

## City of Elk Grove Multi-Sport Park Complex

### Project Description Dated 7/17/2015

#### Overview

The proposed Project involves the proposed Sphere of Influence Amendment (SOIA) and subsequent annexation and development of 579± acres of land that is currently outside, but directly adjacent to, the corporate limits of the City of Elk Grove (City). The Project is centered on 100± acres owned by the City and intended for development as a Multi-Sport Park Complex as described below. The balance of the land (479± acres) is included as part of the Sphere of Influence Amendment application consistent with the policies of the Sacramento Local Agency Formation Commission (LAFCo), which discourages peninsula spheres/annexation areas.

The following are key components of the Project and are described in more detail below:

- Elk Grove Multi-Sport Complex and Lands of Mahon
- Lands of Kendrick
- Lands of Cypress Abbey
- Lands of Mosher

#### Anticipated Project Requirements

The Project, at a minimum, requires the following approvals and required actions. This listing is organized by approving agency and is not listed in chronological order.

- City Actions:
  - Approval of an Amendment to the City's General Plan to provide site-specific designation(s) for the Project site
  - Adoption of Rezoning for the Project site
  - Approval of a Design Review entitlement for the Multi-Sports Complex
- LAFCo Actions:
  - Amendment to include the Project area in the City's Sphere of Influence
  - Annexation of the site to the City of Elk Grove and affected special districts
- Other Possible Actions:
  - Approval of a Section 404 permit by the Army Corps of Engineers

#### Anticipated City General Plan and Zoning Designations

Figure 1 illustrates the proposed land uses for the Project area, which are detailed as follows:

- **Multi-Sport Park Complex and Lands of Mahon (APNs 134-0190-009 [City] and 134-0190-003 [Mahon] )** - This area would be designated under the City's General Plan as *Public Open Space/Recreation* and would be zoned *Commercial Open Space (C-O)*. Pursuant to Title 23 of the Elk Grove Municipal Code, the Multi-Sport Park Complex would be classified as Fitness and

Sports Facility (for the tournament and practice fields) and Outdoor Commercial Recreation (for the stadium). Both classifications are allowed by right in the C-O zone.

- **Lands of Kendrick (APN 134-0190-010)** – The Kendrick lands would be designed under the City’s General Plan as *Commercial/Office* and *Light Industrial* and would be zoned *General Commercial (GC)* and *Light Industrial (LI)*, respectively.
- **Lands of Cypress Abbey (APNs 134-0190-013, 029, 030, & 032)** – The Cypress Abbey lands would be designed under the City’s General Plan as *Light Industrial* and *Heavy Industrial* and would be zoned *Light Industrial (LI)* and *Heavy Industrial (HI)*, respectively.
- **Lands of Mosher (APNs 134-0190-002)** – Land uses for the Mosher lands are conceptual at this time. Further analysis and environmental review may be required prior to approval of an annexation request by LAFCo.

### **Multi-Sports Park Complex and Lands of Mahon**

#### *Overview*

The proposed Multi-Sport Park Complex is comprised of two properties. The first is 100± acres owned by the City. The second is 65± acres owned by the Mahon Family Partnership.

The intent of the Multi-Sports Complex facility is to provide training and competition venue space for residents of Elk Grove and surrounding areas. The facility will not conflict with local park amenities or facilities and will not supplant youth league games in local, neighborhood, and community parks in Elk Grove operated by Cosumnes Community Services District (CCSD).

Elk Grove currently lacks the types of training and competition venues proposed by the Project. Local sports leagues use CCSD park facilities; most of these facilities have one or two ball fields and are significantly programed. The CCSD works to provide additional facilities as resources become available. For instance, CCSD recently completed the Bartholomew Sports Complex on Whitelock Parkway. That facility includes four soccer fields, four “ball and stick” fields, four tennis courts, a play structure and water feature, along with on-site parking. The Bartholomew Sports Complex is primarily a community park for the surrounding East Franklin Specific Plan. Therefore, given its size, adjacency to single family residential uses, and location within the community, it should not host intensive tournament events.

There are no large land areas within the City, either owned by the City, CCSD, or available for purchase at a reasonable value that could be delivered for the intended use. Therefore, the City has secured this property in order to deliver the Multi-Sport Park Complex.

Additionally, there is a desire to provide space for the Sacramento County Fair. The County Fair currently operates at the California Exposition (Cal Expo) facility near the American River. The majority of County Fair participants are from the South County area and the County Fair used to be held in Galt. There is a desire to relocate the County Fair “back home” to the South County and provide better facilities for the operation.

The planned Multi-Sport Park Complex would include the key components described below and illustrated on the Project site plan (Figure 2):

- Tournament and practice fields
- Indoor sports facility
- Stadium Park

- Fairgrounds/Agrizone Park (Agritourism)
- Support services and ancillary facilities

It is anticipated that the construction of the Multi-Sport Park Complex will be completed in multiple phases. The first phase to be constructed will be the tournament and practice fields and associated parking (Figure 3).

#### *Tournament and Practice Fields*

Approximately two-thirds of the City property would be developed with up to 16 multi-purpose sports fields, with 12 being full-sized soccer fields (80x120 yards) and 4 being training fields (80x50 yards). The fields would be designed primarily for soccer use, but could accommodate a variety of other field sports, including, but not limited to, rugby, lacrosse, football, and marching band.

The space between the fields would be landscaped (including trees) and could be developed with small shade structures. No bleachers would be provided; limited spectator viewing from the sidelines could be accommodated. Pathways from the parking areas to and between the fields would be paved a minimum of 40 feet wide to support both pedestrian mobility and emergency vehicle access. Fencing and netting will be used for ball containment and separation between parking areas and fields.

All full-sized fields will be illuminated. Field lighting would consist of a sports field lighting system installed on poles between the fields and would be designed and placed to avoid glare onto adjacent roadways and properties and Project drive aisles. A lighting control system will be included so that only fields being used would be lit.

The Tournament Area also includes the development of amenity concourses, which would include restrooms and concessions for players and spectators. These would likely be constructed near the parking fields.

Parking for the Tournament and Practice Fields will be constructed primarily along the southwest property line of the City site. The parking area will accommodate a minimum of 1,160 spaces and will include landscaping and lighting consistent with the City's development standards for parking areas. A second parking field would be constructed along the northeast property line. This area would be constructed with the first phase as a gravel overflow lot for use during tournaments. Upon construction of a later phase improvements, this area would be upgraded to the same standards as the primary lot on the southwest side.

Initial access to the Tournament and Practice Fields will be provided from the existing signal at Grant Line Road and New Waterman Road with a new driveway. The driveway will run along the southwestern property line, circle around the 12 full-sized fields, then along the northeast property line to a new driveway at Grant Line Road (Figure 3). Access at this new driveway will be limited to right in/right out movements.

As later phases of the Project are constructed, the access at Grant Line Road/New Waterman Road will be upgraded to a public street that will provide access to the other properties in the Project area as illustrated in Figure 2.

### *Indoor Sports Facility*

The Project includes the construction of an Indoor Sports Facility, which would include an assortment of components, including but not limited to basketball and other indoor ball courts, training and meeting rooms, facility offices, medical center, and similar indoor sports facilities that complement and support the overall Multi-Sport Park Complex. The indoor facility would be no more than 100,000 square feet in size.

### *Stadium Park*

A Stadium would be developed at the southern end of the City property and northern end of the Mosher property. The intent of the Stadium is to provide space for high school sports (to augment the needs of Elk Grove Unified School District for those campuses that do not have stadiums), championship games at tournaments hosted at the Multi-Sport Complex, and support other special events as may be appropriate (e.g., concerts). The venue would have a maximum capacity of 9,000 seats; 7,500 seats being fixed and an additional 1,500 movable seats for placement on the field for special events. It is likely that the buildout of the stadium will be phased; a specific phasing plan has not been identified at this time.

The Stadium would include multiple locker rooms with movable partitions to become flexible auxiliary spaces, a player's lounge, medical/training facilities, box office, security office, general operations office, food services concessions, restrooms, and storage space. One end of the field would be developed with a concert stage for performance events.

This facility would be illuminated with a combination of light configurations, supporting both sporting events and concerts. Accessory lighting of the pedestrian-accessible areas, as well as decorative building lighting, will also be constructed.

Parking for the Stadium Park area will be developed around the stadium, as well as available on the City property. A total of 3,700 spaces will be required for this use at maximum occupancy.

Access to the Stadium Park will be provided from the driveway at Grant Line Road, constructed with the first phase of the tournament and practice fields. The driveway would be upgraded to City street standards as part of the stadium construction so that it can support full operational ingress and egress from the facility.

### *Fairgrounds and Agrizone Park*

The southeast corner of the City property and the eastern area of the Mahon property would be developed with a Fairgrounds and Agrizone Park. The Fairgrounds would be 15± acres and at buildout would provide the necessary facilities to support the County Fair and regular agricultural showcase events. Specific features of the Fairgrounds include, but are not limited to, the following:

- A 75,000± square foot Pavilion Building
- A 60,000± square foot Arena Building
- A 20,000± square foot Exposition Building
- A 20,000± square foot Barn
- A 5± acre carnival area

The Agrizone Park would serve as a working farm and educational center. As a working farm, it would feature a variety of crops, cattle/ranching operations, and equestrian operations that seek to:

1. Inform area residents on farming and farming practices and the interaction of ranching and the occurrence of wildlife;
2. Educate area residents on opportunities and practices to grow their own food; and
3. Serve as a venue for unique events such as Western BBQs, holiday gatherings, and other seasonal events.

Additional parking facilities would be developed as part of the Fairgrounds and Agrizone Park (100± spaces); however, the bulk of the parking needs for the facility would be served by adjoining parking areas elsewhere in the Multi-Sport Park facility (e.g., Stadium Park).

#### *Support Services and Facilities*

Multiple support components would be developed as part of the Project. These include, but are not limited to, the following:

- **Sod Farm** – A 2± acre sod farm for production of replacement turf for the various sports fields.
- **Facilities Shop** – The facilities shop will support operations of the Tournament and Practice Fields and Stadium venue by housing various maintenance equipment, “river-friendly” fertilizer, and other chemicals, and other operational activities for the Park.
- **Parcourse/Trail** – The overall Multi-Sport Park Complex will be lined with a hiking/running trail that includes a parcourse (outdoor exercise equipment). The parcourse will be open to both facility users and the general public.
- **Other Supporting Facilities** – Other supporting facilities to be developed on-site included storm water detention facilities and public utilities (e.g., water, sanitary sewer) for user-intensive operations such as the Stadium and Indoor Sports Facility.

#### *Operations*

##### Tournament and Practice Fields

The field complex is designed as a high quality facility to be used primarily for elite-to-professional level training and for tourism-generating tournaments in approved long-field sports. For training purposes the hours of operation will be from 8:00 a.m. until 10:00 p.m. For tournaments the hours of operation will be from 7:00 a.m. until 10:00 p.m.

Maximum occupancy will occur during tournament play. Twenty-two people is a high range average of players and coaches per team, for a total of 44 competitive participants engages in play at one point in time. With parents, siblings, and other spectators, they average 1.5 spectators per participant, for a total of 110 participants and spectators per field per game. Multiplied by sixteen fields, that results in 1,760 participants and spectators at any one point in time.

In tournament conditions there will be additional teams on-site that will not be playing; they will be in reserve awaiting the start of their next game. This additional group of people is assumed to be 50% of

the total participants and spectators engaged in play described above (1,760). Therefore, the total number of participants and spectators on site at any one time may be 2,640. Under an assumed average 2.5 riders per vehicle this amounts to the need for 1,056 parking spaces.

In addition, people working, including game officials, facility operations and food and beverage personnel will total approximately 100 people on site. This could necessitate an additional 100 parking spaces. This calls for a total number of parking spots at 1,156.

#### Indoor Sports Facility

The Indoor Sports Facility will provide spaces to support the primary activities of the field complex, such as food and beverage facilities, merchandising space, tournament headquarters space, rest rooms, locker rooms, office space, an indoor strength and conditioning area, and conference and class rooms.

By utilizing moveable walls for conference and class rooms, the facility will provide public meeting space for a variety of community and cultural events. These support spaces are rarely found in field complexes and will provide an advantage when competing with other facilities.

The Indoor Sports Facility will not be operated in a capacity beyond the maximum use of the tournament fields, meaning that the fields represent maximum anticipated occupancy for the site at highest operation.

#### Stadium Park

The Stadium will be designed for a maximum capacity of 9,000 attendees, and used for a variety of athletic, cultural and community uses. The facility's hours of operation will be from 12:00 p.m. until 11:00 p.m. Depending upon the mix of scheduled events, the attendees will average approximately 2.75 people per vehicle, which calls for 3,273 parking spaces.

The largest number of participants would be approximately 120, which would represent a high school football game. The impact on parking would not be significant, because most of the participants will arrive by bus. For other activities, up to 120 additional spaces could be allocated for participants.

In the case of a sold out event, there could be as many as 300 workers on site. This will necessitate an additional 300 parking spaces, bringing the estimated maximum number of total spaces required at a fully sold out event to 3,693.

#### Fairgrounds and Agrizone Park

Anticipated highest-operating event (a County Fair) at this space will likely operate on five days prior to and during Memorial Weekend each year. The hours of operation Thursday through Sunday would likely be from 10:00 a.m. to 10:00 p.m. each day. On Monday (Memorial Day), the hours would likely be from 10:00 a.m. to 7:00 p.m. A Fair is anticipated to average 70,000 to 75,000 spectators per year. In addition to the Fair, the space could also support special events such as concerts and rodeos that may bring an additional 15,000 attendees. Between all of these events, the largest attendance for any single day would likely be 22,000 people; however they are not all be present at the same times. There

may be times when 75% of the day's spectators (up to 16,500) are on site simultaneously. Fairgoers average at least three people per vehicle, necessitating a need for 5,500 parking spaces.

In addition, participants and workers may require as many as 800 additional parking spaces, for a total of 6,300.

### Lands of Kendrick

The Kendrick lands are situated directly southwest of the City property and are 100± acres. The Project anticipates the ultimate development of these lands with commercial (approximately 60-75%) and industrial uses (approximately 35-40%). Access to the property will be from the improvement of the driveway constructed for the Tournament and Practice Fields to City standards as a new public street (shown as Mahon Ranch Road on Figure 1). An internal circulation system, conceptually shown in Figure 1, would be developed to support the property.

For purposes of this Project, this site is assumed to have the following development potential:

Land Use	Approximate Gross Acreage	Assumed Employees per Acre	Assumed Floor Area Ratio	Total Employees	Total Building Square Footage
Commercial	65	30	0.30	1,950	849,420
Industrial	35	38	0.30	1,330	457,380
<b>TOTAL</b>	<b>100</b>	-	-	<b>3,280</b>	<b>1,306,800</b>

### Lands of Cypress Abbey

The Cypress Abbey lands are located just east of the Union Pacific Railroad tracks and adjacent to the Kendrick and Mahon properties. These lands are intended for development with industrial uses. Access to the site would be provided from an extension of the public street system developed for the Multi-Sport Park Complex and Kendrick lands.

For purposes of this Project, this site is assumed to have the following development potential:

Land Use	Approximate Gross Acreage	Assumed Employees per Acre	Assumed Floor Area Ratio	Total Employees	Total Building Square Footage
Industrial	185	38	0.30	7,030	2,417,580
<b>TOTAL</b>	<b>185</b>	-	-	<b>7,030</b>	<b>2,417,580</b>

### Lands of Mosher

The Mosher lands have been included in this application to ensure advanced planning of compatible uses occurs between these lands and the balance of the Project. The Moshers have not identified any preferred or targeted land uses for the property and the City's General Plan only identifies the site as an "Urban Study Area." Therefore, a "mixed use" designation is proposed that allows for a wide range of land uses after further study.

In order to accommodate this property in the necessary analysis and review to support Project action, development potential capacity is being assumed based upon common planning assumptions. The

Sacramento Area Sewer District, when completing master planning analysis for new growth areas with undefined development plans, utilizes a standard of six equivalent units per gross acre. Applying this assumption to the 118± acres that make up the Mosher property yields a potential capacity of 708 equivalent units.