

Overview

The enclosed materials provide the City of Elk Grove's (City's) application for Sphere of Influence Amendment to the Sacramento Local Agency Formation Commission (LAFCo) for the Elk Grove Multi-Sport Park Complex. This application contains the following materials as required by LAFCo:

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- B. Project Need and Justification
- C. Project-General Plan Consistency
- D. City Response to LAFCo Policies
- E. City Council Resolution of Application
- F. Evidence of County Consultation
- G. Relevant City Council staff report(s)
 - 1. March 10, 2010 – Report on Civic Center Project with ERA/AECOM study showing need for tournament facilities
 - 2. March 13, 2013 – Report on feasibility on Professional Soccer
 - 3. August 27, 2014 – Report on property acquisition
 - 4. January 28, 2014 – Report on Project design and SOI process
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 - 6. April 8, 2015 – Report on resolution for application of SOI Amendment
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 - 11. General Plan Policy SA-3 (Event Probability from Hazardous Facilities) Compliance
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Application Information

The following information is as required by LAFCo on the standard Application Form.

1. Project Information

- A. *Name of Project:* **Elk Grove Multi-Sport Park Complex**
- B. *General Project Location:* Located south of Grant Line Road, east of the Union Pacific Railroad tracks, and north of the 100-year floodplain/Sacramento County Urban Services Boundary
- C. *Location of Project and Applicable Assessor's Parcel Numbers:*

Situs	Owner	Assessor's Parcel Number (APN)	Total Parcel Area (in acres)	Total Area in SOI Amendment (in acres)
10251 Grant Line Road	City of Elk Grove	134-0190-009	96.23±	96.23±
10313 Grant Line Road	Leonard Kendrick and Son, Inc.	134-0190-010	92.96±	92.96±
No address on file	Cypress Abbey Company	134-0190-032	16.27±	16.27±
		134-0190-029	8.39±	8.39±
		134-0190-030	9.67±	9.67±
		134-0190-013	157.04±	143.2±
10171 Grant Line Road	Mahon Family Partnership	134-0190-003	489.82±	75.86±
10161 Grant Line Road	Mosher	134-0190-002	295.26±	118.29±
Total Area:			1,165.64±	560.87±

Note: Acreage information is based upon County Assessor data and City GIS mapping.

- D. *Major Streets and Highways near the Project:*

Grant Line Road, Waterman/New Waterman Road, Mosher Road

- E. *Affected Agencies and Related Reorganizations*

The following is a list of possible changes that may be required for the proposed SOI and subsequent annexation of this property. The City supports these actions and any other annexations and detachments as may be required.

Table 2: Affected Agencies and Related Reorganizations

	Affected Agencies (e.g., Districts)	Related Reorganization
1	CSA No. 1 (Street Lighting)	Detachment
2	CSA No. 11 (Supplemental Police)	Detachment
3	Sacramento Area Sewer District (SASD)	Annexation (already within the District's SOI)
4	Sacramento County Regional Sanitation District (SRCSD)	Annexation (already within the District's SOI)

	Affected Agencies (e.g., Districts)	Related Reorganization
5	Sacramento County Water Agency/Zone 40	None
6	Omochumne-Hartnell Water District	None

F. *Proposal Initiated By:* Resolution (# 2015-078) Landowner or Voter Petition

2. Applicant Information

A. Chief Petitioner

City of Elk Grove
Representative: Laura Gill, City Manager
8401 Laguna Palms Way, Elk Grove, CA 95758
Phone: 916.683.7111

B. Applicant's Representative or Agent

City of Elk Grove
Representative: Darren Wilson, PE, Planning Director
8401 Laguna Palms Way, Elk Grove, CA 95758
Phone: 916.683.7111

C. Authority to File:

Ownership Letter of Agency Petition Resolution

3. General Description of the Project Territory

A. Proposal Area – Give a detailed description of the proposal area and what it consists of (e.g. existing commercial corridors, residential communities, public utility right-of-way, relevant structures, etc.).

The proposed Project site is located along Grant Line Road near the intersection of New Waterman Road directly abutting the existing City limits. The site is roughly rectangular in shape, following the existing City limits on two sides, property line on a third, and the County's Urban Services Boundary on the south. There are limited structures on the site, including multiple barns/sheds and two home sites.

There are several oak and other trees located throughout the site.

B. Topography – Describe the topography, physical features (rivers, creeks, drainage basins, etc.) and natural boundaries of the subject territory.

The Project site is generally flat and has historically been used for farming and grazing; many of the properties are currently in agricultural production. A drainage ditch runs transverses the site along the City's southwesterly property line, carrying urban runoff from property north of Grant Line Road and agricultural runoff from this and adjacent property to the southwest towards Deer Creek (to the south). The Project site is generally outside of the 100-year floodplain of both the Cosumnes River and Deer Creek except in to small locations (see attached exhibits).

4. The Project

- A. *Explain in detail the reasons for this proposal and why it is necessary.*

Please see the attached *Project Purpose and Need*. The City intends to develop its site and an adjacent property (the Mahon lands) with a Multi-Sport Park Complex. The balance of the land is proposed for inclusion in the SOI Amendment application to address concerns of a peninsula-shaped sphere and ultimate annexation, along with property owner concerns about compatible land planning.

- B. *What are the alternate courses of action to the proposed change of organization, if any? (Include the names of other local agencies having the authority to provide the same or similar services as those requested.)*

The City has not identified any alternative courses of action to the proposed Project. The core activity of the proposed Project (the Multi-Sport Park Complex) is a unique activity that cannot be provided by any other local agencies in Elk Grove. The most similar service provider is Cosumnes Community Services District (CCSD); however, they are focused on providing day-to-day recreational and park services to area residents. The proposed Project is intended to serve as a training facility and tournament venue for soccer and other organized team sports.

- C. *What will be the effect of the proposal on the adjacent areas, on mutual social and economic interests, and on the local governmental structure of the County?*

Development of the Project may have potential impacts on surrounding residential and agricultural uses. These potential impacts would be identified through the required environmental review and mitigated to the extent feasible.

The site has historically been used for agricultural purposes. There are two residential uses within the boundaries of the proposed SOI Amendment. Therefore, the lost property tax revenue will be minimal. The primary roads leading to/from the facility, including Grant Line Road and Waterman Road, are maintained by the City.

- D. *If the service level(s) to be provided exceeds the existing service capacity, describe the service provider's ability to increase its capacity (i.e., new facilities, additional personnel, etc.):*

Increases in urban services are anticipated as part of this Project, primarily in the way of water and sewer. No new treatment facilities are anticipated as necessary to serve the Project.

- E. *List any assessments, fees or other charges to be levied as a part of this proposal:*

The proposed Project will be required to pay any applicable City, County, and Special District impact fees, including but not limited to water and sewer connections, school fees, fire fees, and building permit fees.

- F. *List any terms or conditions requested for inclusion in LAFCo Resolution of Approval as part of this proposal.*

None at this time.

5. Population and Housing Information

A. What is the current population of the subject territory?

There are two (2) residents within the proposed Project area. The City estimates that the total population from these homes is three (3) people.

B. Number and type of dwelling units existing/proposed on-site.

There are two (2) residents within the proposed Project area. No new dwelling units are proposed as part of the Project.

C. What is the estimated population of the proposed area at build-out?

The Project does not include any residential development.

D. What is the proximity of the subject territory to other population areas?

There are several existing and planned residential developments directly northeast of the Project site.

E. What is the projected/estimated growth in the area and in adjacent incorporated and unincorporated areas, within the next five years?

The Sacramento Area Council of Governments, in their May 2012 SACOG Travel Model Projections report, identifies the following as the estimated growth for the City:

Table 3: Projected/Estimated Growth for Elk Grove

Elk Grove City				
	2008	2020	2035	2008-2035 change
<i>Residences</i>				
Households	45,662	55,069	61,302	15,640
Dwelling Units	49,003	57,349	65,994	16,992
Household Population	150,041	175,615	207,663	57,622
<i>Jobs</i>				
Education	3,493	4,004	4,104	612
Food	2,369	2,804	4,005	1,635
Government	895	1,259	1,533	638
Office	3,423	3,485	7,053	3,630
Other	0	0	0	0
Retail	7,383	8,342	10,183	2,800
Service	7,474	7,866	10,103	2,628
Medical	804	2,806	5,311	4,507
Industrial	2,529	3,111	5,157	2,628
Total Employment	28,370	33,677	47,449	19,079

Source: SACOG Travel Model Projections; May 2012

SPECIAL NOTE REGARDING THIS DATASET August 2014 -- This projection series was constructed prior to the release of results from the 2010 Census, the population and housing estimates for the 2008 base year were not reconciled to the 2010 Census and as such are not directly comparable. This projection series was also constructed at the beginning of the Great Recession, and while it does take into consideration some of the expected downturn experienced during the Recession it did not build in the extent of the downturn the Sacramento region actually experienced in either employment or in new housing growth. Because we are already into 2014/2015, SACOG strongly discourage data users from using the 2020 forecast numbers if at all possible and instead use the 2035 figures.

6. Land Use and Zoning

A. County General Plan Designation

The current County General Plan designations for the Project site are the following as illustrated in Figure H.5:

- General Agricultural, 20-acre minimum (GA-20)
- Agricultural Cropland (AC)
- Intensive Industrial (II)

B. Current County Zoning

The current County Zoning designations for the site are the following:

- Agricultural, 80-acre minimum (AG-80)
- Heavy Industrial (M-2)
- Agricultural-Residential, 2-acre minimum (AR-2)

C. Proposed City General Plan and Zoning

As described in the Project Description and illustrated in Figure 12, the City proposes to designate the site as follows:

Site	Proposed General Plan Designation	Proposed Zoning
Multi-Sport Park Complex and Lands of Mahon	Public Open Space/Recreation	Commercial Open Space (C-O)
Lands of Kendrick	Commercial/Office Light Industrial	General Commercial (GC) Light Industrial (LI)
Lands of Cypress Abbey	Light Industrial Heavy Industrial	Light Industrial (LI) Heavy Industrial (HI)
Lands of Mosher	<i>unknown</i>	<i>unknown</i>

D. Describe the predominate uses of adjacent land (e.g., vacant, residential, commercial, agricultural)

North: Industrial and Residential/Vacant South: Agricultural
East: Agricultural West: Agricultural/Vacant/Industrial

E. Indicate if any portion of the territory contains the following:

- | | | | |
|---|-------------------------|---|--------------------------------|
| x | Agricultural Land Uses | - | Agricultural Preserve |
| - | Open Space | x | Habitat Conservation Plan Area |
| - | Designated Infill Area | x | Wetlands |
| - | Unusual Features: _____ | | |

The site is within the area of the proposed South Sacramento County Habitat Conservation Plan (SSHCP); however, the SSHCP has not been adopted. A map of potential jurisdictional features is included as Attachment H.8 but this has not been verified with the Army Corps of Engineers.

i. If **YES** for **agriculture or open-space**, what is the effect of this proposal on these lands?

The proposed Project would convert the site from agriculture to urban uses.

F. Indicate below all permits or approvals that will be needed or have been granted by the County or any city to complete the project. If already granted, please note the date of approval and attach a copy of each resolution of approval. If approval is pending, please note the anticipated approval date.

The following table identifies the approvals or permits needed for the City’s Multi-Sport Park Complex. Additional permit or approvals would be required for future development of the Kendrick, Cypress Abbey, and Mosher lands. These may include, but may not be limited to, use permits, design reviews, and tentative/final subdivision maps.

Table 4: Project Permits and Approvals for the City’s Multi-Sport Park Complex

Type of Approval or Permit	File Number	Approval Date	Is Resolution Attached?
Tentative Subdivision Map		n/a	
Tentative Parcel Map		n/a	
Conditional Use Permit		n/a	
City/County General Plan Amendment	EG-13-039	Pending	n/a
City Rezoning	EG-13-039	Pending	n/a
County Rezone		n/a	
Development Agreement		n/a	
Other: Design Review	EG-13-039	Pending	n/a

G. What is/are the proposed planned land use(s) of the subject area? Is there any change in land use and zoning being proposed as part of this proposal (including, if applicable, pre-zoning by an affected city)? Please be specific.

Please see the *Project Description*.

H. Is the proposal consistent with city or county general plans, specific plans, and other adopted land use policies? If not, please state why.

The proposed Project is consistent with the City’s General Plan. Specifically, the Project would implement the General Plan goals and policies identified in the attached matrix (see *Project-General Plan Consistency*).

I. *What effect, if any, would denial of the proposed change of organization have on the related development?*

If the proposed SOI amendment and subsequent annexation were not approved, the City would likely seek approvals for the Multi-Sport Park Complex from Sacramento County. The other land owners would likely seek development approvals from Sacramento County, too.

J. *Is the proposal area within the sphere of influence of the annexing agency or any other agency?*

No, the City's Sphere of Influence is currently coterminous with the City's corporate boundary.

7. Municipal Services

A. *What services and/or costs to residents or landowners in the proposal area would be increased, reduced, or eliminated as a result of this proposal?*

There would be added costs associated with water and sewer services, as these are currently provided by well and septic (respectively). The costs for these services would be included in the operation budget for any new development.

B. *Describe the adequacy and availability of water supply to the proposal area. Include information on the source of service and when it will be available:*

Potable water for the Project would be provided by Sacramento County Water Agency (SCWA, Zone 40). SCWA gets its water from its network of wells. SCWA water is available from an existing trunk line located in Grant Line Road just west of the Project site.

The table below describes the anticipated water demand for the City's Multi-Sport Park Complex and surrounding areas included in the SOIA application.

Table 5: Projected Project Water Demand

	Land Use	Corresponding Land Use Classification in WSMP ¹	Area (Acres)	Unit Water Demand Factor ¹	Water Demand (AF/Year)
Multi-Sport Park Complex ²	Sports Complex – Phase 1 (tournament fields)	-	-	-	165.00
	Sports Complex – Phase 1 (Indoor Facility)	-	-	-	3.00
	Sports Complex – Phase 2 (Stadium)	-	-	-	10.00
	Fairgrounds	-	-	-	-
	Agrizone Park	-	-	-	-
	Commercial	Commercial	65	2.75	178.75
	Industrial	Industrial	220	2.71	596.20
	Mosher Mixed Use⁴	unknown	118	3.1	365.80
	Subtotal				1,318.75
	System Losses 7.5%				98.90
	Total Demand				1,417.65

Notes:

1. WSMP is the Zone 40 Water Supply Master Plan. Unit Demand Factors provided by Sacramento County Water Agency from the Water Supply Assessment prepared for the Southeast Policy Area.
2. Water demands for the Sports Complex prepared by the City based upon programing assumptions described in the Project Description.
3. The Agrizone is assumed to be irrigated from existing well sources, therefore, water demand calculations are not required.
4. For modeling purposes, the City has elected to model this use with a higher water demand factor than required under the WSMP to ensure a more conservative approach.

C. Annexation Plan for Providing Services

A plan for service will be provided with the future Annexation applications.

D. Indicate which agencies currently provide affected public services within the proposal territory and which agencies would provide services after the proposed change of organization.

The City anticipates that the following agencies will provide services after any applicable annexations.

Table 6: Anticipated Service Providers

Service	Current Agency	Proposed Agency
General Government	County of Sacramento	City of Elk Grove
Building and Safety	County of Sacramento	City of Elk Grove
Engineering/Public Works/Construction and Maintenance	County of Sacramento	City of Elk Grove
Planning and Land Use	County of Sacramento	City of Elk Grove
Animal Control	County of Sacramento	City of Elk Grove
Police/Law Enforcement	County of Sacramento	City of Elk Grove
Fire Protection	Cosumnes Community Services District	<i>No change</i>
Parks and Recreation	Cosumnes Community Services District	<i>No change</i>
Schools	Elk Grove Unified School District	<i>No change</i>
Water	Various	Sacramento County Water Agency
Sewer	None	Sacramento Area Sewer District
Public Transit	Regional Transit	City of Elk Grove
Garbage/Solid Waste	County of Sacramento	City of Elk Grove
Flood Control	County of Sacramento	City of Elk Grove
Electrical Service	SMUD	<i>No change</i>
Natural Gas	PG&E	<i>No change</i>
Telephone (Land Line/Local Exchange Carrier)	Frontier Communications	<i>No change</i>
Telephone (Cellular)	Various	<i>No change</i>
Television and Cable	Various	<i>No change</i>
Library	Sacramento Public Library Authority	<i>No change</i>

- E. *If a change in service provider is proposed, has each service provider provided a statement indicating the desire and capability to furnish services?*

Letters of support from Sacramento County Water Agency and Sacramento Area Sewer District are provided as Attachments I.3 and I.4, respectively. The evidence of City-County consultation (Attachment F) is also provided.

- F. *If YES, a Letter of Agreement from each agency assuming service responsibilities must be included with this application. The letter must identify each agency's role and responsibility as the new service provider and the method for funding additional services.*

Please see the attached correspondence.

- G. *If a change in service provider is proposed, are alternative providers available for any of the proposed services? If YES, list providers and explain why they are not proposed to provide service.*

For water service, the area could also be served by Elk Grove Water Service; however, it would require a higher level of infrastructure to serve the area.

8. Sphere of Influence

Pursuant to Government Code Section 56425, provide the following information IF the proposal requires a Sphere of Influence (SOI) Amendment.

- A. *Describe any social or economic interests, current or future, within the proposal area that create a logical identification of the proposal area with the proposed change of organization:*

The City has purchased its 100± acre property and is interested in seeing it developed under the City's local authority.

- B. *Describe the present and probable need for public facilities and services in the proposal area:*

As the area is currently agricultural/open space/vacant, so no public facilities and services are necessary. Under the proposed Project, urban water, sewer, and other services would be necessary.

- C. *Describe in detail the present capacity of public facilities and adequacy of public services the affected agency provides or is authorized to provide:*

All proposed agencies and service providers have capacity to provide service to the Project. Specifically:

- **Sewer:** Sacramento Area Sewer District has a trunk line near the Project site. This line can be extended to the site with modest work. See Attachment H.9.
- **Water:** Sacramento County Water Agency provides services directly to the north. These services can easily be extended to the Project site.

- D. *Attach to this application all documentation regarding consultation that has occurred between the City and the County, with regards to an agreement on boundaries, development standards, and zoning requirements within the proposed sphere (G. C. 56425(b)).*

Please see Attachment F.

9. Other Information

- A. *List names and addresses of any persons, organization, or agencies known to you who may be opposed to this proposal:*

The City is not aware of any at this time. Some individual residents have voiced concerns about the Project.

- B. *Any other comments you may wish to make (may be attached as necessary):*

The City has no other comments at this time.

- C. *Names and addresses of up to three persons who are to receive notice of hearing and staff report:*

Please send notices to the following individuals:

Laura Gill, City Manager
8401 Laguna Palms Way
Elk Grove, CA 95758

Darren Wilson, Planning Director
8401 Laguna Palms Way
Elk Grove, CA 95758

Jonathan Hobbs, City Attorney
8401 Laguna Palms Way
Elk Grove, CA 95758

- D. *Complete and attach FPPC Party Disclosure Form (Not required for public agencies.)*

The City is a public agency, so this form is not required.

10. Certification

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and agree to pay any fees and expenses required to prepare necessary environmental documentation and planning studies and fees to process this application. In addition, I hereby petition the Sacramento Local Agency Formation Commission (LAFCo) for approval of a proposed change of organization or reorganization, as described herein.

The undersigned hereby petition(s) the Sacramento Local Agency Formation Commission for approval of a proposed change of organization or reorganization, and stipulate(s) as follows:

- A. The boundaries of the territory included in the proposal is as attached.
- B. The territory included in the proposed change of organization is uninhabited.
- C. This proposal is for a Sphere of influence Amendment.
- D. The persons signing this petition have signed as Agent for the Land Owner.
- E. This is not an application for a new special district.

F. This is not a proposal for incorporation.

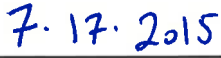
Wherefore, owner(s) request(s) that proceedings be taken in accordance with the provisions of Section 56000, et seq., of the Government Code and herewith affix signature(s) as follows:

City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758

Applicants Representative or Agent as listed above:



Laura Gill, City Manager



Date

Supplemental Questionnaire for Amending a Sphere of Influence

Purpose of the proposal

1. *Why is this proposal being filed? List all actions for LAFCo approval. Identify other actions that are part of the overall project, i.e., tentative map or related entitlements.*

The City is proposing this Sphere of Influence Amendment in order to eventually annex the area and develop the City's property with a Multi-Sport Park Complex as described in the *Project Description*.

In addition to the proposed Sphere of Influence Amendment, the City anticipates the following as the necessary approvals for the Project:

Anticipated LAFCo Actions	Anticipated City Actions
<ul style="list-style-type: none">• Sphere of Influence Amendment for City• Detachment from CSA No. 1 (Street Lighting)• Detachment from CSA No. 11 (Supplemental Police)• Annexation to Sacramento Area Sewer District (SASD)• Annexation to Sacramento County Regional Sanitation District (SRCSD)	<ul style="list-style-type: none">• Approval of a General Plan Amendment• Approval of Rezoning• Approval of a Major Design Review for Capital Improvement Program (CIP) Project• Issuance of subsequent Improvement Plans and Building Permits for construction of the Project

Consultation with the County (City sphere changes only)

2. *Provide documentation regarding the meet and confer process between the City and the County regarding boundaries, development standards and zoning requirements for land in the proposed sphere as required by Government Code §56425.*

Please see Attachment F.

Description of area to be included in the sphere

3. *What area is proposed to be included in the sphere? Attach a map identifying the current sphere and the proposed addition. What is the acreage of the affected territory?*

The area proposed for the SOI amendment is located south of Grant Line Road, east of the Union Pacific Railroad tracks, and north of the 100-year floodplain/Sacramento County Urban Services Boundary (see Attachment H.3). The total area of the proposed SOI amendment is 579± acres.

4. *Why was it decided to use these particular boundaries?*

The City selected its property for the Multi-Sport Park Complex after an extensive investigative period. Initial criteria for a site included the following:

- A minimum of 100 gross acres
- Proximity to urban services

- Proximity to major transportation corridor(s)
- A reasonable land value
- Willing buyer-willing seller arrangement

Based upon this criteria, the City looked at a number of sites in and proximate to the City. These included sites in the City's Southeast Policy Area, sites along Waterman Road in the East Elk Grove Specific Plan, sites along Franklin Boulevard at either end of the City, and sites in Rural Elk Grove. This was the only site that met all of the criteria.

While the City initially intended to only secure its property within the Sphere of Influence (and ultimately annex the property), after discussion with LAFCo staff and the full Commission, the City understands that the Commission would like to consider the adjoining lands as part of the application. Doing so creates a more meaningful SOI amendment and does not create issues with a peninsula configuration.

5. *What are the existing land uses for the proposal area?*

The site has historically been used for agricultural purposes.

6. *Are there proposed land uses for the proposal area?*

Please see the Project Description for more details on the City's proposed Project.

Relationship to Existing Plans

7. *Describe current County general plan and zoning designations for the proposal area.*

The County designations for the Project site are as follows:

General Plan: General Agricultural, 20-acre minimum (GA-20), Agricultural Cropland (AC), and Intensive Industrial (II)

Zoning: Agricultural, 80-acre minimum (AG-80), Heavy Industrial (M-2), and Agricultural-Residential, 2-acre minimum (AR-2)

8. *Describe any City general plan and rezoning designations for the proposal area.*

The City anticipates designating the Project site as follows:

Site	Proposed General Plan Designation	Proposed Zoning
Multi-Sport Park Complex and Lands of Mahon	Public Open Space/Recreation	Commercial Open Space (C-O)
Lands of Kendrick	Commercial/Office Light Industrial	General Commercial (GC) Light Industrial (LI)
Lands of Cypress Abbey	Light Industrial Heavy Industrial	Light Industrial (LI) Heavy Industrial (HI)
Lands of Mosher	unknown	unknown

Environmental Assessment

9. *Fully describe the underlying project? Has any type of environmental document been prepared for the proposed project?*

Please see the *Project Description* for more details on the Project. LAFCo's Memorandum of Understanding (MOU) with the City to jointly prepare the required California Environmental Quality Act (CEQA) document governs this matter.

Justification

10. *To assist LAFCO in making determinations pursuant to Government Code §56425, please provide information relevant to each of the following:*

A. *Present and planned uses in the area, including prime agricultural and open-space lands.*

The Project site has been used for agricultural purposes. As shown in Attachment H.6 the site is designated as follows in the California State Farmland Mapping and Monitoring Program:

- Farmland of Statewide Importance
- Farmland of Local Importance
- Grazing Land

Please see the Project Description for a description of the proposed land use.

B. *Present and probable needs for public facilities and services in the area, including the means of financing any service expansions/extensions, and the timing thereof.*

Development of the Project will require the extension of water, sewer, and other urban infrastructure to the site. These facilities are reasonably close to the site (within a mile).

The City intends to finance construction of the Multi-Sport Park Complex, including the extension of services, through municipal bonds or other financing mechanism. First phase costs are estimated to be less than \$40 million. The City intends to start construction on the Project in the middle of 2016.

C. *Present capacity of public facilities and adequacy of public services the affected agency provides or is authorized to provide.*

The City has capacity to service the Project site with the services it provides, including police, operations, transit, and land use/planning.

Water, sewer, and other urban infrastructure to serve the Project will need to be extended to the site.

D. *Existence of any social or economic communities of interest in the area.*

There are no communities within the proposed Project area. The nearest community of interest is Wilton, which is located east of the Project site across the Cosumnes River. **No part of the Wilton community is a part of this application.**

Additional Comments

11. *Provide any other comments or justifications regarding the proposal.*

Please see the attached Project Need and Justification.

12. *Enclose any pertinent staff reports and supporting documentation related to this proposal.*

Please see Attachment G.