

This section describes the proposed Laguna Ridge Town Center project (Project), depicts the location of the project both regionally and locally, and describes the existing conditions of the project site and vicinity. The objectives sought by the project applicant and the City of Elk Grove (City) are listed, and a general description of the project's technical and environmental characteristics is provided. A detailed list of the approvals required to implement the project is also included. As the City would make a number of decisions on this project, all decisions subject to CEQA are listed and the implementation process is described in the order that it would occur, including both actions the City would take now and actions that may be taken in the future.

For a description of the background, purpose, intended use, and type of EIR, as well as a list of agencies that are expected to use this EIR in their decision-making or permitting process, please refer to Section 1.0, Introduction, of this document. This project description has been prepared in compliance with CEQA Guidelines Section 15124.

3.1 PROJECT LOCATION AND SETTING

The proposed Laguna Ridge Town Center project is located in the central portion of the City of Elk Grove, in southern Sacramento County. The project site is on the southeast corner of the intersection of Elk Grove Boulevard and Bruceville Road (**Figure 3.0-1**). The project site is within the Laguna Ridge Specific Plan (LRSP) area.

The project site consists of two parcels (Assessors Parcel Numbers 132-0270-019 and 132-0270-078) that encompass approximately 95.3± acres. The site is semi-rectangular in shape, extending approximately 3,500 feet along Elk Grove Boulevard and 1,500 feet along Bruceville Road (**Figure 3.0-2**). The site is predominantly flat, with an elevation of 33± feet above mean sea level, and slopes slightly toward the west.

LAGUNA RIDGE SPECIFIC PLAN

The Laguna Ridge Specific Plan Environmental Impact Report (LRSP EIR) was certified and the Laguna Ridge Specific Plan was approved by the City Council on June 16, 2004. The LRSP EIR (SCH #2000082139) assessed the expected environmental impacts resulting from the approval, construction, and operation of the Laguna Ridge Specific Plan (LRSP) and identified mitigation measures to minimize potential adverse environmental impacts. The EIR identified significant and unavoidable impacts to agricultural resources, transportation and circulation, air quality, noise, and visual resources. A Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. A Mitigation Monitoring and Reporting Program (MMRP) was prepared and adopted with the LRSP. The MMRP is a binding document that runs with the land. Additionally, the project site is located within the Grove at Laguna Ridge project (EG-04-764), for which the tentative subdivision map was approved by the Planning Commission on May 19, 2005. The LRSP MMRP was recorded on the Grove property, which includes the current project site. The proposed Laguna Ridge Town Center project is subject to the LRSP MMRP.

The LRSP provides specific land use development standards and patterns and master planning of infrastructure facilities, and established a financing program for infrastructure needs within the LRSP area. The following describes the land uses and infrastructure identified in the LRSP to serve the plan area.

3.0 PROJECT DESCRIPTION

Laguna Ridge Specific Plan Land Use Diagram

The Laguna Ridge Specific Plan involves the development of residential, commercial, park, public school, and mixed-use land uses within the approximately 1,900-acre site. **Figure 3.0-2** illustrates the layout of the Laguna Ridge Specific Plan land use diagram; the land use designations for the LRSP also serve as zoning designations. **Table 3.0-1** specifies the acreage for each of the land uses in the LRSP.

**TABLE 3.0-1
CURRENT LAGUNA RIDGE SPECIFIC PLAN LAND USE SUMMARY**

Symbol SP/Zone Designation	Land Use	Density Calculation	Approximate Acres	Estimated Units
RD-4	Single-Family (moveup)	4.0 du/ac	151.2	605
RD-5	Single-Family (conventional)	5.0 du/ac	694.7	3,473
RD-6	Single-Family (age restricted)	6.0 du/acre	106.8	641
RD-7	Single-Family (conventional/non-conventional)	7.0 du/acre	79.0	553
RD-8	Single-Family (conventional/non-conventional)	8.0 du/acre	14.7	117
RD-10	Single-Family (auto-court, cluster)	10.0 du/acre	49.8	498
RD-15	Medium Residential (auto-court, attached)	15.1 du/acre	51.0	770
RD-20	Multi-Family Residential	20.0 du/acre	55.5	1,110
AC	Auto Commercial	---	69.8	---
BP	Office Park	---	52.9	---
SC	Shopping Commercial	---	125.7	---
CIVIC CTR	Proposed Civic Center	---	18.6	---
FS	Fire Station	---	1.2	---
ES, HS,/MS	Schools (elementary, high/middle)	---	106.0	---
LP,NP,CP	Parks (local, neighborhood, community)	---	164.9	---
PKY, OS	Parkways or Open Space	---	69.3	---

Symbol SP/Zone Designation	Land Use	Density Calculation	Approximate Acres	Estimated Units
WTF	Water Treatment Facility	---	16.2	---
---	Major Roads	---	74.9	---
Total			1,900.2	7,767

Note: (1) Approximate acres for each land use does not include right-of-way for thoroughfare or arterial roadways (bc-bc) but does include adjacent landscape corridors, internal local streets as well as open spaces, and park land provided in addition to that designated on the Land Use Plan. Multi-family sites, schools, and parks are net acres. Acres and yields are subject to slight changes based on more accurate base mapping, final alignments of roadways, etc.

Source: Laguna Ridge Specific Plan, June 16, 2004

The general definitions for each of the land use categories for the Laguna Ridge Specific Plan Area are provided below:

- Single-Family Residential:** The single-family residential land use designations (RD-4 through RD-10) allow densities from three to 12 dwelling units per acre and provide a mix of housing types and intensities ranging from large lot single-family residential to smaller lot single-family residential. The density range allows substantial flexibility in selecting dwelling unit types and parcel configurations to suit particular site conditions and housing needs. The type of dwelling units anticipated in this density range includes small lots and clustered lots as well as conventional large lot detached residences. The single-family land use designations (RD-4 through RD-15) land use designations apply to approximately 1,095.2 acres and would accommodate 5,887 dwelling units.
- Medium Residential:** The medium residential use (RD-15) is intended to provide areas for innovative detached and attached singlefamily housing or multi-family housing, including cluster units, auto-court units, townhomes, halfplexes, etc. Densities allowed within this designation range from 12 to 18 dwelling units per acre. Medium residential use sites total 51.0 acres and would allow 770 dwelling units.
- Multi-Family Residential:** The multi-family residential use (RD-20) includes multi-family apartment-style housing. Densities allowed within this designation range from 15 to 25 dwelling units per acre. These sites total approximately 55.5 acres and account for 1,110 dwelling units.
- Shopping Commercial:** The Shopping Commercial (SC) designation is dispersed along the major arterial roadways on the perimeter of the plan area and on the minor arterial that extends east/west along New Poppy Ridge Road. The purpose of the SC designation is to accommodate major neighborhood shopping centers, service commercial, and office uses dependent upon vehicular access and visibility from arterial streets. The combined floor area of all uses in a single parcel would not exceed a floor area ratio (FAR) of 0.25.
- Neighborhood Commercial Mixed Use:** The Neighborhood Commercial Mixed Use designation provides for small neighborhood commercial centers to provide local convenience shopping and services in close proximity to the residences. The uses would focus on sales, services, and activities that residents may need on a daily basis. The neighborhood center could also provide space for satellite work centers that utilize telecommunications technology, enabling residents in the neighborhood to work near their homes. The neighborhood center may include space for social activities within the

3.0 PROJECT DESCRIPTION

center or at an adjacent park. The maximum FAR for Neighborhood Commercial Mixed Uses would be 0.30.

- **Community Commercial Mixed Use:** The Community Commercial Mixed Use designation allows a variety of employment-based and retail types of uses as well as community-oriented and highway-oriented commercial uses. This could include supportive commercial activities and to some extent new uses near major internal intersections. This designation may include a combination of office, commercial, and limited commercial types of uses. The Community Commercial Mixed Use allows for a maximum FAR of 0.48.
- **Business Park:** The Business Park designation (BP) provides 52.9 acres of employment-oriented uses, including professional offices, medical facilities, research and development operations, and other businesses located within a landscaped, campus-like setting. A FAR of 0.35 would be allowed within the Industrial/Office Park designated areas.
- **Civic Center:** The civic center would include city administrative offices, meeting halls, gathering areas, and other civic facilities within a park-like setting.
- **Fire Station:** A Fire Station has been identified east of Big Horn Boulevard on the north side of Old Poppy Ridge Road.
- **Water Treatment Facilities:** The plan identifies three water treatment and storage facilities within the plan area: a 6-acre site at Bruceville Road and Poppy Ridge Road, a 6-acre site located north of Poppy Ridge Road between Big Horn Boulevard and SR-99, and a third site shown south of Elk Grove Boulevard between the extension of Big Horn Boulevard and Laguna Springs Drive.
- **Stormwater Quality Pond:** A 10-acre (net) stormwater quality pond is designated on the north side of Bilby Road between Bruceville Road and Big Horn Boulevard. This facility is intended for the removal and/or filtration of pollutants accumulated from stormwater runoff in and around the plan area.
- **Open Space:** The Open Space designation encompasses habitat and open water areas and sets these areas aside as permanent open space.
- **Schools:** The project includes plans for three elementary schools and a combined junior high and high school.
- **Parks:** A total of 234.2 acres have been designated for Parks, Parkways and Open Space, and conceptual locations for Local Parks (LP), Neighborhood Parks (NP), Community Parks (CP), Parkways (PKY) and Open Space (OS) have been shown on the Land Use Plan. Parks comprise 164.9 acres of this total, while Parkways and Open Space total 69.3 acres. Parks have been located adjacent to school sites to allow shared use of facilities. Parkways are located to provide off-street pedestrian connections between land uses. The acreage calculation of school and park sites are net figures and do not include adjacent local streets or open spaces and net acres are shown in the Land Use Summary.

Surrounding Land Uses

Land uses surrounding the project site include Bruceville Road, which runs in an approximate north-south direction along the western border of the project site with residential development beyond. The Elk Grove Commons commercial development is also located on the west side of Bruceville Road. These lands directly to the west of the project are designated Commercial/Office/Multi-Family by the General Plan. Elk Grove Boulevard and residential development, designated as Low Density Residential by the General Plan, are located to the north of the project site.

To the south is the approved Del Webb residential development and to the east is the location of the future Civic Center, all within the Laguna Ridge Specific Plan. The site of the future Del Webb development has a General Plan designation of Low Density Residential. The LRSP designation for this area is Single-Family Residential, Res Avg 5 (RD-5), Res Avg 6 (RD-6), and Res Avg 7 (RD-7), allowing five, six, and seven dwelling units, respectively, per acre. The location of the future Civic Center to the east of the project is designated Commercial by the General Plan and Civic Center by the LRSP. Other proposed projects in the vicinity include the Elk Grove Landing project and the 8151 Sheldon Road project.

3.2 PROJECT OBJECTIVES

The following objectives have been identified for the proposed project:

- Provide employee centers for job opportunities to create an improved jobs/housing balance.
- Support retail and commercial growth by providing proximate housing.
- Provide locations for neighborhood-serving commercial projects.
- Designate adequate acreage (approximately 30 acres) to support a regional medical facility.

3.3 PROJECT CHARACTERISTICS

The Laguna Ridge Town Center project (project) includes a General Plan Amendment, Specific Plan Amendment, and Rezone to increase the area designated for commercial uses. **Table 3.0-2** provides a summary of the existing and proposed acreage by General Plan land use designations. **Table 3.0-3** provides a summary of the proposed Laguna Ridge Specific Plan and rezone acreage. The existing land uses would be reconfigured, and sites that are currently zoned Multi-Family Residential/20-25 dwelling units per acre (RD-20), Medium Residential/15.1-20 dwelling units per acre (RD-15), and Single-Family/10 dwelling units per acre (RD-10) would be rezoned to a mix of RD-20 and Shopping Commercial (SC) (see **Table 3.0-3** and **Figure 3.0-3**). This would result in an increase of 23.3 acres of commercial zoning and a decrease of approximately 285 to 341 potential residential units. Land uses associated with the project are described below.

3.0 PROJECT DESCRIPTION

**TABLE 3.0-2
EXISTING AND PROPOSED ACREAGE OF THE ELK GROVE GENERAL PLAN**

General Plan Designation	Existing Acreage	Existing Unit Allocation	Proposed Acreage	Proposed Estimated Units	Acreage Change
High Density Residential (15.1-30 dwelling units/acre)	38.8	586 to 1,164	15.6	236 to 468	-23.2
Commercial	56.5		79.7		23.2
Total	95.3	586 to 1,164	95.3	236 to 468	0

**TABLE 3.0-3
PROPOSED LAGUNA RIDGE LAND USES**

Specific Plan Designation/ Zoning	Existing Acreage	Existing Unit Allocation	Proposed Acreage	Proposed Estimated Units	Acreage Change	Unit Change
RD-10	11.8	118	0	0	-11.8	-118
RD-15	12.5	189 - 250	0	0	-12.5	-189 to -250
RD-20	14.5	290 - 363	15.6	312 - 390	1.1	22 - 27
SC	56.5		79.7		23.2	
Total	95.3	597 - 731	95.3	312 - 390	0	-285 to -341

COMMERCIAL

The project proposes to amend the General Plan to designate an additional 23.2 acres as Commercial. The project also proposes to amend the LRSP to designate the 23.2 acres (11.8 acres currently designated as RD-10 and 12.5 acres currently designated as RD-15) to Shopping Commercial (SC). These actions would result in a total of 79.7 acres designated for commercial uses on the project site.

While the Laguna Ridge Town Center does not request entitlements for a specific development project, a medical user has expressed interest in the purchase of approximately 30 acres of SC-designated land in the Specific Plan area with the intent of developing up to 364,000 square feet of medical offices. Medical offices are an allowed use under the SC designation. The project site is proposed to accommodate approximately 312 to 390 dwelling units, a decrease of between 285 and 341 dwelling units compared to the existing designations.

RESIDENTIAL

As shown in **Tables 3.0-2** and **3.0-3**, the project would designate an additional 1.1 acres for multifamily use. This portion of the project site would be designated High Density Residential (General Plan land use designation) and Multi-Family (Laguna Ridge Specific Plan land use designation) and would be zoned RD-20. The proposed project will result in an overall reduction of residential units that could occur on the site with the elimination of the areas zoned RD-10 and RD-15.

ROADWAYS/CIRCULATION

The project circulation patterns would remain as approved for the LRSP. LRSP improvements include the widening of Bruceville Road up to 4 to 6 lanes; the extension of Big Horn Road south of Elk Grove Boulevard with a roadway width of up to 4 to 6 lanes; extension and realignment of Poppy Ridge Road with a roadway width of up to 4 lanes; and the extension of Laguna Springs Road south of Elk Grove Boulevard. The LRSP also includes the designation of a potential highway interchange facility at Poppy Ridge Road and SR-99; however, it should be noted that the City currently has no formal plans for developing an interchange at this location.

The only proposed project change to the existing and future circulation system would be an access roadway to provide access to the portion of the RD-20 project site south of Elk Grove Boulevard. This new roadway would connect Elk Grove Boulevard to Civic Center Drive and intersect with Nassa Circle to the south.

PUBLIC SERVICE AND UTILITIES

Public services and utilities to serve the project would remain as identified for the LRSP. The following is a description of these services:

Fire Protection Services

The Fire Department of the Cosumnes Community Services District operates Station 74 at 6501 Laguna Park Drive approximately 1.3 miles northwest of the project site as well as Station 71 on 8760 Elk Grove Boulevard approximately 1.5 miles east of the site. The LRSP land use diagram includes the potential establishment of a fire station at the intersection of Old Poppy Ridge Road and Big Horn Road approximately 1.2 miles south of the project site. Ultimate acceptance and design of this facility would be subject to review by and approval of the Fire Department of the Cosumnes Community Services District. In addition to the proposed fire station, the project is required to provide adequate water distribution facilities in order to accommodate adequate fire flows. The LRSP area water study prepared by Wood-Rodgers (January, 2003) concluded that the Zone 40 water system facilities would be capable of providing both domestic and fire flows which meet or exceed flows specified by the ISO and Elk Grove Community Services District Fire Department.

The project has been proposed in an area which is anticipated for development by the City, and a Specific Plan and consequential EIR were completed for the area. The LRSP EIR analyzed the impacts to the fire protection services, and mitigation measures were established to reduce all fire protection services impacts to a less than significant level. Fire protection demand is generally based on a location/response time ratio. The project does not propose development beyond the boundaries of the LRSP and therefore the project would not increase the need for additional fire protection services.

Law Enforcement

Until July 2006, the police forces within the City of Elk Grove were operated under contract with the Sacramento County Sheriff's Department. Effective July 1, 2006, the City of Elk Grove completed the establishment of its own independent police force, which has patrolled the city since then. The Police Department is located at 8400 Laguna Palms Way, which is located approximately 1.5 miles northeast of the site.

3.0 PROJECT DESCRIPTION

Implementation of the proposed project will increase the amount of commercially zoned land and decrease the amount of residentially zoned land. This change will result in 285 to 341 less housing units than anticipated in the LRSP, which would result in less population needing police protection services. Police services are generally based on a population/officer ratio. Because the anticipated population would decrease, the project is not expected to increase the demand for police services over and above those identified in the LRSP EIR.

Schools

The project site would be served by the Elk Grove Unified School District (EGUSD) for elementary, middle, and senior high school students. The EGUSD service area includes unincorporated areas of Sacramento County, the southernmost areas of the City of Sacramento, and the incorporated City of Elk Grove. Currently, schools do not exist within the proposed project area. The nearest schools are Franklin Elementary School, located at 4011 Hood-Franklin Road, Foulks Ranch Elementary, located at 6211 Laguna Park Road, Elitha Donner Elementary, located at 9461 Soaring Oaks Drive, Toby Johnson Middle School, located at 10099 Franklin High Road, and Franklin High School, located at 6400 Poppy Ridge Road. EGUSD has adopted new residential development fees in accordance with Senate Bill 50 (SB 50). These development fees are subject to yearly increases based upon the update to the School Facilities Needs Analysis. All projects within the EGUSD are also subject to a Mello-Roos special tax. Many potential school-related impacts can be mitigated through the payment of school fees. However, because the proposed Laguna Ridge Town Center project would provide 285 to 341 less housing units and therefore result in less population than those uses identified under the LRSP, impacts to school facilities would not be increased beyond those identified in the LRSP EIR.

Telephone, Electrical and Natural Gas

Telephone service would be provided by Citizen's Utilities. Electricity would be provided to the project site by the Sacramento Municipal Utility District (SMUD) and natural gas by Pacific Gas and Electric (PG&E). Project development would connect to extensions of the existing service lines, with the ultimate configuration to be approved by the services providers (i.e., SMUD and PG&E). The on-site service lines would be sized to meet the demands of the project, and the applicant would dedicate all public utility easements for underground facilities.

Water Service

The LRSP area and proposed project will obtain water service from the Sacramento County Water Agency (SCWA). The SCWA would serve as water wholesaler and retailer, providing adequate supplies of treated water for municipal and industrial (M&I) use. The project would be subject to General Plan Policy CO-20 and is expected to be served by a combination of groundwater and surface water sources as well as by reclaimed water for landscape irrigation.

Wastewater Service

The proposed project would obtain wastewater conveyance and treatment service from the Sacramento County Sanitation District No. 1 (CSD-1) and the Sacramento Regional County Sanitation District (SRCSD). CSD-1 and SRCSD own and operate the Sacramento Regional Wastewater Treatment Plant (SRWTP) and trunk and interceptor sewer systems throughout the City of Elk Grove.

Storm Drainage

The City of Elk Grove Water Resources division provides storm water services and protection of waterways within the City limits. Drainage facilities consist of varying sized storm drainage pipelines, drainage channels, a detention basin along Bilby Road, and a 40-foot-wide off-site drainage channel extending from Bilby Road to an existing agricultural drainage channel north of Kammerer Road. Drainage facilities would also utilize planned drainage facilities in the East Franklin Specific Plan area.

3.4 REGULATORY REQUIREMENTS, PERMITS, AND APPROVALS

CITY OF ELK GROVE

The project site is under the jurisdiction of the City of Elk Grove. The project is requesting a General Plan Amendment, Laguna Ridge Specific Plan Amendment, and Rezone, as described below:

General Plan Amendment: Amend the General Plan Land Use Map to change the designation of 23.2 acres of the project site from High Density Residential to Commercial.

Laguna Ridge Specific Plan Amendment: Amend the Laguna Ridge Specific Plan Land Use Diagram to change the designation of 23.2 acres of the project site to Shopping Commercial and 1.1 acres of the project site to Multi-Family (see **Figure 3.0-3**), removing 11.8 acres of Single Family/10 dwelling units per acre (RD-10) land use designation and 12.5 acres of Medium Residential/15.1 -20 dwelling units per acre (RD-15) land use designation.

Rezone: Rezone 23.2 acres of the project site as Shopping Commercial and 1.1 acres as RD-20 as shown in **Figure 3.0-3**; this will remove 11.8 acres currently zoned Single Family/10 dwelling units per acre (RD-10) and 12.5 acres currently zoned Medium Residential/15.1-20 dwelling units per acre (RD-15).

Other Actions: Other actions that would be required from the City Council, Planning Commission, and/or City staff include, but are not limited to, the following:

- Development plan review
- Design review
- Issuance of grading permits
- Issuance of building permits

OTHER AGENCIES

Other discretionary approvals that may be required by other governmental agencies may include, but are not limited to, the following:

- Water quality permitting (NPDES and water quality certifications) under the Clean Water Act by the Central Valley Regional Water Quality Control Board.
- Approval of infrastructure details for water supply facilities by the Sacramento County Water Agency.
- Approval of infrastructure details for wastewater conveyance facilities by Sacramento County Sanitation District No. 1 (CSD-1).

3.0 PROJECT DESCRIPTION

REFERENCES

City of Elk Grove, 2005. *City of Elk Grove General Plan*. Elk Grove, CA. Adopted November 2003; amended January 2005.

City of Elk Grove, 2003. *City of Elk Grove Zoning Code*. Elk Grove, CA. July 2003.