

Land Use

This section of the Background Report describes the existing conditions of the City of Elk Grove relative to Land Use.

The City of Elk Grove is characterized by a wide range of existing land uses, including approximately 12,895 acres of residential developments, 730 acres of commercial/retail uses, 98 acres of office uses, and approximately 1,250 acres of industrial uses (see **Figure 3-1**). In addition, there are approximately 8,553 acres of agricultural uses, and over 6,000 acres of public/private recreation and natural preserve uses. According to the land use inventory conducted in Fall 2001, residential and agricultural were the two primary land uses in the Planning Area. Institutional uses such as schools, churches, and other public entities also serve as major land uses.

Large natural features in the Planning Area include the Sacramento River, the Cosumnes River Preserve, and the Stone Lakes National Wildlife Refuge. The Cosumnes River Preserve, an organization formed to preserve the riparian habitat along the river, covers approximately 13,000 acres along the Cosumnes River. A portion of the preserve is located in the Planning Area (just north of Twin Cities Road, west of State Route 99 and east of Interstate 5). The Nature Conservancy of California purchases land and/or easements along the Cosumnes River for the preservation of Swainson's Hawk habitat as well as for other habitat preservation. The Stone Lakes National Wildlife Refuge, 18,212 acres of seasonal and permanent wetlands, grasslands, and riparian forest, is located in the western portion of the Planning Area, west of Interstate 5. In addition, a number of creeks traverse the Planning Area, such as Deer Creek, Morrison Creek, and Laguna Creek.

Other prominent land uses in the Planning Area include the historic district, a wastewater treatment plant, and two airports. The Elk Grove Old Town Historic District, the majority being located along Elk Grove Boulevard between Elk Grove-Florin

Road and Waterman Road, is listed on the National Register of Historic Places. The Sacramento Regional Wastewater Treatment Plant is the largest utility and industrial use in the area. There are two airports located entirely in the Planning Area – Franklin Field Airport and Sunset Sky Ranch Airport. Mather Airport and Borges-Clarksburg Airport are not physically located within the Planning Area, but have restriction zones that cross Planning Area boundaries.

There are a number of large projects underway that would increase the acreage of residential, commercial, schools and park uses in the City. The East Franklin Specific Plan and East Elk Grove Specific Plan were approved by Sacramento County prior to incorporation of the City of Elk Grove. These areas are currently under development. There are other large projects within the City, as well as large specific plan and comprehensive plan projects located in the Planning Area. Refer to **Table 1-1** in the Introduction for a more complete list and description of these projects and other approved and proposed large-scale projects.