elk Grove is the Planning Agency for the City and the Project is proposed to be included in the City's Capital Improvement Program; 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Elk Grove has reviewed and considered the Draft and Final EIR (provided as Exhibits A and B, respectively and incorporated herein by this reference) and, based upon its review of these documents, the Planning Commission recommends that the City Council certify the EIR as complete, adequate, and in compliance with CEQA, and adopt Findings Of Fact And Statement Of Overriding Considerations and a Mitigation Monitoring And Reporting Program (provided as Exhibits C and D, respectively and incorporated herein by this reference), based upon the following finding:

CEQA

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

Evidence: Approval of the proposed New Zoo at Elk Grove Project requires an Environmental Impact Report (EIR).

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

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

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

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

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

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

On January 5, 2024, the City released the Draft EIR. The Draft EIR was made available for public review and comment on the City's website, at City Hall, and at the Elk Grove library for a

period of 45 days. Public comments on the Draft EIR were due to the City on February 20, 2024. Comments were received from five agencies and 35 individuals on the content of the Draft EIR. Responses to these comments have been prepared by staff and are included in the Final EIR.

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

AND, BE IT FURTHER RESOLVED, that the Planning Commission hereby recommends that the City Council adopted the Zoological Park Special Planning Area, as provided in Exhibit E, incorporated herein by this reference, and rezone the Project Site to the Zoological Park Special Planning Area, based upon the following findings.

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

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

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

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

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

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

Evidence: The proposed Special Planning Area includes all of the required elements provided for in Elk Grove Municipal Code (EGMC) Section 23.16.100.D, including a list of permitted and

conditionally permitted uses (described in Chapter 2), performance and development standards (described in Chapter 3), other design standards appropriate for the project (described in Chapter 4), and the reasons for establishment of the SPA (described in Chapter 1). The Special Planning Area also includes some of the optional elements allowed for in EGMC Section 23.16.100.E, including infrastructure and circulation (described in Chapter 5).

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

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

AND, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Elk Grove hereby recommends that the City Council approve an amendment to the Bicycle, Pedestrian, and Trails Master Plan, as described in Exhibit F, based upon the following findings.

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

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

AND, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Elk Grove hereby recommends that the City Council approve the Conditional Use Permit, Tentative Subdivision Map with Subdivision Design Review, District Development Plan, and Level 1 Design Review for the Project, as described in Exhibit G and illustrated in Exhibit H, subject to the conditions of approval in Exhibit I (all incorporated herein by this reference), based upon the following findings.

Conditional Use Permit

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

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

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

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

Tentative Subdivision Map

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

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

Evidence:

- a. The proposed map is consistent with the General Plan as it provides for the extension of the public street system consistent with the Circulation Plan and the Roadway Sizing Diagram. Right-of-way set-asides are provided along roadways, lots are established for drainage facilities, and
- b. The design of the proposed subdivision is consistent with the provisions of the General Plan and the Zoological Park Special Planning Area relative to street configurations and roadway cross sections, along with the proposed utility corridors and drainage infrastructure.

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

Subdivision Design Review

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

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

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

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

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

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

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

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

Evidence #4: The design of the Project site separates arriving vehicular, bicycle, and pedestrian traffic into approach areas. Bicycle parking is located sufficiently near the entrances to the Zoo to be convenient and safe, but far enough away that bicycle activities do not impede pedestrian traffic into the facility. Bicycle parking is provided on both the east and west approaches to help accommodate this. Within the parking area, dedicated pedestrian paths are provided. Within the Zoo, pedestrian/guest spaces are separated from utility and service paths, reducing conflict between guest and operations staff and services.

District Development Plan

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

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

The design of the proposed Project is consistent with the development standards provided for in the Zoological Park Special Planning Area, including setbacks, building height, parking

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

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

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

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

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

Level 1 Design Review

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

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

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

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

AND, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Elk Grove hereby recommends that the City Council approve the Art Plan for the Project as described in Exhibit J and incorporated herein by this reference and based upon the following finding;

Art Plan

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

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

AND, BE IT FURTHER RESOLVED, that the Planning Commission recommends that the City Council find that the proposed Project is consistent with the City's General Plan based upon the analysis presented in the April 4, 2024 staff report and based upon the prior General Plan consistency findings contained in this resolution and may be listed in the City's Capital Improvement Program in such form as recommended to the City Council by the Public Works Director.

The foregoing Resolution of the City of Elk Grove was passed and adopted by the Planning Commission on the 4th day of April 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Sandy Kyles, SECRETARY

Suman Singha, CHAIR of the
PLANNING COMMISSION

Exhibit A
Draft EIR

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

Exhibit B
Final EIR

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

Exhibit D
Mitigation Monitoring and Reporting Program

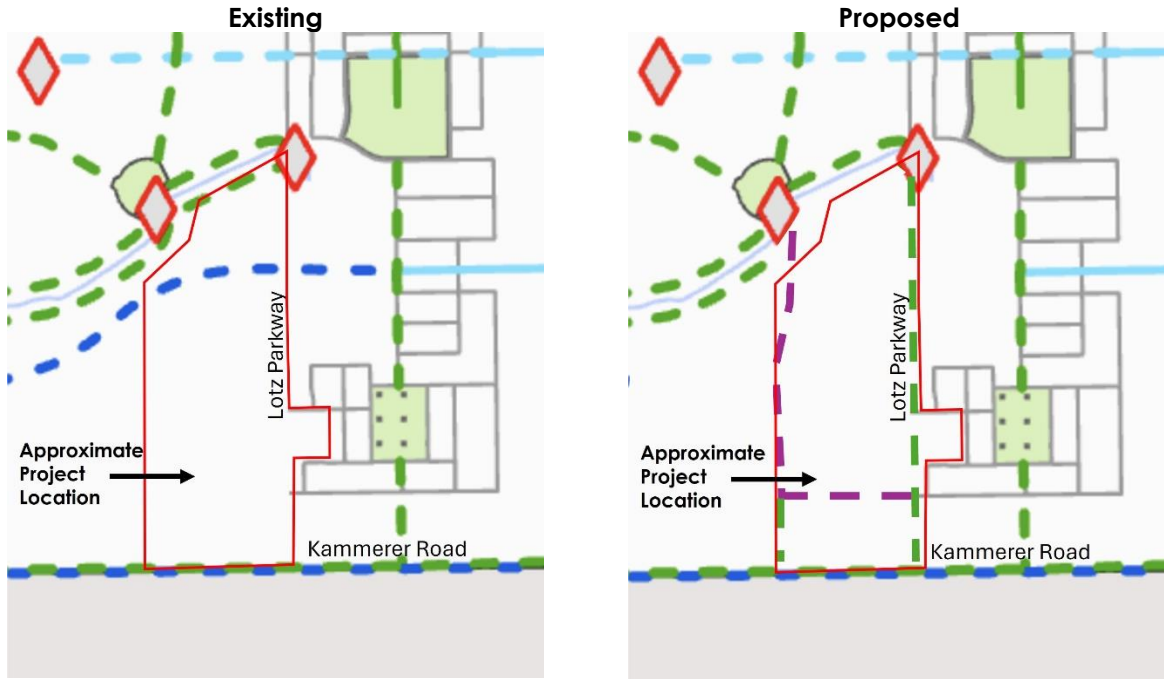
Provided under separate cover and available from the Planning Commission Secretary or on the City's website at www.elkgrovecity.org/zoodocuments.

Exhibit E
Zoological Park Special Planning Area

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

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

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



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

Exhibit G Project Description

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

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

Conditional Use Permit

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

Tentative Parcel Map

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

District Development Plan

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

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

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

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

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

Level 1 Design Review

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

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

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

###

Exhibit H Project Plans

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

The Project Plans consist of the following materials:

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

**Exhibit I
Conditions of Approval**

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

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
<p>5. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City Engineer. All street improvements shall include vertical curb and gutter, except as approved by the City, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	On Going	Engineering SCWA SacSewer SMUD PG&E	
<p>6. The Applicant shall pay all applicable plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), SacSewer, Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering CCSD SCWA SacSewer	
<p>7. Approval of this project does not relieve the Applicant from the applicable requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plan • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Department review for permits and/or occupancy • US Department of Agriculture permitting for the housing of warm-bodied animals 	On-Going	Planning Engineering Building CCSD SCWA SacSewer	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
8.	To the extent that modifications are necessary to the site plan, building plans, landscape plans, or other aspects of the Project Approvals as part of the issuance of grading permit(s), improvement plans, building permits, or other construction permits, such changes shall be deemed to be in substantial conformance with the Project Approvals, and no amendment to the approvals shall be necessary, so long as the overall intent and character of the site plan is maintained, or there is no more than a ten percent change in the building square footage of any building. The Development Services Director shall have the authority to determine substantial conformance at their sole discretion.	On-Going	Planning	
9.	Construction plans, including improvement plans and building permits, may be prepared, submitted, and improved both in terms of the Phasing Plan provided in the Project plans but also within each Phase on a geographic basis. Such phasing shall be coordinated with and approved by the Development Services Director.	On-Going	Planning	
10.	Signage is not approved with this Application. Future signs shall be reviewed under a separate Sign Permit application. No Sign Permits shall be issued until a Sign Program has been approved pursuant to the Zoological Park Special Planning Area.	On-Going	Planning	
11.	Except for emergency notifications, no amplified sound, which is audible beyond the boundaries of the Project, shall occur after 10:00 pm or before 8:00 am.	On-Going	Development Services	
12.	The Applicant shall coordinate with the Police Department and the Cosumnes Community Services District Fire Department and conduct regular emergency drill trainings.	On-Going	Police	
13.	Review and implement, as applicable, the Mosquito Reducing Best Management Practices.	On-Going	Vector Control	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
14.	As part of the Project's Building Permits, and pursuant to the Building Code/Fire Code, the Applicant may request the use of alternate means and methods (AMMR). Such requests shall be submitted for approval through the Cosumnes Fire Department. Any deviation from the approved alternate means and methods approvals may affect the Project as proposed.	On-Going	CCSD Fire	
15.	The installation of on-site traffic calming devices such as but not limited to speed bumps, humps, speed tables, or other designs are prohibited unless approved by the fire code official.	On-Going	CCSD Fire	
16.	Designated fire lanes shall be marked and maintained as fire lanes to the reasonable satisfaction of the Cosumnes Fire Department.	On-Going	CCSD Fire	
17.	Trees overhanging fire lanes shall always be maintained at minimum 13 feet 6 inches of vertical clearance.	On-Going	CCSD Fire	
18.	All fire and life safety systems shall be maintained in accordance with California Code of Regulations Title 19. Inspection, testing, and maintenance reports shall be submitted to the Cosumnes Fire Department online reporting system. https://www.cosumnescsd.gov/1291/Maintaining-Commercial-Fire-Systems	On-Going	CCSD Fire	
19.	Operational permits as set forth in California Fire Code Chapter 1 may apply to this Project. If applicable, the Applicant is responsible for paying reasonable and established operational permit fees as invoiced by the Cosumnes Fire Department, as needed.	On-Going	CCSD Fire	
20.	Gates obstructing fire access routes shall comply with the Cosumnes Fire Department Emergency Access Gates and Barriers standard. Gate plans shall be submitted to the Cosumnes Fire Department for review and permit approval prior to installation of gate. https://www.yourcsd.com/DocumentCenter/View/23164/Emergency-Access-Gates-and-Barriers-PDF	On-Going	CCSD Fire	

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
Prior To or In Conjunction With Improvement and/or Grading Plan Submittal or Approval			
21. The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted for the New Zoo at Elk Grove Project. The Applicant shall pay all costs associated with monitoring mitigation measures applicable to this development in order to assure MMRP compliance. The MMRP shall be recorded on the Property.	Prior to issuance of any plans or permits associated with this Project, the Applicant shall submit the deposit to the City of Elk Grove.	Planning Engineering	
22. The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. A note stating the above shall be placed on the Improvement Plans.	Improvement Plan	Planning	
23. All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. A note stating the above shall be placed on the Improvement Plans	Improvement Plans	Planning	
24. The Applicant shall coordinate with SacRT for one or more bus stop locations. The Applicant shall design and construct one or more bus stops as part of the Project.	Improvement Plans	SacRT Planning	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
25.	All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.	Improvement Plans	SCWA	
26.	No water supply mains shall be located under structures such as box culverts and bridges. If the Project will build box culverts and bridges to the ultimate width, water mains shall cross above ground attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. 15-foot-wide water main easements shall be dedicated for the portion outside of ROW. The crossing shall be approved by SCWA Engineer. Underground crossings and attachments to structures shall be included in the environmental impact analysis. Additional environmental permitting and other associated costs will be at Applicant's expense.	Improvement Plans	SCWA	
27.	Destroy all abandoned wells on the proposed Project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the Project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction	Improvement Plans	SCWA	
28.	Provide a non-potable water distribution system to the satisfaction of the Sacramento County Water Agency. When available, the applicant shall use non-potable water during grading and construction.	Improvement Plans	SCWA	
29.	The Project shall connect to the existing Sacramento County Water Agency system at a minimum of two locations. Applicant shall coordinate with the Agency and adjacent projects to accomplish this.	Improvement Plans	SCWA	

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
30. SCWA will not issue water connection permits or sign improvement plans until existing water supply masterplans have been updated as necessary to accommodate zoo demands and approved by the SCWA.	Improvement Plans	SCWA	
31. Designate parking and charging facilities for electric buses. The location and count shall be to the satisfaction of the Development Services Director in consultation with the Sacramento Metropolitan Air Quality Management District and local school district(s).	Improvement Plans	Planning Air District	
32. The Applicant shall prepare and submit a drainage study to the satisfaction of the City Engineer and in accordance with City of Elk Grove's Storm Drainage Master Plan, Improvement Standards, General Plan, SEPA Drainage Master Plan, and any specific plan and/or master plan. The study shall also include an evaluation of interim drainage improvements, which may include widening of the Shed C Channel. The Applicant shall design and install all storm drain improvements in accordance with the approved drainage study for the Project, as condition herein, to the satisfaction of the City.	Improvement Plans	Engineering	
33. The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the Stormwater Quality Design Manual for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plans	Engineering	
34. A maintenance agreement with the Zoological Society or any other entity that has control of the Property shall be executed for the stormwater quality control treatment devices to the satisfaction of the City.	Improvement Plans	Engineering	

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
35. The Applicant shall provide procedures to accommodate hydromodification requirements. Low Impact Development (LID) features adopted in the Sacramento Region Stormwater Quality Manual (Manual) shall be implemented for the Project. All the designs shall be consistent with the design examples prescribed in the latest edition of the Manual.	Improvement Plans	Engineering	
36. The Applicant shall design and improve all public streets (including Lotz Parkway, Classical Way, and Road B), intersections (Lotz/Kammerer, Lotz/Classical, Classical/Road B), and adjoining or accompanying sidewalks, landscape corridors, and bicycle and trail facilities, as illustrated on the Project Plans, and in accordance with Zoological Park Special Planning Area, Bicycle, Pedestrian, and Trails Master Plan, and the City Improvement Standards, to the satisfaction of the City. Only those deviations illustrated on the Project Plans or as provided in the Zoological Park Special Planning Area shall be permitted, unless a Design Deviation is approved by the City Engineer pursuant to the City Improvement Standards.	Improvement Plans	Engineering	
37. The City may allow for the phased implementation of the public street system based upon the phasing of the Project and the status of adjoining development to the north and west of the Project site. Interim improvements, with appropriate reservation(s) may be permitted in the sole discretion of the City Engineer.	Improvement Plans	Engineering	
38. The Applicant shall design and construct a northbound left turn pocket on Lotz Parkway at the northerly most driveway on Lotz Parkway.	Improvement Plans	Engineering	
39. The Applicant shall dedicate, design, and construct a "purple pipe" network for the transmission and distribution of Title 22 tertiary treated water to serve the Project site, greenways (trails), landscape corridors, and other irrigation throughout the Project. The "purple pipe" shall be designed and constructed pursuant to the standards of SCWA.	Improvement Plans	Engineering	

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

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
<p>46. The Project shall provide fire flow from a public water system that meet the fire flow requirements of the California Fire Code and the Cosumnes Fire Department. This Project requires a minimum 10-inch looped fire main to supply on-site fire hydrants and fire sprinkler systems. This on-site fire main shall be connected to the municipal water supply at two approved, remotely located points of connection to achieve two flow directions and shall be publicly maintained by the water purveyor.</p> <p>Additional water lines may be required due to the unique nature of this Project. Water supply and fire hydrants will be provided to accommodate safety standards to the reasonable satisfaction of the Cosumnes Fire Department.</p>	Improvement Plans	CCSD Fire	
<p>47. For the surrounding roadways such as Lotz Parkway, Classical Way, Kammerer Road, and B Drive, for which street hydrants are not needed for protection of structures, fire hydrants shall be provided at each intersection and at not less than 1000-foot intervals for transportation hazards. Except along streets of four or more lanes, fire hydrants shall be installed with an average spacing of 300 feet on each side of the street and arranged on an alternating basis.</p>	Improvement Plans	CCSD Fire	
<p>48. Fire hydrants shall be provided in designated parking areas, along streets, within the park, and the like to the reasonable satisfaction of the Cosumnes Fire Department.</p>	Improvement Plans	CCSD Fire	
<p>49. Fire department connections shall be placed within 40 feet of a fire hydrant, or as otherwise to the reasonable satisfaction of the Cosumnes Fire Department.</p>	Improvement Plans	CCSD Fire	
<p>50. Standpipes shall be placed within 40 feet of a fire hydrant or as otherwise to the reasonable satisfaction of the Cosumnes Fire Department.</p>	Improvement Plans	CCSD Fire	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
51.	<p>This Project may require an on-site fire pump house and or dedicated fire pump room to support fire sprinkler systems, alternate fire suppression systems, and/or fire operations.</p> <p>The Applicant shall consult with a fire protection engineer and the water purveyor to determine if any unique circumstances exist that may require a fire pump, which may be considered as an AMMR.</p>	Improvement Plans	CCSD Fire	
52.	<p>Given the nature of the Project, additional and approved fire department access points, equipped with rapid entry devices, may be required to the reasonable satisfaction of the Cosumnes Fire Department.</p>	Improvement Plans	CCSD Fire	
53.	<p>The Project shall provide approved, dedicated fire department parking areas, at the front and other areas, for purposes of routine emergency medical aid and other fire department related emergency response, all to the reasonable satisfaction of the Cosumnes Fire Department.</p>	Improvement Plans	CCSD Fire	
54.	<p>The Applicant shall consult with the Cosumnes Fire Department to identify the necessary fire lanes and provide for their marking and installation. The final configuration of fire lanes shall be to the reasonable satisfaction of the Cosumnes Fire Department.</p>	Improvement Plans	CCSD Fire	

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
<p>55. Fire apparatus access roads for aerial fire apparatus shall be provided for all buildings exceeding 30 feet in height. Aerial apparatus access roads shall be provided on at least 2 intersecting building sides. Overhead utility and power lines shall not be located over aerial apparatus access roads or between the access road and the building. Shade trees shall not interfere with aerial operations. Underground vaults or utility boxes shall not be located within designated aerial operations areas to avoid conflict with outriggers. The unobstructed width of aerial apparatus roads shall not be less than 26 feet. Aerial apparatus access roads shall be located in relation to buildings as follows:</p> <ul style="list-style-type: none"> a. Buildings 30 to 40-ft in height, located a minimum of 14-feet from building b. Buildings 41 to 50-ft in height, located a minimum of 20-feet from building c. Buildings 51 to 60-ft in height, located a minimum of 27-feet from building d. Buildings 61-ft in height and greater, located a minimum of 33-feet from building <p>This is a standard fire code requirement for fire access. Understanding the unique nature of this project the intent of this condition is to ensure project and fire department collaboration for each unique circumstance and the alternative means and methods that go along with it.</p>	Improvement Plans	CCSD Fire	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
56.	Fire department access routes shall maintain minimum fire access width requirements. Routes shall provide a minimum 13-foot 6-inch vertical clearance and turning radii of 25-feet inside and 50 feet-outside (25 feet wide at and through the turn). Routes shall be paved and capable of supporting at least 80,000 pounds gross vehicle weight in all weather conditions. The slope for access roadways shall not exceed 10% for asphalt and 5% for concrete. The angle of approach and angle of departure shall not exceed eight degrees. The use of turf-block, grass-crete or similar alternate road surfaces is not approved for installation for fire apparatus access routes.	Improvement Plans	CCSD Fire	
57.	Fencing along all developed areas adjacent to wetlands, riparian corridors, creeks, railways, areas that may develop dry vegetation, or similar open spaces shall be non-combustible.	Improvement Plans	CCSD Fire	
58.	Provide at least ten (10) feet of greenbelt or other defensible space between combustible fences and wetlands, riparian corridors, creeks, railways, and other areas that may develop dry vegetation, or similar open spaces.	Improvement Plans	CCSD Fire	

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
<p>59. Fire department access to wetlands, riparian corridors, creeks, railways, areas that may develop dry vegetation, or similar open spaces shall be provided in accordance with the following:</p> <ul style="list-style-type: none"> a. Provide fire department access to at the end of cul-de-sacs or other approved location via rolled curbs. b. Gates limiting access shall be equipped with an approved method for rapid access such as a Knox padlock or breakaway padlock. c. A turning radius of not less than 35 feet inside and 45 feet outside is required. d. Trails/bike lanes adjacent to spaces needed for fire access shall be paved a minimum of 10 feet wide with 2 feet of all-weather material on each side. e. Fire access routes, bike paths, and bridges shall be capable of supporting 35,000 pounds gross vehicle weight. Bridges shall meet the design requirements of the California Fire Code. 	Improvement Plans	CCSD Fire	
Prior to or In Conjunction with Final Map Submittal or Approval			
<p>60. The Final Parcel Map shall substantially conform to the Tentative Subdivision Map presented and incorporated as part of the Project approvals, relative to the number of lots and their general configuration. The City will allow for reconciliation of the boundaries of the proposed lots vis-à-vis the proposed right-of-way set aside relative to the ultimate location and configuration of driveways, utilities, and other public and private infrastructure as determined in the discretion of the City.</p>	Final Map	Engineering	
<p>61. The Applicant shall request AT&T quitclaim the existing easements on the property found in Book 764 Page 181 and Book 20000203 Page 571 of Official Records on file with Sacramento County.</p>	Final Map or Phase 1 Improvement Plan	Engineering	

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
62.	The Applicant shall dedicate public utility easements for underground facilities and appurtenances adjacent to public streets.	Final Map	Engineering	
63.	The Applicant shall dedicate a pedestrian easement for any sidewalks adjacent to but located outside of the public right-of-way, as shown on the Tentative Subdivision Map.	Final Map	Engineering	
64.	The Applicant shall provide reciprocal access and parking between adjoining parcels of this development (Lots 1, 2, and 3 of the Tentative Subdivision Map), including but not limited to common area ownership and maintenance to the satisfaction of the City.	Final Map	Engineering	
65.	As determined by SacSewer, sewer easements may be required. All sewer easements shall be dedicated to SacSewer, in a form approved by the District Engineer. All SacSewer sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. SacSewer will provide maintenance only in public right-of-ways and in easements dedicated to SacSewer.	Final Map	SacSewer	
Prior to or In Conjunction with Building Permit Submittal or Issuance/Approval				
66.	Provide separate public water service to each building.	Building Permit	SCWA	
67.	Prior to the issuance of building permits water intensive commercial and industrial building permit applicants shall conduct a water use efficiency review and submit the findings in required environmental documentation for the Project.	Building Permit	SCWA	
68.	Prior to the issuance of building permits require efficient cooling systems, re-circulating pumps for fountains and ponds as a condition of service.	Building Permit	SCWA	
69.	Designate areas and charging facilities at anticipated delivery locations for EV charging and shore power for transport refrigeration units.	Building Permit	Planning AQMD	

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

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

Conditions of Approval		Timing / Implementation	Enforcement / Monitoring	Verification (date and signature)
81.	In coordination with Police and CCSD Fire, the Applicant shall develop and implement a Public Safety Plan. The Public Safety Plan shall, at a minimum, provide for the installation of security cameras and other public safety systems as determined reasonably necessary by the Police Chief for maintaining public safety in and around the Project.	Prior to Certificate of Occupancy	Police CCSD Fire	
82.	Approved radio coverage for emergency responders shall be provided. A test conducted by a licensed contractor shall be performed at building or project completion to determine if the public safety communication system is adequate for emergency responder radio coverage. Buildings/structures that cannot support the required level of radio coverage shall install a distributed antenna system with FCC certified signal boosters subject to Cosumnes Fire Department review and approval, which approval shall not be unreasonably withheld.	Prior to Certificate of Occupancy	CCSD Fire	

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Exhibit J
Art Plan

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