Appendix D

Consistency with Sustainable Communities Strategy
September 3, 2019

Mr. Darren Wilson, PE, Developer Services Director  
City of Elk Grove  
8401 Laguna Palm Way  
Elk Grove, Ca 95758

Re: MTP/SCS Consistency Determination for the California Northstate University Medical Center Project (PLNG18-110)

Dear Mr. Wilson:

This letter is in response to your request for review of the California Northstate University Medical Center Project on Elk Grove Boulevard at West Taron Drive. Thank you for inviting SACOG’s comments on the project as it relates to consistency with the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). SACOG provides a consistency determination at the request of the lead agency. However, it is the responsibility of the lead agency to make the final determination on a project’s consistency with the MTP/SCS. This letter confirms SACOG has determined the project is consistent with the MTP/SCS. SACOG reviewed the project description provided to us compared to the MTP/SCS project assumptions for the city to make our determination.

The Northstate University Medical Center Project, at build out, includes a medical center, pharmacy, medical college, out-patient clinic, medical offices, two parking structures, and a dormitory. Our understanding of the projects is based on the project description provided to us with the request for consistency determination. The project area is part of SACOG’s 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy and longer-term Blueprint Vision. The project is in the Established Community Type in the 2016 MTP/SCS. In the Established Community, the MTP/SCS forecasts about 1,800 new housing units and 8,135 new employees. Within the Established Community, the MTP/SCS forecasts a range of residential and employment uses including commercial, office, industrial and public development (MTP/SCS Appendix E-3, Land Use Forecast Background Documentation, pp. 134, February 19, 2016). Hospitals and medical centers are generally considered public and office uses in our forecast, therefore, the proposed project is consistent with the assumptions for this community type in the MTP/SCS. Additionally, although this specific project was not yet proposed, the MTP/SCS assumes a new hospital and an increase in medical employment overall in the City because of the size of the City and the population growth expected.

With respect to consistency with the MTP/SCS policies, the applicable policies are embedded in the metrics and growth forecast assumptions of the MTP/SCS. For the purposes of determining SCS consistency, projects consistent with the growth forecast
assumptions of the MTP/SCS are consistent with these policies. The MTP/SCS employment forecast for the City was based not only on the City’s land use plans and policies, but also on an assessment of jobs-housing balance and the City’s continued efforts to increase employment in the City. Having more jobs in the City, which is housing-rich today, is a strategy essential to the success of the Blueprint Preferred Scenario and the MTP/SCS. The Blueprint Preferred Scenario, the adopted 2016 MTP/SCS, and the draft 2020 MTP/SCS achieve transportation, air quality, and other quality of life benefits by relying in part on communities like Elk Grove achieving a better jobs-housing balance. The proposed project support this and is consistent with MTP/SCS growth forecast assumptions. Our confirmation of the project’s consistency with the MTP/SCS is not intended to express any opinion on the site design, the appropriate conditions of approval of the project. Project consistency with the MTP/SCS means that the project was reviewed and found consistent with the land use, density, intensity, and related policies of the MTP/SCS.

Thank you for inviting SACOG’s input as to the consistency of the California Northstate University Medical Center Project with the 2016 MTP/SCS. If you have further questions or need further assistance, please don’t hesitate to contact me at or Clint Holtzen choltzen@sacog.org or (916) 340-6247.

Sincerely,

Kacey Lizon
Deputy Executive Director of Planning and Programs

CC: Christopher Jordan, Elk Grove, Director of Strategic Planning and Innovation
Clint Holtzen, SACOG, Planning Manager