

City of Elk Grove – City Council

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, May 8, 2024**, at the hour of **6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

THE NEW ZOO AT ELK GROVE (SP0009)

Establishment of a Special Planning Area and Rezoning, Amendment to the Bicycle, Pedestrian, And Trails Master Plan; Conditional Use Permit; Tentative Subdivision Map with Subdivision Design Review; District Development Plan; Level 1 Design Review; Art Plan; Consistency With The General Plan For Inclusion In The Capital Improvement Program; Financing Terms:

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.

Components included in the Project include:

- Adoption of a new Zoological Park Special Planning Area to establish zoning regulations (development standards, allowed uses, required permits), and rezoning of the site.
- Amendment of the Bicycle, Pedestrian, and Trails Master Plan to reflect the updated pedestrian and bicycle facilities around the Project.
- A Conditional Use Permit for the operation of a zoological park. Components and features include, but are not limited to, the keeping of animals and insects, veterinary care, educational activities, food and beverage service (inclusive of alcohol service, including limited on-site brewing of beer), retail sales, administrative offices, caretaker's quarters, greenhouses/gardens/nurseries, and warehousing and storage of goods and materials for on-site usage. This also includes overnight accommodations (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.
- A tentative subdivision map to subdivide the site into seven parcels and to set aside public right-of-way for public streets and other utilities, as well as the dedication of easements for public utilities.
- A District Development Plan, as required by the Zoological Park Special Planning Area, establishing the overall site plan, parking/access/circulation, and major components of the Project.
- Level 1 Design Review, as required by the Zoological Park Special Planning Area, approving building design and architecture for the Entry Complex, Giraffe Café/Lodge, and Animal Care Center/Nutrition Center/Gelada Café.
- An Art Plan, as required by the Zoological Park Special Planning Area, providing a process for integration of public art into the Project, including establishing a budget for the purchase and installation of art and the process to solicit, select, and install the artwork.
- Determination that the Project is consistent with the General Plan for listing in the City's Capital Improvement Program.

The Planning Commission reviewed this matter at its regular meeting on April 4, 2024, and voted 5-0 to recommend approval to the City Council.

In addition to the above, the City Council will also consider:

- Terms with the Sacramento Zoological Society for the financing of Phases 1A and 1B of the Project.
- Providing for a compelling reason to not comply with the current guidelines of the City's Naming Policy and create an alternative process for naming new zoo buildings.

LOCATION: 8663, 8665, and 8675 Kammerer Road
APNs: 132-0320-001, -002, & -010, and 132-2390-006
ZONING: The Project proposes the rezoning of the site from the existing Southeast Policy Area Special Planning Area and the RD-15 Medium Density Residential Zone to the new Zoological Park Special Planning Area
ENVIRONMENTAL: An Environmental Impact Report (SCH 2022110393) has been prepared for the Project.

Information or questions regarding this item should be referred to Christopher Jordan, AICP, (916) 478-2222, or to the office of Strategic Planning and Innovation, 8401 Laguna Palms Way, Elk Grove, CA, 95758. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8401 Laguna Palms Way, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

This meeting notice is provided pursuant to Section 23.14.040 of Title 23 of the Elk Grove Municipal Code.

Dated/Published: April 26, 2024

JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.