

### Project-General Plan Consistency

The following is the City's analysis of the proposed Project relative to the City's General Plan.

Goal/Policy #	Policy Text	Consistency Analysis
<b>Guiding Goal 1</b>	A High Quality of Life for All Residents	The proposed Project increases the quality of life for residents by providing additional recreational opportunities.
<b>Focused Goal 1-2</b>	Outdoor recreation opportunities for all residents	The proposed Project includes an outdoor recreational venue that includes sports fields, a stadium, fairgrounds, open spaces, and agricultural preserve. These components will be open to all residents.
<b>Focused Goal 1-4</b>	High quality public facilities and services	The proposed Project includes a high quality public facility that will provide recreational amenities for residents.
<b>Focused Goal 1-7</b>	Active and passive park facilities and recreation programs that satisfy the leisure time and recreation needs of all residents	The proposed Project includes an active park facility that contributes to the satisfaction of recreational needs for residents by providing open space areas, sports fields, and agricultural preserve.
<b>CI-5</b>	The City shall encourage the use of transportation alternatives that reduce the use of personal motor vehicles.	The proposed Project will accommodate public transportation, bicycle, and other modes of transportation to and from the facility in the form of new roads, bicycle facilities, and expanded transit service.
<b>CAQ-2</b>	The loss of agricultural productivity on lands designated for urban uses within the City limits as of January 2004 is accepted as a consequence of the development of Elk Grove. As discussed in the Land Use Element, the City's land use concept for the Planning Area outside the 2004 city limits anticipates the retention of significant areas of agricultural production outside the current city limits.	The Project site is designated as Farmland of Statewide Importance, Local Importance, and Grazing Land. Mitigation for the loss of agricultural land will be required.
<b>CAQ-20</b>	Fill may not be placed in any 100-year floodplain as delineated by currently effective FEMA Flood Insurance Rate Maps or subsequent comprehensive drainage plans unless specifically approved by the City. No fill shall be permitted in wetland areas unless approved by the City and appropriate state and federal agencies.	The majority of the proposed Project is located outside the 100-year floodplain. Areas within the floodplain are proposed as a nature preserve.
<b>CAQ-28</b>	The City shall emphasize "demand management" strategies which seek to reduce single-occupant vehicle use in order to achieve state and federal air quality plan objectives.	The City anticipates utilizing a demand-managed parking program that will incentivize carpooling and ride-sharing to and from the Project.

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<b>CAQ-29</b>	The City shall seek to ensure that public transit is a viable and attractive alternative to the use of private motor vehicles.	The proposed Project will accommodate public transportation, bicycle, and other modes of transportation to and from the facility.
<b>LU-2</b>	<p>The City's Land Use Policy Map (figure LU-1) illustrates the planned land uses for lands within Elk Grove and the Planning Area outside the city limits. The following land use categories and definitions shall be used in the assignment of zoning categories and in the review of proposed projects.</p> <p><i>Public Open Space/Recreation - Includes lands owned by <b>public</b> entities which have been reserved for open space uses such as habitat mitigation, lakes, trails, golf courses, and similar uses</i></p>	The Project includes the designation of the site as Public Open Space/Recreation. Since the Project will be owned by the City (a public entity) and will be used for recreational purposes, the Project is consistent with the proposed General Plan Land Use Designation.
<b>LU-3</b>	<p>The following table illustrates the Zoning Districts, which implement the land use categories shown on the Land Use Policy Map of this General Plan.</p> <p><i>Public and Private Open Space/Recreation: O zoning district; any agricultural and residential zoning district; C-O zoning district</i></p>	The proposed zoning of C-O (Commercial Open Space) is listed as consistent with the proposed General Plan Land Use Designation of Public Open Space/Recreation.
<b>LU-12</b>	The Land Use Policy Map for the Planning Area (Figure LU-2) provides conceptual land use policy for the area outside the current incorporated boundaries of Elk Grove. This policy is intended as a statement of the City's long-term vision for this area; these lands remain under the jurisdiction of Sacramento County. Except where specifically indicated, the City's land use policy for areas outside the city limits reflects the County of Sacramento's land use policy as it existed on December 31, 2002.	The Project includes an amendment to this figure to designate the site as Public Open Space/Recreation. This would remove it from the area identified as Study Area. Until an annexation is approved, County land use policies would remain in effect.
<b>LU-13</b>	The City will work with the Sacramento Local Agency Formation Commission to establish and update a Sphere of Influence, which reflects the City's near term goals for potential additions to the corporate boundaries.	The proposed Project includes an application to LAFCo to amend the City's Sphere of Influence to accomplish this near-term Project.

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<p><b>LU-14</b></p>	<p>The City shall apply the following policies to potential annexations:</p> <ul style="list-style-type: none"> <li>• Annexations should conform to an orderly expansion of city boundaries within planned urban growth areas and provide for a contiguous development pattern.</li> <li>• Annexations should include a comprehensive land use plan for the affected territory, including Pre-zoning and a plan for infrastructure financing and phasing;</li> <li>• Annexations should:                             <ul style="list-style-type: none"> <li>○ Constitute fiscally sound additions to the existing City.</li> <li>○ Be consistent with State law and Local Agency Formation Commission policies, standards and criteria.</li> <li>○ Preserve neighborhood identities.</li> <li>○ Ensure the provision of adequate municipal services.</li> <li>○ Be consistent with General Plan and Community Plan land use policies.</li> <li>○ Incorporate Smart Growth criteria for sustainable economic growth while maintaining environmental integrity, and providing for social equity.</li> <li>○ Promote fiscally sound, efficient service boundaries.</li> </ul> </li> </ul>	<p>The proposed Project is an orderly expansion of the City boundaries as it continues the development of urban uses established directly north of the Project site.</p> <p>The proposed Project includes the designation of both General Plan land use designations and Zoning for the site, as well as the approval of a specific project. The Project also includes specific infrastructure improvements necessary to construct and operate the facility.</p>
<p><b>LU-15</b></p>	<p>The City shall encourage annexations initiated by landowner/residents, which are consistent with the City's policies.</p>	<p>The City is the landowner for the proposed Project. The Project is consistent with the City's policies.</p>

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<b>LU-16</b>	<p>The areas designated in the Planning Area as “Urban Study Areas” are envisioned as areas in which urbanization to some extent could occur, generally in compliance with the following criteria:</p> <ul style="list-style-type: none"> <li>• Development should be limited to areas outside of the 100-year floodplain.</li> <li>• Development should take place in compliance with the goals and policies of this General Plan.</li> <li>• Any study of potential land uses in these areas should be accomplished in cooperation with the County of Sacramento, the Sacramento Local Agency Formation Commission, and other agencies and parties with ownership or jurisdiction of lands in and near the study area.</li> <li>• Any study of land uses in these areas should be accompanied by an environmental evaluation of the potential impacts of development.</li> <li>• Prior to the completion of land use studies, the City’s policy is that County of Sacramento land use designations in effect as of December 31, 2002, are retained.</li> </ul>	<p>The proposed Project is outside the 100-year floodplain and is compliant with the goals and polices of the General Plan.</p> <p>The City is coordinating its Project with the County and LAFCo.</p> <p>A CEQA analysis for the proposed Project is being prepared, as required by law.</p> <p>County land use designations will remain in effect until annexation is completed.</p>
<b>NO-3</b>	<p>Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table NO-A as measured immediately within the property line of lands designated for noise-sensitive uses.</p>	<p>A noise analysis will be prepared for the Project to understand the potential impacts to near-by land uses, including residential. The Project is being designed such that noise is directed away from sensitive receptors.</p>
<b>PF-3</b>	<p>Water supply and delivery systems shall be available in time to meet the demand created by new development, or shall be assured through the use of bonds or other sureties to the City’s satisfaction.</p>	<p>The City has calculated the potential water demand of the facility and is coordinating with the proposed water provider.</p>
<b>PF-8</b>	<p>Sewage conveyance and treatment capacity shall be available in time to meet the demand created by new development, or shall be assured through the use of bonds or other sureties to the City’s satisfaction.</p>	<p>The City is working with Sacramento Area Sewer District to review conveyance and treatment capacity and the necessary improvements to support this Project.</p>

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<b>PF-21</b>	New development shall fund its fair share portion of its impacts to all public facilities and infrastructure as provided for in state law.	The Project will be required to pay all applicable development impact fees.

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SA-2 through 4	<p>SA-2: In considering the potential impact of hazardous facilities on the public and/or adjacent or nearby properties, the City shall consider the hazards posed by reasonably foreseeable events.1 Evaluation of such hazards shall address the potential for events at facilities to create hazardous physical effects at offsite locations that could result in death, significant injury, or significant property damage. The potential hazardous physical effects of an event need not be considered if the occurrence of an event is not reasonably foreseeable as defined in Policy SA-3. Absent substantial evidence to the contrary, a “hazardous physical effect” from an event shall be a level of exposure to a hazardous physical effect in excess of the levels identified in Policy SA-4.</p> <p>SA-3: For the purpose of implementing Policy SA-2, the City considers an event to be “reasonably foreseeable” when the probability of the event occurring is as indicated in the table below.</p> <p><i>“Residential” All other land uses without restriction including institutional uses, residential areas, etc.: 1 in one million and less (10<sup>-6</sup>)</i></p> <p>SA-4: The Maximum Acceptable Exposure standards shown in Table SA-A shall be used in determining the appropriateness of either:</p> <ul style="list-style-type: none"> <li>(1) Placing a use near an existing hazardous facility which could expose the new use to hazardous physical effects, or</li> <li>(2) Siting a hazardous facility that could expose other nearby uses to hazardous physical effects.</li> </ul> <p>Absent substantial evidence to the contrary, the placement of land uses that do not meet the Maximum Acceptable Exposure standards shall be considered to result in a significant, adverse impact for the purposes of CEQA analysis.</p>	<p>The City has reviewed the proposed Project to the standards identified in these policies. The Project site is located well outside the reasonably foreseeable probability corridors for the most restrictive land use (Residential), which includes institutional uses such as the Project. Therefore, the City considers the Project consistent with these policies.</p>

<b>Goal/Policy #</b>	<b>Policy Text</b>	<b>Consistency Analysis</b>
<b>SA-13</b>	The City shall require that all new projects not result in new or increased flooding impacts on adjoining parcels on upstream and downstream areas.	The Project includes the development of various on-site detention facilities and bioswales, which will provide for water quality treatment and aquifer recharge, and detention of storm water runoff to pre-project levels before discharging towards the Cosumnes River.
<b>SA-15</b>	Development shall not be permitted on land subject to flooding during a 100-year event, based on the most recent floodplain mapping prepared by the Federal Emergency Management Agency (FEMA) or updated mapping acceptable to the City of Elk Grove. Potential development in areas subject to flooding may be clustered onto portions of a site which are not subject to flooding, consistent with other policies of this General Plan.	The proposed Project is located outside the 100-year floodplain.

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