

4.1 Land Use

This section describes the existing land uses within the City of Elk Grove, characterizes land uses surrounding the project site, and discusses project consistency with adopted plans and policies pertinent to the area.

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 (see **Figure 3.0-1**). In addition, there are agricultural uses, and public/private recreation uses. According to the land use inventory conducted in Fall 2001, residential and agricultural were the two primary land uses in the City. Institutional uses such as schools, churches, and other public entities are also major land uses.

Prominent land uses within or near Elk Grove include the historic district, a wastewater treatment plant, and Sunset Sky ranch Airport. 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 located northwest of the City and is the largest utility and industrial use in the area. Sunset Sky ranch Airport is located south of Grant Line Road outside the Elk Grove city limit. A number of creeks traverse the City, such as Elk Grove Creek, Strawberry Creek, Laguna Creek, and a tributary to Deer Creek.

There are a number of large projects underway that would increase the acreage of residential, commercial, school 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. Lent Ranch Marketplace and the Laguna Ridge Specific Plan were approved by the City Council and are not yet under construction.

EXISTING LAND USE

Site A is located south of Big Horn Boulevard, near the intersection of Big Horn Boulevard and Anchor Bay Way (see **Figure 3.0-6**). The site is currently vacant and surrounded by single-family residential uses with an open space lot to the northeast. A transmission line corridor traverses the southeastern portion of the site and an electrical substation is located on the adjacent site to the east.

Site 4 is located on the northeast corner of Di Lusso Drive and Bruceville Road, between Laguna Boulevard and Big Horn Boulevard (see **Figure 3.0-4**) and contains one single-family dwelling. Commercial uses border the side to the north and south, residential uses border the site to the east and recreational uses are located to the west.

Site 5 is located on the western side of Bruceville Road, between Laguna Boulevard and Di Lusso Drive (see **Figure 3.0-4**) and contains one residential dwelling and ancillary buildings. The site is bordered by multi-family residential uses to the north, single-family residences to the west, commercial uses and vacant land to the south, and commercial uses to the east.

Site 21 is located south of Sheldon Road and east of Waterman Road (see **Figure 3.0-5**). This site is where the proposed Sheldon Lakes, a subdivision project with 246 residential units, is located.

4.1 LAND USE

Currently, the area contains mostly rural residential uses, a portion of Laguna Creek, and a tributary to Laguna Creek commonly known as Tributary 1.

Site 24 contains fallow lands and is located at the northwest corner of Elk Grove Boulevard and Bradshaw Road in the East Elk Grove Specific Plan (EEGSP) area (see **Figure 3.0-2**). The site is surrounded by single-family residential uses on the north and west, rural residential uses to the south, and vacant land to the east. A commercial business is located southeast of the site.

Site 29 is located north of Sheldon Road and east of Waterman Road (see **Figure 3.0-5**) in the Sheldon area. Currently, the area contains mostly rural residential uses and is bisected by Laguna Creek.

Site 40 is on Bond Road, east of State Route 99, and adjacent to the approved Marketplace 99 project (see **Figure 3.0-3**). The site is mainly surrounded by commercial uses, as well as some residential uses within the vicinity of the site. Laguna Creek flows through properties north of the project site.

Site 41 is on the west sides of Bruceville Road, north of Laguna Boulevard (see **Figure 3.0-4**). The site has been previously graded and is mostly vacant with one residence in the northeastern portion of the site. Site 41 is bordered by Site 5 to the north and by single-family residential uses to the west and southwest. Commercial uses are located south and east of the site.

4.1.2 REGULATORY FRAMEWORK

LOCAL

City of Elk Grove General Plan

The Elk Grove General Plan is used as the “blueprint” to guide future development in the city limits. The Elk Grove General Plan supersedes the Sacramento County General Plan and the 1978 Elk Grove Community Plan, which served as the guiding land use documents prior to adoption of the Elk Grove General Plan.

The proposed project includes eight sites with different General Plan designations as described below (see **Figure 3.0-1**).

Site A is designated Public Open Space/Recreation by the Elk Grove General Plan map. Properties to the north, south, and west of the site are designated Low Density Residential. The Low Density Residential designation allows a density of 4.1 to 7.0 dwelling units per acre (du/ac). Land to the east is designated Low Density Residential and Public Open Space/Recreation. The property northeast of the site is designated Public Open Space/Recreation.

Site 4 and properties east of the site are designated Low Density Residential in the General Plan. Properties immediately north and south of the site are designated Commercial. Properties to the west are designated Public/Quasi Public, Public Parks, and High Density Residential (15.1 to 30.0 du/ac).

Site 5 is also designated Low Density Residential. General Plan designations for properties north and west of the site is High Density Residential (15.1 to 30.0 du/ac) and properties east of the site are designated Commercial.

Site 21 and the properties to the north, east, and west are designated Rural Residential (0.1 to 0.5 du/ac) in the General Plan. The General Plan designates properties south of Site 21 as Estate Residential (0.51 to 4.0 du/ac) and southwest of the site as Low Density Residential.

Site 24 and the properties north and south of the site are designated Estate Residential (0.6 to 4.0 dwelling units per acre [du/ac]) in the General Plan. The General Plan designation for properties west of the site is Low Density Residential (4.1 to 7.0 du/ac) and properties east of the site are designated as the Elk Grove Triangle Policy Area. General Plan Policy LU-19 states that land uses in the Elk Grove Triangle Policy Area shall consist primarily of residential uses on lots of 1 acre in size, with approximately 40 acres of commercial land uses intended to serve primarily local needs.

Site 29 and the properties to the south, east, and west are designated Rural Residential (0.1 to 0.5 du/ac) in the General Plan. The General Plan designates the properties north of Site 29 as Estate Residential.

The General Plan designates Site 40 and properties north and south of the project site as Low Density Residential. Land east of the site is designated Commercial and lands to the west are designated Commercial and Public/Quasi Public. The Commercial General Plan designation is generally characterized by office, professional, and retail uses in any mix. The Public/Quasi Public designation includes lands owned by the City, the Elk Grove Unified School District, the Elk Grove Community Services District, and other public agencies. Sites already developed with a public school or park are not included in the PQP designation.

Site 41, located adjacent to and south of Site 5, is designated Office/Multi-Family. The Office/Multi-Family designation is generally characterized by office, professional, retail, and high density residential uses in any mix. Site 41 is bordered by Low Density Residential uses to the west and properties designated Commercial to the south and east.

Project Consistency with the General Plan

The General Plan identifies specific policies regarding land use. See **Table 4.1-1** below for 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.

East Elk Grove Specific Plan

The EEGSP is one of two specific plans that were previously approved by Sacramento County and adopted by Elk Grove upon incorporation. As described in the Elk Grove Specific Plan Ordinance, specific plans refine the policy direction provided by the General Plan and replace or supplement the Zoning Map and regulations. The EEGSP serves as a policy and regulatory document, with policy direction and project development concepts consistent with the County General Plan.

4.1 LAND USE

**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-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. 	Yes	<p>The project would designate Sites 5 and 41 for Commercial/Office/Multi-Family uses and Site A for High Density Residential uses. Site A is approximately 8 acres in size and more than 1/3-mile from a multi-family site. Site A is not adjacent to any commercial areas or public transit stops. The bus stop closest to Site A is located on Route 52 and is approximately one mile away at the Laguna Boulevard/Franklin Boulevard intersection. Site A is zoned RD-20.</p> <p>Sites 5 and 41 are 6.4 and 7.5 acres, respectively, in size and are located within 1/3-mile of two High Density Residential developments on property totaling 23.88 acres. The sites are located near major roadways and commercial areas. However, the GPA would allow multiple uses on these sites; the sites may be developed with commercial, office, and/or multifamily uses.</p>
<p>Policy LU-11: The City shall support the development of neighborhood-serving commercial uses adjacent to residential areas that provide quality, convenient and community-serving retail choices in a manner that does not impact neighborhood character.</p>	Yes	<p>Sites 4, 24, and 40 would be designated for Commercial use and Sites 5 and 41 would be designated Commercial/Retail/Multi-Family. Each of these sites is located adjacent to residential uses and would be required to be developed consistent with the City Zoning Code and Design Guidelines.</p>
<p>Policy LU-18: Land uses within the “Sheldon” area (generally encompassing the area designated for Rural Residential uses in the eastern portion of Elk Grove) shall be consistent with the community’s rural character, emphasizing lot sizes of at least two gross acres, roadways which preserve the area’s mature trees, and limited commercial services.</p>	No	<p>Approval of a Low Density Residential General Plan designation would allow a maximum density of 7 du/ac on Sites 21 and 29, which would be inconsistent with the community’s rural character. See Impact 4.1-1 for further discussion.</p>
<p>Policy LU-21: Land uses in the East Elk Grove Policy Area shall generally conform with the uses shown in Figure LU-3.</p>	Yes	<p>Though Site 24 and the adjacent properties are designated for residential use by the EEGSP Land Use Diagram, the EEGSP text supports development of commercial areas that accommodate the daily shopping and service needs of EEGSP residents.</p>

General Plan Policies	Consistency with General Plan	Analysis
<p>Policy LU-22: Development in the East Elk Grove Policy Area shall take place in accordance with the East Elk Grove Specific Plan.</p>	<p>Yes</p>	<p>The Commercial policies, concept, and design guidelines included in the EEGSP would be applicable to Site 5.</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>	<p>Yes</p>	<p>Should the project be approved, all subsequent development projects (i.e., subdivision maps, improvement plans, etc.) associated with the project would be reviewed for consistency with the City’s Residential or Non-Residential Design Guidelines, as appropriate.</p>
<p>Policy LU-36: Signs should be used primarily to facilitate business identification, rather than the advertisement of goods and services. Sign size limits and locations should be designed consistent with this policy.</p>	<p>Yes</p>	<p>Should the project be approved, all subsequent development projects (i.e., subdivision maps, improvement plans, etc.) associated with the project would be reviewed for consistency with the City’s Sign regulations.</p>

One project site, Site 24, is located within the EEGSP north of Elk Grove Boulevard (see **Figure 4.1-1**). Site 24 and the properties north and south of the site are designated Estate Residential (2 – 4 du/ac) by the EEGSP. Properties to the west are designated Low Density Residential (4 du/ac) and lands to the east are located outside the EEGSP and consist of residential uses with a General Plan density of one unit per acre.

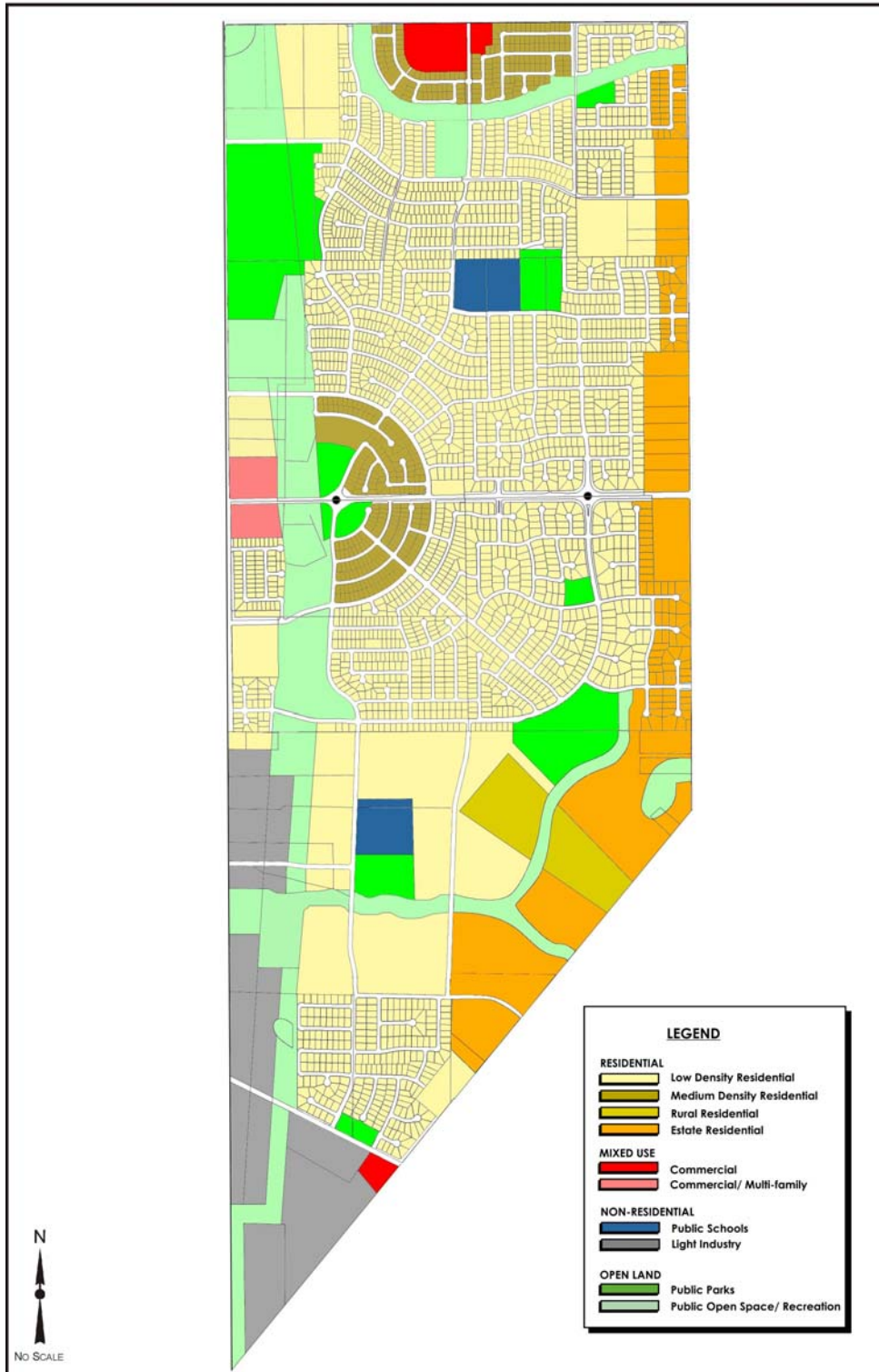
Properties designated Residential in the EEGSP are intended to accommodate both attached and detached single-family dwellings in a variety of lotting styles and configurations. Residential density designations assigned by the Land Use Diagram range from a low of one du/5 gross ac to a high of 9 du/gross ac. Density gradation is established by the Land Use Diagram to conform future residential development with land use patterns and configurations both inside and outside the EEGSP area.

The EEGSP Commercial designation currently includes two neighborhood shopping centers and one convenience center. The quantity of commercially designated land is intended to provide sufficient local service shopping without creating an excess that may detrimentally affect other existing off-site commercial areas.

City of Elk Grove Zoning Code

The Zoning Code implements the goals and policies of the General Plan by providing standards (use limitations, setbacks, height limits, sign standards, etc.) to guide the development and use of land within the City. The Zoning Code would be updated after adoption of the General Plan Amendments to apply specifically to the City of Elk Grove development standards.

Figure 4.1-4
East Elk Grove Specific Plan Land Use Diagram



Sunset Skyranch Airport

Sunset Skyranch Airport, also known as Elk Grove Airport, is located near the intersection of Grant Line Road and Bradshaw Road, just outside the city limits of Elk Grove. The airport is privately owned and operated, but publicly used. The airport has one paved runway 2,780 feet in length by 35 feet in width. The primary land uses surrounding the airport are agriculture and open space. The southern tip of the area known as the Elk Grove Triangle Policy Area falls within the airport's planning boundaries, as well as a portion of the East Elk Grove Policy Area. The Airport Land Use Commission (ALUC) prepared a Comprehensive Land Use Plan for the airport in 1988. None of the General Plan Amendment project sites are located within the Sunset Skyranch Airport safety zones or CNEL Noise Contours.

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 stated that the implementation of the project would not result in the division of an established community, or conflict with an adopted habitat or natural community conservation plan; therefore, these issues are not addressed further.

METHODOLOGY

Evaluation of potential land use impacts of the proposed General Plan Amendment project was based on review of the City of Elk Grove General Plan, the previous analysis and mitigation measures provided in the Elk Grove General Plan EIR, the City of Elk Grove Zoning Code, field review of the project and surrounding area, and consultation with appropriate agencies.

The City Council adopted Findings of Fact for the environmental impacts associated with implementation of the Elk Grove General Plan and also adopted a Statement of Overriding Considerations for significant and unavoidable impacts anticipated with implementation of the Elk Grove General Plan, which included impacts to land use plans or study areas outside of the city limits, but within the Planning Area.

As required under CEQA, this SEIR contains an analysis of physical changes that could occur from the proposed General Plan Amendments. Potential land use conflicts or incompatibility are usually the result of other environmental effects, such as the generation of noise or air quality issues resulting from grading activities during construction or resulting from traffic generated by the project during its operation. Operational land use impacts of the project are evaluated in this section, and the reader is also referred to other SEIR sections for detailed analyses of other

4.1 LAND USE

relevant environmental effects, including noise, traffic, air quality, and biological, as a result of project construction and operation.

PROJECT IMPACTS AND MITIGATION MEASURES

Consistency with Relevant Land Use Planning Documents

Impact 4.1.1 Implementation of the proposed General Plan Amendment Sites A, 4, 5, 24, 40, and 41 would be consistent with relevant land use planning documents within the City of Elk Grove. However, implementation of Sites 21 and 29 would be inconsistent with relevant land use planning documents. This is considered a **significant** impact for Sites 21 and 29.

General Plan Goals, Policies, and Action Items

General Plan goals, policies, and action items associated with land use are discussed below for each of the sites. Those goals, policies, and action items associated with transportation and circulation, air quality, noise, biological resources, hydrology, geology, public services and utilities, population, housing, and employment, and visual resources that do not relate to land use policies are discussed in their respective sections within this SEIR. **Table 4.1-2** below shows the existing and proposed General Plan designations for each of the project sites.

**TABLE 4.1-2
EXISTING AND PROPOSED GENERAL PLAN DESIGNATIONS**

Site Number	Existing Designation	Proposed Designation
A	Public Open Space/Recreation	High Density Residential
4	Low Density Residential	Commercial
5	Low Density Residential	Commercial/Office/Multi-family
21	Rural Residential	Low Density Residential
24	Estate Residential	Commercial
29	Rural Residential	Low Density Residential
40	Low Density Residential	Commercial
41	Office/Multi-family	Commercial/Office/Multi-family

Implementation of Sites A, 4, 5, 24, 40, and 41 would be generally consistent with the goals, policies and action items of the General Plan as discussed below.

Site A is currently designated Public Open Space/Recreation and is proposed to be designated High Density Residential. The existing zoning of the site is Multi-family Residential (maximum 20 units per acre). Policy LU-6 of the General Plan contains siting standards for multi-family residential projects in excess of 15 du/ac. The project would be consistent with LU-6 by providing an approximately 8-acre site located at least 1/3-mile from another high-density residential site. The site is not located near commercial areas, which is inconsistent with policy LU-6. Bus Route #52 travels along Big Horn Boulevard past Site A, however, the nearby bus stops are located approximately one mile from the site at the Laguna Boulevard/Franklin Boulevard and the Big Horn Boulevard/Bruceville Road intersections.

Site 4 is currently designated Low Density Residential and is proposed to be designated Commercial. Implementation of Site 4 would allow for additional lands to be utilized for commercial use thereby increasing the amount of commercial land available citywide. Implementation of Site 4 would be consistent with General Plan Focused Goal 2-2 by allowing for a balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the City. Application of Urban Design Policies LU-35 and LU-36 would lessen any potential impacts associated with the appearance of the proposed commercial use by requiring the project to comply with the City's Non-Residential Design Guidelines and Sign Regulations.

Site 5 is currently designated Low Density Residential and is proposed to be designated Commercial/Office/Multi-family. Implementation of Site 5 would allow for additional lands to be utilized for commercial, office, and/or multi-family uses thereby increasing the amount of land available for those uses citywide. This would be consistent with General Plan Focused Goal 2-1 which encourages creation of a business community that includes a diversity of office uses, locally oriented and regionally oriented retail services, and a diversity of residential types. Implementation of Site 5 would also be consistent with General Plan Focused Goal 2-2 by allowing for a balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the City. Application of Urban Design Policies LU-35 and LU-36 would lessen any potential impacts associated with the appearance of the proposed use by requiring the project to comply with the City's Non-Residential and/or Multi-Family Design Guidelines and Sign Regulations.

Site 24 is currently designated Estate Residential and is proposed to be designated Commercial. Implementation of Site 24 would be consistent with General Plan Policy LU-11, which supports the development of neighborhood serving commercial uses adjacent to residential areas. Implementation of Site 24 would also be consistent with General Plan Focused Goal 2-2 by allowing for a balance between the numbers and types of workers residing in the City and opportunities for employment in Elk Grove. Application of General Plan Urban Design Land Use Policies LU-35 and LU-36 would lessen the potential for adverse impacts to neighborhood character by requiring the project to comply with the City's Non-Residential Design Guidelines and Sign Regulations.

Site 40 is currently designated Low Density Residential and is proposed to be designated Commercial. Implementation of Site 40 would be consistent with General Plan Focused Goal 2-2 by allowing for a balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the City. Application of Urban Design Policies LU-35 and LU-36 would lessen any potential impacts associated with the appearance of the proposed commercial use by requiring the project to comply with the City's Non-Residential Design Guidelines and Sign Regulations.

Site 41 is currently designated Office/Multi-family and is proposed to be designated Commercial/Office/Multi-family. Implementation of Site 41 would allow for additional lands to be utilized for commercial, office, and/or multi-family uses thereby increasing the amount of land available for commercial uses citywide. This would be consistent with General Plan Focused Goal 2-1 which encourages creation of a business community that includes a diversity of office uses, locally oriented and regionally oriented retail services, and a diversity of residential types. Implementation of Site 41 would also be consistent with General Plan Focused Goal 2-2 by allowing for a balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the City. Application of Urban Design Policies LU-35 and LU-36 would lessen any potential impacts associated with the appearance of the proposed

4.1 LAND USE

commercial use by requiring the project to comply with the City's Non-Residential Design Guidelines and Sign Regulations.

Sites 21 and 29 are currently designated Rural Residential and are proposed to be designated Low Density Residential. Implementation of Sites 21 and 29 would not be consistent with the goals and policies of the General Plan that apply to the Sheldon area by allowing development of residential lots smaller than two acres in size. Implementation of the proposed GPA for these sites would also be inconsistent with the General Plan Vision Map, which designates the sites for rural residential uses with minimum 2-acre lot sizes. A General Plan Vision Statement recognizes the value of the rural portions of Elk Grove, including the Sheldon area, and calls for preservation of the area as a reminder of Elk Grove's past predominantly rural character. The Sheldon area is recognized as an area with a rural lifestyle, typified by homes on lots generally two acres in size or larger. Implementation of Sites 21 and 29 would be inconsistent with General Plan Policy LU-18, which calls for land uses in the Sheldon area to be consistent with the community's rural character by introducing a density of up to seven dwelling units per acre.

Implementation of Sites 21 and 29 would also be inconsistent with General Plan Policy PF-10 by constructing "trunk" or service lines in the rural residential area. This policy states that the City shall strongly discourage the extension of sewer service into any area designated for Rural Residential land uses. Policy PF-10 further states that sewers shall not be used to accommodate lot sizes smaller than two acres in the Rural Residential area and lot sizes shall be large enough to accommodate septic systems. The introduction of "trunk" or service lines into rural Elk Grove could be considered growth inducing because it would introduce public sewer and infrastructure into an area currently without these services and not projected to become urban. This is considered a **significant** impact. See Section 7.0, Long-Term Implications, for further discussion. Potential environmental impacts, such as traffic, noise, and air quality, associated with the land uses proposed with this GPA are discussed in the relevant sections of this SEIR.

East Elk Grove Specific Plan

The applicant is requesting a land use designation for Site 24 that would deviate from the land use approved with the EEGSP. Section 10.3, Amendment Procedures, of the EEGSP outlines the procedures to be taken when considering an amendment to the Specific Plan. As stated in the EEGSP, applications shall conform to the requirements set forth in the Specific Plan Ordinance and Procedures and Preparation Guide, Chapter 21.14 of the City Code. Amendments to the Specific Plan would require City Council approval. The proposed GPA includes a request for an amendment to the Specific Plan for Site 24. This amendment would be processed consistent with the procedures outlines in City Code Section 21.14 and, therefore, potential impacts associated with consistency with the EEGSP would be **less than significant**.

Adverse impacts to traffic, noise, and air quality that may result from a more intense land use designation for Site 24 are analyzed in the appropriate sections of this Draft SEIR.

Sunset Sky ranch Airport Comprehensive Land Use Plan Safety Hazard Areas

The ALUC established three safety zones for the Sunset Sky ranch Airport – the Clear Zone, the Approach/Departure Zone, and the Overflight Zone. The only safety zone not compatible with single-family land uses is the Clear Zone. However, the Clear Zone that is closest to the City is on the opposite side of Grant Line Road outside the City limits. As stated previously, none of the project sites are located within any of the three safety zones. Potential land use conflicts associated with the Sunset Sky ranch Airport CLUP are considered **less than significant**.

Mitigation Measures

None available. The goals, policies, and action items associated with the various General Plan Elements would serve to reduce land use impacts associated with revising the land use designations for the project sites. However, this impact is considered **significant and unavoidable** for Sites 21 and 29 in regards to inconsistency with the General Plan Vision Map, General Plan Vision statement for the Sheldon area, and General Plan Policies LU-18 and PF-10.

Land Use Conflicts

Impact 4.1.2 Implementation of the proposed General Plan would create conflicts with other land uses within the City. This is considered a **less than significant** impact.

Implementation of the proposed General Plan Amendment would change the land use designations for several sites that may result in land use conflicts. Implementation of the proposed General Plan Amendment would not create land use conflicts between land use designations within the City of Elk Grove. Proposed land use designations would not be in conflict with any adjacent land use (e.g., residential uses would not be located near any hazardous use) as discussed for each site below.

Site A is currently designated Public Open Space/Recreation and is proposed to be designated High Density Residential. The existing zoning of the site is Multi-family Residential. The site is surrounded by residential uses on three sides. A transmission line corridor traverses the southeastern portion of the site and an electrical substation is located on the adjacent site to the east. The City's Design Guidelines for Multi-Family Development regulate the building mass and scale of any proposed multi-family buildings and include open space and other site layout requirements that would apply to future development of the site. The Design Guidelines for Multi-Family development and Zoning Code requirements for high density residential developments would lessen potential land use conflicts associated with implementation of site A.

Site 4 is currently designated Low Density Residential and is proposed to be designated Commercial. As stated previously, Site 4 is bordered by Bruceville Road to the west, existing commercial and retail development to the north and south, and existing residences to the east. The City's Non-Residential Design Guidelines contain requirements for buffering and landscaping to be incorporated into commercial projects located adjacent to land designated for residential use. The City Design Guidelines for Non-Residential development and Zoning Code requirements for commercial developments would lessen potential land use conflicts associated with implementation of Site 4.

Site 5 is currently designated Low Density Residential and is proposed to be designated Commercial/Office/Multi-family. Site 5 is located adjacent to Bruceville Road, south and east of an existing multi-family development, and north of Site 41. The City's Design Guidelines for Multi-Family Development regulate the building mass and scale of any proposed multi-family buildings and include open space and other site layout requirements that would apply to future development of the site. The Design Guidelines for Non-Residential and Multi-family developments and Zoning Code requirements for commercial developments would lessen potential land use conflicts associated with implementation of Site 5.

Site 24 is currently designated Estate Residential and is proposed to be designated Commercial. The site is bordered by residential uses to the north and west and commercial uses to the south

4.1 LAND USE

and southeast. The Elk Grove Triangle Area is located east of the site. The "Triangle" is bounded by Bond Road on the north, Grant Line Road on the east, and Bradshaw Road on the west. The Triangle Area comprehensive plan calls for the establishment of land use and development standards that retain the rural character of the area and allow for residential and some commercial development. The City Design Guidelines for Non-Residential development and Zoning Code requirements for commercial developments would lessen potential land use conflicts associated with implementation of Site 24.

Site 40 is currently designated Low Density Residential and is proposed to be designated Commercial. Site 40 is located north of Bond Road, between two commercial developments. The City Design Guidelines for Non-Residential development and Zoning Code requirements for commercial developments would lessen potential land use conflicts associated with implementation of Site 40.

Site 41 is currently designated Low Density Residential and is proposed to be designated Commercial. This site is located adjacent to two arterial roadways, existing residential uses to the west, existing commercial development to east, and Site 5 to the north. The City Design Guidelines for Non-Residential development and Zoning Code requirements for commercial developments would lessen any potential land use conflicts associated with implementation of Site 41.

Sites 21 and 29 are currently designated Rural Residential and are proposed to be designated Low Density Residential. The sites are bordered by rural residential uses on all sides. Implementation of the proposed GPA would increase the density of residential development allowed at the sites, however, placement of one single-family residential development adjacent to another single-family residential development would not constitute a land use conflict. The City's Residential Design Guidelines would regulate the design of any future development of the sites.

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 General Plan Amendment would change the current General Plan land use designation for the project sites. The entire City of Elk Grove 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 (see Section 4.0, Introduction to the Environmental Analysis and Assumptions Used, regarding cumulative setting conditions). In particular, this cumulative development scenario would increase development in Elk Grove, and would provide additional housing, employment, shopping, and recreational opportunities.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Increased Development

Impact 4.1.3 Development of the General Plan Alternative sites in addition to other reasonably foreseeable projects in the region would change the land use patterns and result in conversion to residential and commercial/office and would result in land use development in excess of that allowed under the General Plan. This impact would be **cumulative significant**.

Development of proposed and approved projects in the Elk Grove area would result in urbanization of the area from an increase in 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.

With the exception of Sites 21 and 29, this development would also occur adjacent to existing development and would not result in a new isolated development inconsistent with current land use patterns. In addition, the natural setting of the area would be changed as a result of the proposed project; this change is planned for and supported by the General Plan, with the exception of Sites 21 and 29.

Implementation of the proposed project would result in changes to existing development patterns on the project sites. While the implementation of the project would introduce residential and additional commercial land uses and would result in the removal of open space, it would be developed generally consistently with the land uses designated for the sites in the relevant planning documents, with the exception of Sites 21 and 29. Implementation of Site 21 and 29 would be inconsistent with the General Plan Vision Map, Vision Statement for the Sheldon Area, and General Plan Policies LU-18 and PF-10 because it would increase development in an area designated for rural residential uses. Therefore, this impact is considered **significant and unavoidable**.

The environmental effects of the development have been addressed in this EIR for project and cumulative conditions. The environmental effects of development of the project sites and regional development are addressed in the technical sections of this EIR (Sections 4.2 through 4.7).

Mitigation Measure

None available. The goals, policies, and action items associated with the various General Plan Elements would serve to reduce land use impacts associated with revising the land use designations for the project sites. However, this impact is considered **significant and unavoidable** for Sites 21 and 29 in regards to inconsistency with the General Plan.

Land Use Conflicts

Impact 4.1.4 The General Plan Amendment project in addition to other reasonably foreseeable development within Elk Grove could result in land use conflicts. However, this is a **less than significant** impact under cumulative conditions.

Development of the proposed and approved projects in Elk Grove, as well as projects allowed under the General Plan, has the potential to create land use conflicts with existing uses, such as

4.1 LAND USE

low-density residential uses and active agricultural or heavy industrial areas. Refer to the discussion under Impact 4.1.2 concerning potential land use conflicts at each of the project sites. Generally, land use conflicts would be related to noise, traffic, air quality, and hazards/human health and safety issues, which are discussed in the relevant sections of this document. Land use conflicts are site-specific and project development would not result in a cumulative impact; therefore, this impact would be **less than significant**.

Mitigation Measure

None required.

REFERENCES

City of Elk Grove Development Services. 2003. *City of Elk Grove General Plan*. Elk Grove, CA.

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