

This section of the EIR describes the existing land uses on the project site, characterizes surrounding uses, summarizes current planning activities in the project area, and discusses the project in the context of the City of Elk Grove General Plan, Laguna Ridge Specific Plan (LRSP), Elk Grove Zoning Code, and other relevant planning documents. The analysis focuses on land use compatibility, General Plan and LRSP consistency, and impacts associated with the operation of the project.

4.1.1 EXISTING CONDITIONS

PROJECT AREA

The proposed Laguna Ridge Town Center Project is located in the central portion of the City of Elk Grove, in southern Sacramento County. The City of Elk Grove is approximately 14 miles southeast of downtown Sacramento and approximately 12 miles north of the Sacramento-San Joaquin County boundary. The project site is on the southeast corner of the intersection of Elk Grove Boulevard and Bruceville Road (**Figure 3.0-1, Project Description**).

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

SURROUNDING LAND USES

The land uses surrounding the project area consist primarily of urbanized development. Bruceville Road runs in an approximate north-south direction along the western border to the project site with residential development beyond. The Elk Grove Commons commercial development is also located on the west side of Bruceville Road. To the north of the site lies Elk Grove Boulevard with residential development beyond. To the south is the Del Webb residential development which is currently under construction. The land to the east is currently vacant and is the location of the future Civic Center. Lands to the south and east of the project are located within the Laguna Ridge Specific Plan. **Figure 4.1-1** and **Figure 4.1-2** identify surrounding uses and show an aerial depiction of the project site, respectively.

4.1.2 REGULATORY FRAMEWORK

CITY OF ELK GROVE GENERAL PLAN

General Plan Land Use Designations

The project site is currently designated with a combination of High Density Residential (15.1-30 dwelling units per acre) and Commercial. **Table 4.1-1** provides a summary of the existing acreage by General Plan land use designations.

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**TABLE 4.1-1
EXISTING ACREAGE OF THE ELK GROVE GENERAL PLAN FOR THE PROJECT AREA**

General Plan Designation	Existing Acreage	Existing Unit Allocation
High Density Residential (15.1- 30 dwelling units/acre)	38.8	586 to 1,164
Commercial	56.5	
Total	95.3	586 to 1,164

Land to the west of the project is designated Commercial/ Office/Multi-Family by the Elk Grove General Plan; the Elk Grove Commons commercial development is located directly to the west of the project site across Bruceville Road within this land use designation. The Commercial/Office/Multi-Family designation is characterized by office, professional, and retail uses in any mix and also allows for high density residential development. Lands to the north and south of the project site have been designated as Low Density Residential by the General Plan. The Low Density Residential land use designation allows for 4.1 through 7.0 dwelling units per acre. Lot sizes under this designation generally vary from 6,000 square feet to 10,000 square feet. To the east of the site are lands designated Commercial as well as Medium Density Residential. Commercial designated lands are characterized by office, professional, and retail uses in any mix. Residential uses are not permitted on lands designated Commercial. The Medium Density Residential designation allows for small lot single-family development or condo/ townhome- type development.

General Plan Policies

The City of Elk Grove General Plan serves as the overall guiding policy document for the City. The General Plan contains goals, policies, and objectives to which the project must adhere, as must all projects. The function of the General Plan is to provide guidance to the development and management of land within the Plan Area.

The City of Elk Grove General Plan land use policies related to the proposed project are identified below. Other General Plan policies related to the project but not associated with land use issues are discussed in the relevant EIR environmental analysis sections. While the proposed project is requesting a General Plan Amendment to change land use designations, changes to land use designation does not remove the responsibility of the project to be consistent with General Plan policies. **Table 4.1-2** summarizes the project's consistency with the applicable General Plan land use policies. While this EIR analyzes the project's consistency with the General Plan pursuant to CEQA Section 15125(d), it is the Elk Grove City Council that will determine the project's consistency with the General Plan.

**TABLE 4.1-2
PROJECT CONSISTENCY WITH GENERAL PLAN LAND USE POLICIES**

General Plan Policies	Consistency with General Plan	Analysis
Policy LU-4: All land use approvals, including but not limited to:	Yes	The proposed project includes a General Plan Amendment, Specific Plan Amendment and Rezone to enlarge the area designated for commercial uses

General Plan Policies	Consistency with General Plan	Analysis
<ul style="list-style-type: none"> • Zoning, • Planning Documents (such as Specific Plan and Special Planning Areas), • Tentative Maps, • Conditional Use Permits, • Etc. <p>Shall be required to conform with the General Plan.</p>		<p>on the project site. The land uses would be reconfigured, and sites that are currently zoned High Density Residential/20 dwelling units per acre (RD-20), Medium Density Residential/15.1 dwelling units per acre (RD-15), and Medium Density Residential/10 dwelling units per acre (RD-10) would be rezoned to a mix of RD-20 and shopping center (SC). While the proposed project would reconfigure land uses on the project site, the land uses are similar to the existing range of commercial and residential uses currently designated on the site. The project's compliance with relevant General Plan policies is discussed in this table, as well as in the other environmental analysis sections of this document. The proposed project is generally consistent with the policies and goals of the General Plan.</p>
<p>Policy LU-6: Multi-family housing development in excess of 15 dwelling units per gross acre should be located according to the following general criteria. Flexibility may be applied on a case-by-case basis for sites that 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>The proposed project would designate 15.6 acres for High Density Residential development under the General Plan and Laguna Ridge Specific Plan. The remaining 79.7 acres of the project site would be designated for commercial use and would place commercial uses proximate to the high density residential uses.</p> <p>There are vacant lands 0.34 mile east of the project site with the General Plan designation of High Density Residential, which allows multi-family housing. These lands are just beyond 1/3 of a mile from proposed multi-family uses of the project.</p> <p>The proposed project is bound by Elk Grove Boulevard, Bruceville Road, and Big Horn Boulevard, all major roadways. Transit stops are located on the corner of Elk Grove Boulevard Bighorn Boulevard, the corner of Elk Grove Boulevard and Bruceville Road, and Bruceville Road across from the southwest corner of the project.</p> <p>Consistent with the intent of the General Plan, the high density residential uses are proximate to roadways, transit services, and commercial uses and would encourage pedestrian use.</p> <p>It is noted that Policy LU-6 provides guidelines rather than requirements for siting multi-family housing. City staff will review future development proposals for the areas designated High Density Residential on a case-by-case basis and make recommendations to the appropriate decision-making authority accordingly.</p>
<p>Policy LU-10: The City should seek to designate sufficient land in all employment-generating categories</p>	<p>Yes</p>	<p>The proposed project would reconfigure existing land uses and sites that are currently zoned High Density Residential and Medium Density</p>

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General Plan Policies	Consistency with General Plan	Analysis
to provide a minimum 1:1 correspondence between Elk Grove’s working population and jobs in categories matching their employment level.		Residential to a mix of High Density Residential and Shopping Center. As a result, the proposed General Plan Amendment, Specific Plan Amendment, and Rezone would provide an additional 23.3 acres for commercial uses and an additional 1.1 acres for high density residential uses. The additional 23.3 acres of commercial uses would be considered an employment-generating land use. This increase in commercial lands is anticipated to increase potential jobs in Elk Grove and improve the jobs-housing balance.
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.	Yes	The project proposes 23.2+ net acres of commercial uses on the project site for a total of 79.7 acres of SC, which would nearly surround the multi-family portions of the site providing a close proximity and easy access between the two uses. A medical facility is anticipated on approximately 30 acres, so development of the project site would provide a range of job types associated with commercial uses.
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.	Yes	All subsequent development projects (i.e., subdivision maps, improvement plans, etc.) associated with the proposed 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. Development standards contained within the City of Elk Grove Zoning Code are intended to enforce minimum requirements and expectations for high quality commercial development. The Designated Approving Authority will review future development applications against these standards to determine compliance City regulations.
Policy LU-28: Land uses in the Laguna Ridge Policy Area shall conform with the general layout of land uses shown in Figure LU-5.	Yes	The project site includes a mix of commercial and residential uses that is similar to the general layout of land uses as shown on the Laguna Ridge Policy Area land use diagram.
Policy LU-29: At least four percent (4%) of the total land area within the Laguna Ridge Policy Area shall be designated for high-density residential development.	Yes	The proposed project would result in an increase in the amount of land within the LRSP designated for high density residential development/

LAGUNA RIDGE SPECIFIC PLAN

Laguna Ridge Specific Plan Land Use Designations

The Laguna Ridge Specific Plan, approved June 2004, provided specific land use development standards and patterns, master planning of infrastructure facilities, and established a financing plan or program for plan area infrastructure needs.

The Laguna Ridge Specific Plan involves the development of residential, commercial, park, public school, and mixed-use land uses within an approximately 1,900-acre site. **Figure 3.0-2** illustrates the current layout of the Laguna Ridge Specific Plan land use diagram. **Table 4.1-3** specifies the acreage for each of the land uses within the LRSP.

**TABLE 4.1-3
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	---

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Symbol SP/Zone Designation	Land Use	Density Calculation	Approximate Acres	Estimated Units
LP,NP,CP	Parks (local, neighborhood, community)	---	164.9	---
PKY, OS	Parkways or Open Space	---	69.3	---
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 descriptions of each of the land use categories for Laguna Ridge Specific Plan Area are provided in Section 3.0, Project Description, of this Draft EIR. The project site is currently designated a mix of Shopping Commercial, Single-Family (RD-10), Medium Residential (RD-15), and Multi-Family (RD-20). Lands to the south of the project site have a Laguna Ridge Specific Plan designation of Single-Family (RD-5), and lands to east of the project site are designated Civic Center. The areas north and west of the project site are not within the LRSP.

Laguna Ridge Specific Plan Policies

The Laguna Ridge Specific Plan serves to implement the City's General Plan policies and establishes clear direction for the development of the entire Specific Plan Area. The Specific Plan is both a policy and a regulatory document. It provides definition of policy direction, establishes zoning designations for the property, and includes standards to guide the detailed design of individual projects within the Specific Plan Area.

The purpose of the Laguna Ridge Specific Plan is to create a comprehensively planned community that provides an appropriate balance of land uses and systematically constructed infrastructure and services to adequately and responsibly support development. The Specific Plan process provides a planning mechanism by which all of the issues are explored and policies and standards can be created to guide the build-out of the Specific Plan Area.

Table 4.1-4 summarizes the project's consistency with the applicable Specific Plan land use standards. While this EIR analyzes the project's consistency with the Specific Plan pursuant to CEQA Section 15125(d), it is the Elk Grove City Council that will determine the project's consistency with the Specific Plan.

**TABLE 4.1-4
PROJECT CONSISTENCY WITH LAGUNA RIDGE SPECIFIC PLAN LAND USE STANDARDS**

Specific Plan Standards	Consistency with Specific Plan	Analysis
Standards – Residential (Subdivision Design): 6. The re-arrangement of land uses as shown on the Land Use Plan for a particular property is permitted to provide a more varied mix of densities and/or lot sizes, provided the overall density is maintained, subject to approval by the Design Review process.	Yes	The proposed project includes a General Plan Amendment, Specific Plan Amendment, and Rezone to enlarge the Town Center commercial area in the Laguna Ridge Specific Plan area. It is noted that Policy 6 applies to residential subdivisions; the proposed project does not include a subdivision map. However, the project proposed to revise the residential land use designations on the project site to remove the RD-10 and RD-15 designations and increase the area designated RD-20. This proposed revision would not substantially change the allowed densities within the LRSP. As approved, the LRSP averaged approximately 6.46 dwelling units per acre within the residential land use designations. The proposed project would result in an average of 6.34 dwelling units per acre.

Zoning Ordinance

The Zoning Ordinance of the City of Elk Grove has been established to promote and protect the public health, safety, and general welfare. Among the various objectives of the Zoning Ordinance is the promotion of development at appropriate densities in order to conserve and enhance the City's physical scale and character as defined in the General Plan. The City of Elk Grove Zoning Ordinance includes land use, development densities and development standards.

The Laguna Ridge Specific Plan complies with the Elk Grove General Plan Land Use Element. The Laguna Ridge Specific Plan also provides land use regulations, development standards, and design guidelines, supplementing the provisions of the City's Zoning Ordinance.

Project Site Zoning Designation

The project site is currently zoned with a combination of Multi-Family/20-25 dwelling units per acre (RD-20), Medium Residential/15.1-20 dwelling units per acre (RD-15), Single-Family/10 dwelling units per acre (RD-10), and Shopping Commercial (SC). **Table 4.1-5** provides a summary of the existing acreage by land use and zoning designations.

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**TABLE 4.1-5
EXISTING ACREAGE OF THE LAGUNA RIDGE TOWN CENTER**

Specific Plan Designation/ Zoning	Existing Acreage	Existing Unit Allocation
RD-10	11.8	118
RD-15	12.5	189 - 250
RD-20	14.5	290 - 363
SC	56.5	
Total	95.3	597 - 731

Residential Zones

- RD-10 - Residential Land Use Zone – 10 units per acre maximum.
- RD-15 - Residential Land Use Zone – 15.1-20 units per acre maximum.
- RD-20 - Residential Land Use Zone – 20-25 units per acre maximum.

Commercial Zone

- SC – Shopping Commercial – medium to high intensity shopping centers adjacent to other commercial uses or higher-density residential development.

The City's Design Guidelines for multi-family development regulates the building mass and scale of all proposed multi-family buildings and includes other site layout requirements that would apply to future development of the site. Zoning Code development standards for multi-family residential projects address building setbacks, height, parking, landscape, and lighting. The Zoning Code lists special setbacks along property boundaries shared with single-family residential property and includes additional restrictions for building massing and height along such boundaries. Proposed multi-family development shall be compatible with surrounding neighborhoods and property in terms of building setbacks, massing, height, unit orientation for privacy, and connectivity or screening as appropriate.

All commercial projects within the Laguna Ridge Specific Plan are subject to the City's Design Review process and the City-wide Design Guidelines. Design standards ensure the development of cohesive, well-coordinated architecture and encourage pedestrian-oriented design.

4.1.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The impact analysis provided below is based on the following State CEQA Guidelines Appendix G thresholds of significance:

- Physically divide an established community;
- 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;

- Conflict with any applicable habitat conservation plan or natural community conservation plan.

Methodology

Evaluation of potential land use impacts of the proposed project was based on review of relevant planning documents, including the City of Elk Grove General Plan, the Laguna Ridge Specific Plan, and the City of Elk Grove Zoning Code, and field review of the project and surrounding area.

Potential land use conflicts or incompatibility (specifically during construction activities) are usually the result of other environmental effects, such as the generation of noise or air quality issues resulting from grading activities. Operational land use impacts of the project are evaluated in this section, and the reader is also referred to Sections 4.2 through 4.4 for detailed analysis of other environmental impacts, including noise, traffic, and air quality that would result from project construction and operation.

The Notice of Preparation (NOP) determined that the project would not physically divide an established community and would not conflict with any applicable habitat conservation plan or natural community conservation plan, so those issues are not further addressed in this EIR.

PROJECT IMPACTS AND MITIGATION MEASURES

Consistency with Relevant Land Use Planning Documents

Impact 4.1.1 Implementation of the proposed Laguna Ridge Town Center project would potentially conflict with existing land use plans. This is considered a **less than significant** impact.

The Laguna Ridge Town Center project site is located within the City of Elk Grove and the Laguna Ridge Specific Plan and is analyzed relative to the applicable policy maps and land use policies.

A discussion of the potential for the project to conflict with surrounding land uses and applicable General Plan policies is provided below. The project is examined for consistency with and compatibility with surrounding land uses. Land Use Policy LU-6 contains siting guidelines for multi-family residential projects. Policies associated with air quality, noise, and transportation and circulation that do not relate to land use are discussed in the respective sections of this DEIR. **Table 4.1-6** identifies the existing and proposed General Plan designations for the project site. **Table 4.1-7** identifies the existing and proposed Laguna Ridge Specific Plan land use and zoning designations.

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**TABLE 4.1-6
EXISTING AND PROPOSED ACREAGE OF THE ELK GROVE GENERAL PLAN FOR THE PROJECT AREA**

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 4.1-7
EXISTING AND PROPOSED ACREAGE OF THE LAGUNA RIDGE TOWN CENTER**

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

The proposed project includes a General Plan Amendment, Specific Plan Amendment, and Rezone to enlarge the Town Center commercial area in the Laguna Ridge Specific Plan area. The land uses would be reconfigured. Project land designated by the Elk Grove General Plan and Laguna Ridge Specific Plan as Commercial would increase from 56.5 acres to 79.7 acres, and project site land designated as High Density Residential would decrease from 38.8 acres to 15.6 acres. Sites that are currently zoned RD-20, RD-15, and RD-10 would be rezoned to a mix of RD-20 and SC (**Figure 3.0-3**).

Current General Plan and Specific Plan designations allow for 56.5 acres of Commercial/Shopping Center uses, and the proposed amendments would allow for 79.7 acres. This is an increase of 23.2 acres of commercial lands. These amendments would result in a loss of 23.2 acres of residential lands and a loss of approximately 285 to 341 potential residential units. This action would decrease the designated density of the area by allowing for less residential development than established in the existing General Plan. Current General Plan designations allow between 586 and 1,164 residential dwelling units to be placed on the project area. Current Specific Plan and zoning designations allow for 597 to 731 dwelling units on the project site; this range is within that allowed by the General Plan. The proposed amendments and rezone would allow for 312 to 390 residential units on the project site and would maintain internal consistency between the General Plan, LRSP, and zoning designations.

This increase in commercial density and decrease in allowed residential units may change the character of the region not originally intended in the General Plan. However, the proposed project is considered to be consistent with the overall intent of the City of Elk Grove General Plan and Laguna Ridge Specific Plan, which is to provide a mix of land uses that serve the community

by creating job opportunities, improving the City housing balance and community connectivity, and contributing to enhanced commercial selection. The proposed General Plan Amendment, Specific Plan Amendment, and Rezone would allow uses on the project site similar to those originally envisioned, yet with a decrease of residential uses and increase of commercial uses. As the project is just a reconfiguration of existing land use designations, the project would not conflict with the intent of the General Plan or Laguna Ridge Specific Plan. Environmental effects of changing the proposed land use reconfiguration, such as increases in traffic and related air quality and noise effects, are discussed in the appropriate sections of this EIR. Therefore, implementation of the proposed project would result in a **less than significant** impact.

Mitigation Measures

None required.

Land Use Conflicts

Impact 4.1.2 Implementation of the proposed project could create conflicts with existing land uses and proposed land uses of the surrounding areas. This is considered a **less than significant** impact.

Development in the Laguna Ridge Specific Plan Area is to be guided by the Laguna Ridge Specific Plan, which includes land use designations, development standards, design guidelines, infrastructure plans, and financing plans. The EIR prepared for the Laguna Ridge Specific Plan (SCH #2000082139) determined that the land uses proposed by the Specific Plan were consistent with the urban level of development and are compatible with low and medium density residential, commercial and office, and limited commercial uses surrounding the Specific Plan Area. It was also determined that the Specific Plan is consistent with the City General Plan policies and City standards and that the Specific Plan constituted a less than significant impact regarding land use conflicts.

Implementation of the proposed project would change the land use designations and zoning for the project site. Project land designated by the Elk Grove General Plan and Laguna Ridge Specific Plan as Commercial would increase from 56.5 acres to 79.7 acres, and project site land designated as High Density Residential would decrease from 38.8 acres to 15.6 acres. Sites that are currently zoned RD-20, RD-15, and RD-10 would be re-designated and rezoned to a mix of RD-20 and SC (**Figure 3.0-3**). If approved, the project would include commercial land uses adjacent to single-family and multi-family residential uses.

Land uses surrounding the project site include Bruceville Road, which runs in an approximate north-south direction along the western border to 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 include a General Plan designation of Commercial/Office/Multi-Family. This designation is generally characterized by office and professional land uses yet may include ancillary retail sales. High density residential development may also be included. To the north of the site lies Elk Grove Boulevard with residential development beyond. This land has been designated as Low Density Residential by the Elk Grove General Plan.

To the south of the project area is the future Del Webb residential development and to the east is the location of the future Civic Center, all within the Laguna Ridge Specific Plan. **Figure 4.1-1** and **Figure 4.1-2** identify surrounding uses and show an aerial depiction of the project site, respectively. The site of the future Del Webb development has a General Plan designation of

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Low Density Residential. The Specific Plan designated this land as Single-Family Residential divided between five dwelling units per acre minimums and seven dwelling units per acre minimums. The location of the future Civic Center to the east of the project has been designated as Commercial by the General Plan and Civic Center by the Specific Plan.

In summation, land uses within the project area, as well as adjacent uses, include residential, commercial, and the future Civic Center. The project's compatibility with internal parcel uses as well as surrounding uses is largely based on the interaction of the proposed use and the extent to which adjacent land uses would be affected by this interaction. The primary areas of concern associated with this project would be an increase in commercial/residential interface that would be created within the project area and along the project site's boundaries. Potential conflicts from the increased commercial uses to adjacent residential would be an increase in traffic (see section 4.4, Traffic), noise (see section 4.3, Noise), light and glare, and viewshed.

The City's Design Guidelines for commercial development regulate the building mass and scale of all proposed commercial buildings and include lighting and other site layout requirements that would apply to future development of the site. Zoning Code development standards for commercial projects address building setbacks, height, parking, landscape, and lighting. The Zoning Code lists special setbacks along property boundaries shared with single-family residential property and includes additional restrictions for building massing and height along such boundaries. Proposed commercial development shall be compatible with surrounding neighborhoods and property in terms of building setbacks, massing, height, unit orientation for privacy, and connectivity or screening as appropriate. The Design Guidelines and Zoning Code requirements for commercial developments would lessen the project's potential land use conflicts with high density residential uses within the project as well as adjacent single-family uses.

The proposed project avoids land use conflicts consistent with General Plan Land Use policies. Policy LU-6 states that multi-family housing sites should be located close to commercial areas to encourage pedestrian rather than vehicle traffic. Furthermore, Policy LU-11 mandates that the City shall support the development of neighborhood-serving commercial uses adjacent to residential areas. Therefore, the amendments proposed as part of the project would not result in any new land use conflicts relative to the City General Plan or Laguna Ridge Specific Plan. Therefore, the land use conflicts associated with the project 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 proposed project would change the current General Plan map, Laguna Ridge Specific Plan designation, and zoning for 95.3 acres in the City. These actions would reconfigure existing land uses and sites that are currently designated for 38.8 acres of High Density Residential and 56.5 acres of Commercial to 15.6 acres of High Density Residential and 79.7 acres of Commercial. As a result, the proposed General Plan Amendment, Specific Plan Amendment, and Rezone would provide an additional 23.3 acres for commercial uses.

The entire City of Elk Grove Planning Area must be considered for the purpose of evaluation of land use impacts on a cumulative level. Development in the Elk Grove area, including proposed and approved projects, would change the intensity of land uses in the Elk Grove region (refer to Section 4.0, Introduction to the Environmental Analysis and Assumptions Used, regarding cumulative setting conditions). Future growth under cumulative conditions may result in a variety of land use impacts such as consistency with land use plans and land use compatibility. 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

Cumulative Land Use Impacts

Impact 4.1.3 Development of the proposed project in addition to other reasonably foreseeable projects in the region would change the land use patterns. The proposed project would contribute to a cumulative increase in commercial and high density residential uses. These proposed changes would not result in commercial land use development in excess of that considered under the General Plan as well as the Laguna Ridge Specific Plan. The proposed project would have a **less than cumulatively considerable** contribution to cumulative land use impacts.

Development of proposed and approved projects in the Elk Grove area would increase the density of residential, commercial, office, recreational, and public facility uses in the Elk Grove region. This urbanization would change undeveloped and open space areas by modifying the undeveloped land use conditions on those sites to developed uses.

The Laguna Ridge Specific Plan EIR (SCH #2000082139) addressed cumulative impacts related to land use, and it was anticipated that the project site would be developed with a mix of residential and commercial uses. It was determined that overall the Laguna Ridge Specific Plan would implement an orderly pattern of development in an area that is planned for future urban development. As such, potential land use compatibility impacts were considered to be less than significant.

All of the proposed project parcels are located near or adjacent to existing development and would not result in a new isolated development inconsistent with current land use patterns. The existing onsite undeveloped setting of the project site would be changed as a result of the proposed project. However, the conversion to urban uses is planned for and supported by the General Plan. Implementation of the proposed General Plan Amendment, Specific Plan Amendment, and Rezone would introduce an additional 23.2 acres of commercial land uses to the site and replace multi-family residential land uses. The result would be a total of 79.7 acres of commercial lands uses and 15.6 acres of multi-family residential land uses on the site. Because all of the sites are currently designated for development rather than remaining vacant or preserved as open space, the project would be consistent with the vision and intent of the General Plan to place urban uses on these sites.

Land use conflicts are generally site-specific (see **Impact 4.1.2**). The project's compatibility with internal parcel uses as well as surrounding uses is largely based on the interaction of the proposed use and the extent to which adjacent land uses would be affected by this interaction. The primary areas of concern associated with this project would be an increase in commercial/residential interface that would be created within the project area and along the project site's boundaries. Potential conflicts from the increased commercial uses to adjacent

4.1 LAND USE

residential would be an increase in traffic (see section 4.4, Traffic), noise (see section 4.3, Noise), light and glare, and viewshed.

The project would not contribute to cumulative impacts regarding implementation of the Elk Grove General Plan, Laguna Ridge Specific Plan, Zoning Code, or other planning documents, and any subsequent development plans for the project site would be required to be consistent with those documents. Therefore, the proposed project would result in a **less than cumulatively considerable contribution** to cumulative land use impacts.

Mitigation Measures

None required.

REFERENCES

City of Elk Grove, 2000. City of Elk Grove. *Agricultural Element, City of Elk Grove General Plan*. July 2000. Elk Grove, CA.

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City of Elk Grove, 2000. City of Elk Grove. *Land Use Element, City of Elk Grove General Plan*. July 2000. Elk Grove, CA.

Sacramento Area Council of Governments. *Projections – City of Elk Grove and Sacramento County*. March 2001. Taken from SACOG website at: www.sacog.org.

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