

EXECUTIVE SUMMARY

INTRODUCTION

This summary is provided in accordance with the California Environmental Quality Act Guidelines (State CEQA Guidelines) Section 15123. As stated in Section 15123(a), “an EIR [environmental impact report] shall contain a brief summary of the proposed action and its consequences. The language of the summary should be as clear and simple as reasonably practical.” As required by the guidelines, this chapter includes (1) a summary description of the New Zoo at Elk Grove Project (Project), (2) a synopsis of environmental impacts and recommended mitigation measures (Table ES-1, presented at the end of this chapter), (3) identification of the alternatives evaluated and of the environmentally superior alternative, (4) a discussion of the areas of controversy associated with the Project, and (5) a discussion of issues to be resolved.

SUMMARY DESCRIPTION OF THE PROJECT

The proposed Project would result in the construction and operation of a zoological park and associated support and operational, retail, and guest services facilities in the City of Elk Grove. The approximately 100-acre Project site is located on a vacant site. The Project would include a new Special Planning Area (SPA) referred to as the Zoological Park SPA, development of the zoo, parking facilities, off-site public infrastructure improvements, and an animal browse program. The New Zoo would be constructed in phases as Project funding allows.

Project Background and History

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.

Project Objectives

The primary objectives of the New Zoo at Elk Grove Project are to:

- ▶ construct a new larger, sustainable, zoo with expanded habitats and facilities to support a broader range of animal species;
- ▶ meet current animal care Association of Zoos and Aquariums standards for animals housed in the zoo;
- ▶ increase access to the zoo with adequate parking facilities, easy accessibility, and access to transit and trails;
- ▶ increase and expand on the zoo mission and mission impact to inspire appreciation, respect and a connection with wildlife and nature through education, recreation, and conservation;
- ▶ provide enhanced visitor experience through education, overnight stay, event spaces, and animal encounters.

Project Location

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. The core of the Project site (APNs 132-0320-010, -001 and -002) is within the

Livable Employment Area Community Plan with 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.

Project Characteristics

The Project consists of the following components:

- ▶ Zoological Park SPA
- ▶ Zoological Park
- ▶ Parking facilities
- ▶ Off-site public infrastructure improvements
- ▶ Animal Browse Program

POTENTIAL APPROVALS AND PERMITS REQUIRED

The following discretionary actions and permits are anticipated for the proposed Project.

Local and Regional

- ▶ City's approval of Zoning Amendment to include the New Zoo Special Planning Area;
- ▶ 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;
- ▶ Sacramento County Water Agency approval of water supply distribution facility connections;
- ▶ Sacramento Area Sewer District approval of wastewater conveyance facility connections;
- ▶ Sacramento Municipal Utility District (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.

State

- ▶ California Fish and Wildlife approval of Section 1602 Permit.

Federal

- ▶ US Army Corps of Engineers Section 401 and 404 permits; and
- ▶ Licensing by the US Department of Agriculture

ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

This EIR has been prepared pursuant to CEQA (PRC Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.) to evaluate the physical environmental effects of the proposed Project. The City is the lead agency for the Project. The City Council has the principal responsibility for approving the Project and for ensuring that the requirements of CEQA have been met.

Table ES-1, presented at the end of this chapter, provides a summary of the environmental impacts of the Project. The table identifies the level of significance of the impact before mitigation, recommended mitigation measures, and the level of significance of the impact after implementation of the mitigation measures.

For detailed discussions of all Project impacts and mitigation measures, the reader is referred to the topical environmental analysis in Chapter 3, "Environmental Setting, Impacts, and Mitigation Measures." Cumulative impacts are discussed in Chapter 6, "Cumulative Impacts."

Significant and Unavoidable Impacts

Implementing the Project would result in the following significant and unavoidable impacts:

- ▶ Impact 3.7-1: Project-generated GHG emissions and consistency with plans and regulations
- ▶ Impact 3.13-2: Result in an Exceedance of City of Elk Grove General Plan VMT Thresholds
- ▶ Impact 4-12: Contribute to Cumulative Greenhouse Gas Impacts
- ▶ Impact 4-22: Contribute to Cumulative Impacts on Vehicle Miles Traveled

ALTERNATIVES TO THE PROPOSED PROJECT

The following alternatives are evaluated in this Draft EIR:

- ▶ **Alternative 1: No Project–No Development Alternative** assumes no construction of the New Zoo. The Project site would remain vacant in its current condition.
- ▶ **Alternative 2: Reduced Development Alternative** assumes development of Phase 1a and 1b only.
- ▶ **Alternative 3: New Site Location Alternative** assumes the New Zoo would be developed at the site of the Elk Grove Park.

Alternative 1: No Project–No Development Alternative would avoid the significant impacts of the Project and is considered the environmentally superior alternative. When the environmentally superior alternative is the No Project Alternative, the State CEQA Guidelines (Section 15126[d][2]) require selection of an environmentally superior alternative other than the No Project Alternative from among the other alternatives evaluated. As further addressed in Chapter 6, "Alternatives," Alternative 2: Reduced Development Alternative would be the environmentally superior alternative.

AREAS OF CONTROVERSY

State CEQA Guidelines Section 15123 requires the summary section of a Draft EIR to identify the areas of controversy known to the lead agency, including issues raised by agencies and the public. The areas of controversy associated with the Project are:

- ▶ Potential impacts to biological resources from development of a vacant site;
- ▶ Emissions from zoo operations and transportation to the New Zoo;
- ▶ Hydrology and water quality impacts from development of a vacant site;
- ▶ Transportation impacts from visitation to the New Zoo;
- ▶ Noise impacts from visitors, animals, and nighttime activities.

ISSUES TO BE RESOLVED

State CEQA Guidelines Section 15123 requires the summary section of a Draft EIR to identify issues to be resolved related to the proposed project. Issues to be resolved by the City are identified below, including issues that will not necessarily be resolved through the EIR:

- ▶ Should the Project be approved as proposed?
- ▶ Should the Project be modified to include only Phase 1?
- ▶ Should the Project include the animal browse program?

Table ES-1 Summary of Impacts and Mitigation Measures

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Aesthetics			
<p>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.</p>	LTS	No mitigation is required.	LTS
<p>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.</p>	LTS	No mitigation is required.	LTS
<p>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.</p>	LTS	No mitigation is required.	LTS
Air Quality			
<p>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</p>	PS	<p>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</p>	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p>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 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.</p>		<p>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. ▶ 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>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</p>	LTS	No mitigation is required.	LTS

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<p>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</p>			
<p>Impact 3.2-3: Expose Receptors to TAC Concentrations Adversely Affecting a Substantial Number of People Based on the 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 zoo 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.</p>	PS	<p>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.</p>	LTS
<p>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 Sacramento Zoo, it is foreseeable that the Project also would not receive odor complaints. This impact would be less than significant.</p>	LTS	No mitigation is required.	LTS

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Biological Resources			
<p>Impact 3.3-1: Result in Disturbance to or Loss of Special-Status Wildlife Species and Habitat</p> <p>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.</p>	<p>PS</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. ▶ 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 150 feet around the active, nonbreeding burrow but may be reduced in consultation with CDFW. If occupied burrows are present that cannot be avoided or adequately protected with a no-disturbance buffer, a 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 	<p>LTS</p>

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		<p>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.</p> <ul style="list-style-type: none"> ▶ 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: <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. ▪ 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 	

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		<p>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> <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 Swainson’s hawk, 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 1,000 foot buffer of the Project site for Swainson’s hawk and white-tailed kite, within 500 feet of the site for nonraptor native bird nests. ▶ 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 10 days before implementation of Project activities to identify active nests on and within a 1,000 foot buffer of the Project 	

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		<p>site. The surveys shall be conducted within 14 days before the beginning of any construction activities between March 1 and September 15.</p> <ul style="list-style-type: none"> ▶ Impacts on nesting Swainson’s hawk, 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 0.5-mile-wide buffer for Swainson’s hawk and 500-foot-wide buffer for other raptors, 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 if the 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). ▶ 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. <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>	

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		<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 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 	

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		<p>convey any interest in mitigation land without the prior written approval of the City.</p> <ul style="list-style-type: none"> ▪ 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. <p>► 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> <p>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.</p>	

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Archaeological, Historical, and Tribal Cultural Resources			
<p>Impact 3.4-1: Cause a Substantial Adverse Change in the Significance of Unique Archaeological Resources</p> <p>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.</p>	<p>PS</p>	<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 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>LTS</p>

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p>Impact 3.4-2: Cause a Substantial Adverse Change in the Significance of a Tribal Cultural Resource</p> <p>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.</p>	<p>PS</p>	<p>Mitigation Measure 3.4-2a: Implement Mitigation Measure 3.4-1</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>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.</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>LTS</p>

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<p>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.</p>	LTS	No mitigation is required.	LTS
Energy			
<p>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.</p>	LTS	No mitigation is required.	LTS
<p>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.</p>	LTS	No mitigation is required.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Geology and Soils			
<p>Impact 3.6-1: Directly or Indirectly Cause Adverse Effects Related to Strong Seismic Shaking</p> <p>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.</p>	LTS	No mitigation is required.	LTS
<p>Impact 3.6-2: Result in Substantial Soil Erosion or the Loss of Topsoil</p> <p>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.</p>	LTS	No mitigation is required.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p>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</p> <p>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.</p>	LTS	No mitigation is required.	LTS
<p>Impact 3.6-4: Locate Project Features on Expansive Soils</p> <p>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.</p>	LTS	No mitigation is required.	LTS
<p>Impact 3.6-5: Directly or Indirectly Destroy a Unique Paleontological Resource or Site or Unique Geologic Feature</p> <p>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.</p>	PS	<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</p>	LTS

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<p>Implementation of Mitigation Measure 3.6-5 would reduce this impact to a less-than-significant level.</p>		<p>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>Greenhouse Gas Emissions and Climate Change</p>			
<p>Impact 3.7-1: Project-generated GHG emissions and consistency with plans and regulations</p> <p>Construction of the Project would generate 8,242 MTCO₂e over the course of the Project’s 17-construction-year period (2025–2042). The Project’s construction emissions would not exceed SMAQMD’s 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 EV charging spaces. However, the number 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 MTCO₂e/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 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.</p>	<p>SU</p>	<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> <p>Mitigation Measure 3.7-1b: Implement Mitigation Measure 3.13-2a: Subsidize Transit for New Zoo Employees.</p> <p>Mitigation Measure 3.7-1bc: Implement Mitigation Measure 3.13-2b: Provide a Local Transit Stop.</p>	<p>SU</p>

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Hazards and Hazardous Materials			
<p>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</p> <p>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.</p>	LTS	No mitigation is required.	LTS
<p>Impact 3.8-2: Interfere with an Adopted Emergency Response Plan or Emergency Evacuation Plan</p> <p>Implementing the Project would not impair the implementation of an emergency response or evacuation plan, such as the Sacramento County LHMP or the City's EOP. This impact would be less than significant.</p>	LTS	No mitigation is required.	LTS
Hydrology and Water Quality			
<p>Impact 3.9-1: Violate Any Water Quality Standards or Waste Discharge Requirements or Substantially Degrade Surface Water or Groundwater Quality during Construction Activities</p> <p>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.</p>	LTS	No mitigation is required.	LTS

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<p>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</p> <p>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.</p>	LTS	No mitigation is required.	LTS
<p>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</p> <p>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.</p>	LTS	No mitigation is required.	LTS
Land Use and Planning			
<p>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</p> <p>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</p>	PS	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.	LTS

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City of Elk Grove

New Zoo Project Draft EIR

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p>2020 MTP/SCS. With implementation of mitigation measures throughout this EIR the impact would be reduced to less than significant.</p>			
Noise and Vibration			
<p>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.</p>	<p>PS</p>	<p>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:</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. 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 	<p>LTS</p>

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		<p>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). ▪ 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. 	

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<p>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.</p>	LTS	No mitigation is required.	LTS
<p>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.</p>	LTS	No mitigation is required.	LTS
<p>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.</p>	LTS	No mitigation is required.	LTS
<p>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.</p>	PS	<p>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 Leq 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 Leq at 50 feet is not exceeded.</p>	LTS

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Public Services and Recreation			
<p>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</p> <p>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.</p>	LTS	No mitigation is required.	LTS
<p>Impact 3.12-12 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</p> <p>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.</p>	LTS	No mitigation is required.	LTS
Transportation			
<p>Impact 3.13-1: Result in Impacts on Bicycle, Pedestrian, and Transit Facilities and City Policies</p> <p>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.</p>	LTS	No mitigation is required.	LTS
<p>Impact 3.13-2: Result in an Exceedance of City of Elk Grove General Plan VMT Thresholds</p> <p>Full buildout of the Project would result in an estimated net increase of 30,040 daily 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</p>	PS	<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>	SU

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p>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 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 with would be significant and unavoidable.</p>		<p>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.</p>	
<p>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 queuing 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.</p>	PS	<p>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) 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. 	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p>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.</p>	PS	<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>	LTS
Utilities and Service Systems			
<p>Impact 3.14-1: Result in Insufficient Water Supplies As described in the WSA prepared by SCWA 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.</p>	LTS	No mitigation is required.	LTS
<p>Impact 3.14-2: Result in Impacts on Available Wastewater Treatment Capacity The Project's wastewater generation of approximately 0.17 mgd ADFW would be an increase over the Project site's existing wastewater treatment volumes. However, the SRWTP has been master planned to accommodate 350 mgd ADFW. 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.</p>	LTS	No mitigation is required.	LTS
<p>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.</p>	LTS	No mitigation is required.	LTS

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City of Elk Grove

New Zoo Project Draft EIR

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