



# CITY OF ELK GROVE NOTICE OF DETERMINATION

To:  Office of Planning and Research  
P.O. Box 3044, 1400 Tenth Street, Room 22  
Sacramento, CA 95812-3044

From: City of Elk Grove  
Development Services- Planning  
8401 Laguna Palms Way  
Elk Grove, CA 95758

County Clerk-Recorder  
Sacramento County  
PO Box 839, 600 8th Street  
Sacramento, CA 95812-0839

**County Recorder Filing**

**State Clearinghouse Received**

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**SUBJECT:**

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

**PROJECT TITLE:**

**New Zoo At Elk Grove (SP0009)**

**STATE CLEARINGHOUSE  
NUMBER:**

SCH# 2022110393

**APPLICANT:**

City of Elk Grove  
Jason Behrmann, Representative  
8401 Laguna Palms Way  
Elk Grove, CA 95758  
(916) 683-7111

**PROJECT LOCATION:**

Northwest corner of Lotz Parkway and Kammerer Road, City of Elk Grove  
8663, 8665, and 8675 Kammerer Road

**ASSESSOR'S PARCEL NUMBER(S):**

132-0320-001, 002, & 010, and 132-2390-006

**PROJECT DESCRIPTION:**

The Project would result in the operation of a zoological park and associated support and operational, retail, and guest services facilities on the Project site as part of the development of the New Zoo in Elk Grove. 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. These components are further described below.

**Zoological Park SPA**

The Project would result in a new SPA for the Project site that would establish a land use plan and allowed uses for properties within the Zoological Park SPA. The SPA would also include

development standards including, but not limited to, minimum setbacks and height limits. The SPA would cover approximately 100 acres including areas for off-site improvements, such as the proposed parking facilities. Permitting requirements including thresholds for Design Review and identification of the approving authority for various permits required to construct and operate the proposed New Zoo would be contained in the SPA.

### **Zoological Park**

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

### **Parking Facilities**

The primary parking facilities are two guest parking lots: the North Lot, which adjoins the guest entrance to the facility, and the South Lot, which would be across Classical Way to the south of the New Zoo. The North Lot would be paved with asphalt, while the South Lot would be a gravel lot. Between 1,600 and 1,700 parking stalls would be constructed in the two lots.

### **Off-Site Public Infrastructure**

To support development of the New Zoo several off-site public infrastructure facilities would be constructed. Specific infrastructure improvements including construction of one additional lane in each direction on Kammerer Road between Lotz Parkway and Lent Ranch Parkway, addition of an outside southbound lane along the Project frontage on Lotz Parkway, intersection improvements, and construction of bicycle and pedestrian facilities.

### **Animal Browse Program**

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

This is to advise that on May 8, 2024 the City of Elk Grove City Council has approved the above-described project and has made the following determinations regarding the above-described project:


- The project will have a significant effect on the environment.
- An Environmental Impact Report has been prepared and adopted for this project pursuant to the provisions of CEQA.
- Mitigation measures were made a condition of approval of this project.

- A mitigation monitoring or reporting plan was adopted for this project.
- A statement of Overriding Considerations was adopted for this project.
- Findings were made pursuant to the provisions of the California Environmental Quality Act (CEQA).

The City also made findings that there is no evidence before them that the project will have any potential for a significant adverse individual or cumulative effects on wildlife resources. A Certificate of Fee Exemption was filed.

This is to certify that the Environmental Impact Report is available to the General Public at: City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, CA 95758

City of Elk Grove  
Office of Strategic Planning and Innovation

By   
Christopher Jordan, AICP  
(916) 478-2222  
May 9, 2024