

The Land Use section describes the existing and proposed land uses on the project site, characterizes surrounding uses, and discusses the project in the context of the City of Elk Grove General Plan and other adopted plans and policies pertinent to the site.

4.1.1. EXISTING SETTING

LOCAL SETTING

Elk Grove is characterized by a wide range of existing land uses, including residential developments, commercial/retail uses, office uses, and industrial uses. In addition, there are agricultural and public/private recreation uses, as well as institutional uses such as schools, churches, and other public entities.

Prior to its incorporation in July 2000, the City of Elk Grove was part of Sacramento County. Historically, the area now encompassed by the City was primarily agricultural land and ranchettes with the exception of the downtown area. Over the last 20 years, the area has undergone a conversion from agricultural to predominantly suburban development. Following the City's incorporation, the suburban conversion has continued as evidenced by the proliferation of new subdivisions, strip malls, and shopping centers. Currently, the majority of new development is concentrated on the west side of SR 99. Areas in the eastern portion of the city near Grant Line Road are still characterized as rural residential. Lands adjacent to the city limits on the east within the county are designated for agriculture.

There are a number of large projects under way that will increase the acreage of residential, commercial, school, and park uses in the city. **Table 4.0-1** in Section 4.0, Introduction to the Environmental Analysis and Assumptions Used, includes a list of proposed and approved large-scale residential and commercial projects in the City of Elk Grove.

PROJECT AREA EXISTING LAND USES

The proposed project site is located to the east of SR 99 in the northern portion of the city. The portion of the site north of Sheldon Road contains two rural residences fronting on Sheldon Road and one large rural residence with six large poultry sheds and other agricultural uses located on the northeastern portion of the site. The remainder of the project site is vacant.

The portion of the project site to the south of Sheldon Road contains seven rural residences that front on Sheldon Road, some of which are also used as small-scale commercial businesses. Small-scale row crops are located behind several of the residences.

ADJACENT LAND USES

East of the Project Site (North of Sheldon Road)

There are two low-density, single-family residential neighborhoods located adjacent to the eastern edge of the portion of the project site north of Sheldon Road (see **Figure 4.1-1**). The Cosumnes Community Services District plans to locate a 10-acre park to be called Arcadian Village on a vacant lot in between the residential neighborhoods. The proposed park will abut the proposed project site. Vacant land is located adjacent to the eastern border of the project site.

4.1 LAND USE

East of the Project Site (South of Sheldon Road)

Several low-density, single-family residential homes situated around a cul-de-sac, as well as a 2-acre park, are located adjacent to the eastern edge of the portion of the project site south of Sheldon Road (see **Figure 4.1-1**). East of the homes and the park there are rural residences on large lots.

North of the Project Site (North of Sheldon Road)

Land immediately north of the project site consists of a combination of rural residences to the northwest. A low-density, single-family residential neighborhood is located northeast of the project site.

South of the Project Site (South of Sheldon Road)

Land to the southeast of the project site is developed with a low-density, single-family residential neighborhood. There is a large vacant lot southwest of the project site. There is also a vacant lot immediately south of the project site. A Caltrans Park and Ride lot and a small church between SR 99 and the proposed project site are located to the southwest.

West of the Project Site (South of Sheldon Road and West of SR 99)

East Stockton Boulevard and SR 99 are adjacent to the project site on the west. Land to the west of SR 99 is developed with a WinCo supermarket, a Carl's Jr. restaurant, and other commercial uses.

West of the Project Site (North of Sheldon Road and West of SR 99)

East Stockton Boulevard and SR 99 are adjacent to the project site on the west. Land to the west of SR 99 is located within the City of Sacramento and is developed with a single-family residence, several established commercial businesses, a trailer park, and the San Joaquin cemetery, which is located in Sacramento County.

4.1.2 REGULATORY FRAMEWORK

LOCAL

City of Elk Grove General Plan

The City of Elk Grove General Plan serves as the overall guiding policy document for the City and identifies specific policies regarding land use. **Table 4.1-1** contains applicable policies and an evaluation of the consistency of the proposed project with those policies. The final authority for interpretation of these policy statements and determination of the project's General Plan consistency rests with the Elk Grove City Council.



Legend

- Project Boundary
- Cemetery
- Church
- Commercial
- Park
- Park and Ride Lot
- Residential
- Rural Residential
- School
- Vacant

Source: County of Sacramento 2008, City of Elk Grove 2008



City of Elk Grove
Development Services

FIGURE 4.1-1
Adjacent Land Uses

**TABLE 4.1-1
PROJECT CONSISTENCY WITH THE GENERAL PLAN LAND USE OBJECTIVES AND POLICIES**

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy LU-4: All land use approvals, including but not limited to:</p> <ul style="list-style-type: none"> • Zoning, • Planning documents (such as Specific Plans and Special Planning Areas), • Tentative Maps, • Conditional Use Permits, etc. <p>shall be required to conform with the General Plan.</p>	<p>Yes</p>	<p>The project includes a General Plan Amendment, Rezone, and amendment to the Calvine Road/Highway 99 SPA Land Use Plan. Although the project would change General Plan land use designations, it is consistent with the intent of General Plan policies regarding housing, the provision of a diverse housing stock locating commercial uses near interchanges, environmental protection, etc. Future development projects on the site would be reviewed for consistency with the General Plan as well.</p>
<p>Policy LU-6: Multi-family housing development in excess of 15 dwelling units per net acre should be located according to the following general criteria. Flexibility may be applied on a case-by-case basis for sites which vary from these guidelines.</p> <ul style="list-style-type: none"> • Multi-family housing sites should generally be no smaller than eight (8) acres and no larger than fifteen (15) acres. The minimum size is intended to ensure on-site management; the maximum size is intended to reduce the potential for public safety problems. • Individual sites should be located at least one-third (1/3) mile apart. This is intended to reduce the potential for over-concentration of multi-family uses in any part of Elk Grove. • Multi-family housing sites should be located close to commercial areas, major roadways, and public transit to encourage pedestrian rather than vehicle traffic. • Senior/assisted living housing projects may be appropriate at sizes and spacing below typical thresholds, due to the reduced traffic and other impacts generally associated with these uses. 	<p>Yes</p>	<p>Policy LU-6 provides guidelines rather than requirements for siting multi-family housing. The project proposes uses that would allow for multi-family residential development in close proximity to commercial areas and major roadways. No other multi-family residential developments are located within a third of a mile of the project site. The proposed multi-family acreage would not provide at least an 8-acre site for development consistent with this policy. City staff would review future development proposals on a case-by-case basis and make recommendations to the Planning Commission accordingly. Because of the flexibility allowed in interpreting and applying the guidelines, the proposed project is considered to be generally consistent with this policy.</p>
<p>Policy LU-10: The City should seek to designate sufficient land in all employment-generating categories to provide a minimum 1:1 correspondence between Elk Grove’s working population and jobs in categories matching their employment level.</p>	<p>Yes</p>	<p>Implementation of the proposed Sheldon/99 GPA and Rezone project would change the land use designations of approximately 20.81 acres of land to the commercial land use designation (6.93 acres of LDR to C and 13.88 acres of MDR to C). Future development of the site consistent with these designations would generate approximately 529 jobs. The project would increase the potential for job-generating uses and would therefore improve the jobs-housing ratio in the City consistent with this policy.</p>

4.1 LAND USE

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy LU-11: The City shall support the development of neighborhood-serving commercial uses adjacent to residential areas which provide quality, convenient and community-serving retail choices in a manner that does not impact neighborhood character.</p>	Yes	<p>The proposed project would place parcels designated for General Commercial (GC) uses in the vicinity of low-, medium-, and high-density residential uses. The GC designation is intended to support the development of urban villages that offer a mixture of uses including retail, offices, services, entertainment, and commercial within the same site with connections between those uses. The Zoning Code specifies that GC uses should be pedestrian-oriented and provide a pleasant visual atmosphere for motorists, transit users, and pedestrians. Although no development is currently proposed on the project site, the land use and zoning designations proposed on the site are conducive to neighborhood-serving commercial development consistent with this policy.</p>
<p>Policy LU-35: The City of Elk Grove shall require that new development—including commercial, office, industrial, and residential development—is of high quality and reflects the City’s desire to create a high quality, attractive, functional, and efficient built environment.</p>	Yes	<p>All subsequent development projects (i.e., subdivision maps, improvement plans, etc.) associated with the project would be required to be consistent with the City’s Design Guidelines for single- or multi-family residential development, as applicable. The Design Guidelines would ensure physical, visual, and functional compatibility between uses and would encourage high-quality development in keeping with the desired character of the City. Furthermore, future development projects would be evaluated for consistency with the Calvine Road/Highway 99 SPA Design Guidelines, which include development and design standards for projects within the SPA.</p>

Source: City of Elk Grove. Adopted November 19, 2003. City of Elk Grove General Plan. Elk Grove, California.

General Plan Land Use Map

The portion of the project site north of Sheldon Road is designated by the Elk Grove General Plan Land Use Map as Low Density Residential, Medium Density Residential, and Commercial (see **Figure 3.0-3** in Section 3.0, Project Description). The portion of the project site south of Sheldon Road is designated as Medium Density Residential and Commercial (see **Figure 3.0-3** in Section 3.0, Project Description). The current and proposed General Plan land use designations for the project site are defined in below.

The Elk Grove General Plan designates land to the north and to the east of the project site as Low Density Residential (4.1 to 7.0 du/ac) and Medium Density Residential (7.1 to 15.0 du/ac). Land to the south of the proposed project site is designated as Low Density Residential (4.1 to 7.0 du/ac) and Commercial/Office/Multi-Family. Land west of the project site (south of Sheldon Road and west of SR 99) is designated as Commercial and Medium Density Residential (7.1 to 15.0 du/ac).

General Plan Land Use Descriptions

Low Density Residential – This land use designation has from 4.1 to 7.0 dwelling units per gross acre. Lot sizes vary, but are generally from approximately 6,000 to 10,000 square feet.

Medium Density Residential – This land use designation has from 7.1 to 15.0 dwelling units per gross acre. May include small lot single-family development or condo/townhome-type developments.

High Density Residential – This land use designation has from 15.1 to 30.0 dwelling units per gross acre. May consist of apartments, condominiums, or clustered single-family residences.

Commercial – Generally characterized by office, professional, and retail uses in any mix. Residential uses are not permitted.

City of Elk Grove Zoning Code

The Elk Grove Zoning Code implements the goals and policies of the General Plan by specific land use regulations and development standards. The portion of the project site north of Sheldon Road is currently zoned SPA (Sheldon/99 Special Planning Area) and the portion of the site south of Sheldon Road is zoned AR-5 (Agricultural Residential 5-acre minimum) (see **Figure 3.0-5** in Section 3.0, Project Description). Descriptions of zoning designations for the project site are located below.

Zoning District Descriptions

AR-5 (Agricultural Residential 5-acre minimum) – The AR-5 zoning district is applied to areas of the city to accommodate low-density single-family development along with agricultural and accessory uses. Lots within the AR-5 zoning designation are rural in nature and include small local roadways, animal keeping and raising, equestrian uses, agriculture, and limited commercial opportunities. The AR-5 zoning district implements the Rural Residential General Plan designation. The AR-5 zoning district allows for one residential unit on lots with a minimum size of five gross acres.

SPA (Calvine Road/Highway 99 Special Planning Area) – The purpose of the SPA District is to designate areas for unique and imaginative planning standards and regulations not provided through the application of standard zoning districts. In this sense, each SPA will be the Zoning Code for the properties that it governs. Allowed uses and development standards within the Special Planning Area are those listed uses and standards in the Special Planning Area (described below).

General Commercial (GC) – The General Commercial district is intended to allow for medium- to high-intensity uses with a wide range of retail, wholesale commercial, entertainment, office, services, and professional uses. The General Commercial designation is intended to be applied to sites located near freeways, along arterials, or at major intersections. This zoning district is also intended to support the development of urban villages that offer a mixture of uses including retail, offices, services, entertainment, and commercial within the same site with connections between those uses.

RD-20 (Residential 20 du/ac) – The RD-20 district is intended for high-density attached single-family homes, such as townhomes or row houses, as well as medium-density multi-family development that includes apartments and condominiums up to a maximum density of 20.0

4.1 LAND USE

dwelling units per acre. Development is typically two stories in height (three stories in some cases) with greater lot coverage than the medium-density residential districts.

Calvine Road/Highway 99 SPA

The Calvine Road/Highway 99 SPA is intended to guide development within the area generally encompassed by Elk Grove city limits on the north, Sheldon Road on the south, SR 99 on the west, and an eastern boundary just to the east of Power Inn Road. One of the primary objectives of the SPA is to promote the development of property with the appropriate design, density, and intensity to support transit service and pedestrian mobility.

The Calvine/Hwy 99 SPA Land Use Plan indicates that the parcels within the project site are designated for Low Density Residential A development and Medium to Low Density Residential development, as well as Travel Commercial. Adjacent uses established by the SPA include Low Density Residential A development, as well as an elementary school and community park site, to the north, and Low Density Residential B, as well as Office and Core Commercial to the east. Land uses to the west and south of the proposed project site are not located within the Calvine Road/Highway 99 SPA. Descriptions of SPA land use designations for the project site are located below.

Medium to Low Density Residential – The SPA defers to the Zoning Code for allowed uses. Permitted uses in the Medium to Low Density Residential designation include those allowed in the RD-30, RD-25, RD-20, RD-15, RD-10, and RD-7 Zoning Code land use zones, which primarily allow for both multi-family housing and single-family homes.

Low Density Residential A – The SPA defers to the Zoning Code for allowed uses. Permitted uses in the Low Density Residential A designation include those allowed in the RD-10, RD-7, RD-5, RD-4, and RD-3 Zoning Code land use zones, which primarily allow for single-family residential homes, low-density single-family estate-type uses, and lower-density multi-family residential neighborhoods. The SPA specifies a minimum average density of 6 dwelling units per net residential acre (du/ac) for each Neighborhood Unit Area within the SPA, as well as a minimum of 3 du/ac and a maximum of 10 du/ac.

Residential area development standards for setbacks and height limits are shown in **Table 4.1-2**.

**TABLE 4.1-2
CALVINE ROAD/HIGHWAY 99 SPA RESIDENTIAL DEVELOPMENT STANDARDS**

	Setbacks			Height Limits
	Front	Side	Rear	
Medium Density Residential				
Podium Apartments, Garden Apartments, Multiplexes	10 ft min; 20 ft max; 30 ft between buildings	10 ft to property line; 20 ft between buildings; 12.5 ft streetside min	10 ft min to rear property line; 20 ft min between properties	3 stories
Townhomes	10 ft min; 20 ft max; 30 ft between buildings	0 ft min between units; 20 ft min between clusters; 12.5 ft streetside min	10 ft min to rear property line; 20 ft min between properties	2 stories

	Setbacks			Height Limits
	Front	Side	Rear	
Zero Lot Line Single-Family	10 ft min; 20 ft max; 30 ft between buildings	0 ft min to only one property line; 5 ft min between buildings; 12.5 ft streetside min	10 ft min to rear property line; 20 ft min between properties	2 stories
Low Density Residential				
Zero Lot Line Single-Family	10 ft min; 20 ft max; 30 ft between buildings	0 ft min to only one property line; 5 ft min between buildings; 12.5 ft streetside min	10 ft min to rear property line; 20 ft min between properties	2 stories
Small Lot Single-Family	10 ft min; 20 ft max; 30 ft between buildings	5 ft min to property line; 12.5 ft streetside min	10 ft min to rear property line; 20 ft min between properties	2 stories
Standard Lot Single-Family	12.5 ft min; 20 ft max	5 ft min to property line; 12.5 ft streetside min	10 ft min to rear property line; 20 ft min between properties	2 stories

Source: Calvine Road/Highway 99 Special Planning Area

Travel Commercial – The SPA defers to the Zoning Code for allowed uses. Permitted uses in the Travel Commercial designation include those allowed in the TC (Travel Commercial) zone in the City Zoning Code. This zone is designed to serve the highway traveler and user with uses and services normally associated with tourists and vacationers. Development standards include a 15-foot minimum setback from public roads and a 3-story maximum height (5 stories for hotels).

Office – The SPA defers to the Zoning Code for allowed uses. Permitted uses in the Office designation include those allowed in the BP (Business and Professional) zone in the City Zoning Code. The BP zone generally permits office building and related uses such as banks, libraries, doctors offices, general business offices, and similar uses. This zone is intended to promote a harmonious development of business and professional office areas with adjacent commercial or residential development. Multiple-family residential projects are permitted with a use permit in the BP zone. Development standards include 0-foot minimum/15-foot maximum front setbacks (30-foot maximum for entry courtyard) and maximum 3.5 stories for Office uses in the southern portion of the SPA.

Mixed-Use Core Commercial – The SPA defers to the Zoning Code for allowed uses. Permitted uses in the Core Commercial designation include those allowed in the SC (Shopping Center), BP (Business and Professional), and the Residential zones of the City Zoning Code. However, the SPA specifies that the following uses are not allowed: automotive sales and/or repairs, drive-in cafes, drive-up window for eating establishments, drive-in dairy, drive-in food markets, drive-up windows for financial institutions, and retail stores greater than 80,000 square feet without a use permit. Development standards include 15-foot minimum landscaped and building front setbacks and maximum 2 stories.

4.1 LAND USE

4.1.3. IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The State CEQA Guidelines (Appendix G) states that a project will be expected to result in a significant land use impact if implementation of the project would result in any of the following:

- 1) Physically divide an established community.
- 2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- 3) Conflict with any applicable habitat conservation plan or natural community conservation plan.

The Notice of Preparation (NOP) for this project found that the implementation of the project would not result in the division of an established community and would not conflict with any applicable habitat conservation plan or natural community conservation plan. Section 1.0, Introduction, contains a discussion regarding environmental impacts associated with the proposed project that were found to be less than significant and are not addressed further in this DEIR.

METHODOLOGY

Evaluation of potential land use impacts of the proposed Sheldon/99 GPA and Rezone project were based on review of the City of Elk Grove General Plan, City of Elk Grove Zoning Code, the Calvine/Hwy 99 SPA, field review of the sites and surrounding areas, and consultation with appropriate agencies.

As required under CEQA, this DEIR contains an analysis of physical changes that could occur from the proposed Sheldon/99 GPA and Rezone project. Potential land use conflicts or incompatibilities usually result in other environmental effects, such as the generation of noise or air quality issues or from traffic generated by the project during its operation. Land use impacts of the project are addressed in this section, and the reader is also referred to other DEIR sections for specific detailed analyses of other relevant environmental effects, including noise, traffic, air quality, and biological resources.

PROJECT IMPACTS AND MITIGATION MEASURES

Consistency with Relevant Land Use Planning Documents

Impact 4.1.1 Implementation of the proposed Sheldon/99 GPA and Rezone project would potentially conflict with existing land use plans. This is considered a **less than significant** impact.

Implementation of the project would result in 33.10 acres of the proposed project site being designated as Commercial and 11.85 acres of the site being designated as High Density Residential, thus increasing the intensity of the site's land use designations and zoning designations over the existing conditions on the project site and in comparison to the existing

designations of the Elk Grove General Plan, the Elk Grove Zoning Code, and the Calvine Road/Highway 99 SPA.

Land designated by the Elk Grove General Plan as Low Density Residential is located to the north, to the east, and to the southeast of the project site. This land is already developed with low-density, single-family residential neighborhoods, with the exception of the land north of the project site adjacent to East Stockton Boulevard and SR 99, which is developed with rural residential and agricultural uses. The Low-Density Residential land use designation allows densities between 4.1 and 7.0 dwelling units per acre and does not specify any limits on adjacent land uses.

Based on the approved plans to realign East Stockton Boulevard which are currently being implemented, the proposed project site will have greater commercial potential as a result of improved access and visibility. Therefore, changing the land use designation and zoning to commercial uses on the site both north and south of Sheldon Road would create a cohesive area available for future retail development that would serve the existing low-density, single-family residential developments, as well as the future multi-family development on the project site. In addition, future commercial on the site would be easily visible and accessed from SR 99. The parcels to the north and east of the future East Stockton Boulevard alignment are proposed to be changed to the High-Density Residential land use designation in order to provide a buffer between future commercial development and the existing residential developments. The proposed project would be consistent with the intent of General Plan policies in the Economic Development and Land Use Elements that encourage locally and regionally oriented retail and services, as well as a diversity of residential types. The City of Elk Grove Zoning Code is intended to implement the policies in the General Plan. As the project is consistent with the intent of the General Plan and the project would provide consistency between the General Plan and zoning designations, it would not result in conflicts with the Zoning Code.

The proposed project would allow for the development of land uses compatible with the interchange realignment. The Elk Grove General Plan does not restrict high-density residential, low-density residential, and commercial uses from being located adjacent to each other, and locating these uses adjacent to each other is not considered incompatible, although buffering may need to be provided between the uses. Furthermore, the Elk Grove Design Guidelines and Zoning Code requirements for commercial and high-density developments would lessen the project's potential land use conflicts with the existing low-density residential developments by ensuring that any development would be compatible with surrounding neighborhoods in regard to building setbacks, massing, height, parking, landscape, lighting, design, and screening/buffering from adjacent uses.

The proposed Sheldon/99 GPA and Rezone would also be consistent with the intent of the Calvine Road/Highway 99 SPA. The objectives promoted by the SPA include supporting transit service and pedestrian connectivity, providing a diversity of housing stock including levels of affordability, and encouraging a development mixture including residential, commercial, office, recreational, and public/quasi public uses. Land uses proposed by the Sheldon/99 GPA and Rezone (Residential and Commercial) are consistent with land uses envisioned by the Calvine Road/Highway 99 SPA. Future commercial development at the proposed project site would serve surrounding residential uses in a manner consistent with the objectives of the SPA to provide employment and shopping in the vicinity of residential units in order to increase pedestrian circulation. Furthermore, future development projects would be evaluated for consistency with the Calvine Road/Highway 99 SPA and with the Calvine Road/Highway 99 SPA Design Guidelines, which include development standards for projects within the SPA.

4.1 LAND USE

Therefore, conflicts with existing land use plans, including the Elk Grove General Plan, the Elk Grove Zoning Code, and the Calvine Road/Highway 99 SPA, would be **less than significant**.

Mitigation Measures

None required.

4.1.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

As previously described, the City of Elk Grove is located in the southern portion of Sacramento County. The cumulative setting for land use is the City of Elk Grove and the land adjacent to the proposed project site (to the west of SR 99) that is located in the City of Sacramento. Development anticipated as part of the cumulative condition is the land uses shown on the City's General Plan Land Use Map, the Calvine/Hwy 99 SPA land use exhibit, and land north of the city limits in Sacramento County, as well as the proposed and approved projects listed in **Table 4.0-1**. Future proposed and planned development would change the intensity of land uses in the region by encouraging commercial and high-density residential uses on a site currently developed with rural residential uses. The General Plan anticipated increased development in the city that would result in a variety of land use impacts. The cumulative impact analysis herein focuses on the project's contribution to cumulative impacts and whether that contribution is considered significant and unavoidable.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Higher Intensity Development/Cumulative Land Use Conflicts

Impact 4.1.2 Implementation of the proposed Sheldon/99 GPA and Rezone project, in addition to other reasonably foreseeable development in the region, would result in development that would change existing land uses patterns and intensity. The project would have a **less than cumulatively considerable** contribution to cumulative land use conflict.

Under the cumulative development scenario, the project would contribute to a change in the intensity of land uses in the northern portion of the city. However, the proposed project is intended to complement the future interchange realignment by designating uses appropriate for an urban interchange and allowing uses that would create a cohesive area for commercial development that would be buffered from existing single-family residences by high-density residential development. In addition, the proposed project, along with other reasonably foreseeable development, would create a neighborhood identity with the proposed project site providing the commercial and residential components of that identity. The commercial uses resulting from the proposed project would serve the existing single-family and the future multi-family residential land uses in the area, as well as be accessible and visible via SR 99. Overall, the proposed project would provide for an orderly land use growth pattern for an area planned for future urban development. In addition, the increase in intensity proposed by the project is consistent with cumulative growth envisioned by the SACOG Sacramento Region Blueprint, as it would assist in maintaining an adequate supply of residential land for the future housing needs of the City while allowing for commercial development to increase job opportunities in close proximity to housing. The site is anticipated for development by the General Plan rather than designated to remain vacant or preserved as open space. The proposed project would be consistent with the vision and intent of the General Plan to place urban uses on the site.

Therefore, the potential for development of high-density residential and commercial uses would result in a **less than cumulatively considerable** impact.

Mitigation Measure

None required.

4.1 LAND USE

REFERENCES

- City of Elk Grove. Adopted July 2006. *City of Elk Grove Title 23 Zoning Code*. Elk Grove, California.
- City of Elk Grove. Adopted November 19, 2003. *City of Elk Grove General Plan*. Elk Grove, California.
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- City of Elk Grove. August 2003. *City of Elk Grove General Plan, Volume 1: Draft Environmental Impact Report*. Elk Grove, California.
- Sacramento County Zoning Code, Chapter 8 Article 2. Adopted February 3, 1992. *Calvine Road/Highway 99 Special Planning Area*. Sacramento, California.