

The proposed City of Elk Grove General Plan would replace the existing General Plan that was originally adopted from Sacramento County upon incorporation in July 2000. The update is intended to address current and projected environmental and socioeconomic conditions of the Elk Grove Planning Area, as well as reflect local issues and policy direction of the Elk Grove City Council.

The following is the Environmental Impact Report (EIR) project description of the proposed City of Elk Grove General Plan, consistent with the requirements of CEQA Guidelines Section 15124.

3.1 LOCAL AND REGIONAL SETTING

The City of Elk Grove Planning Area (Planning Area) consists of approximately 146 square miles (93,560 acres) in the southern portion of Sacramento County (see **Figure 3.0-1**). Urban land uses in the Planning Area generally consist of residential, commercial, office, recreational and public uses within and adjacent to the City of Elk Grove. The existing City of Elk Grove General Plan and Zoning Code, adopted from Sacramento County upon incorporation in July 2000, currently guide the land uses in the Planning Area. The reader is referred to Section 4.1 (Land Use) for a description of land use and applicable land use plans in the City of Elk Grove Planning Area.

Natural features in the Planning Area include the Stone Lakes National Wildlife Refuge, the Cosumnes River, the Sacramento River and associated tributaries (e.g., Deer Creek, Morrison Creek, and Laguna Creek), and vegetation communities consisting of valley oak woodland, annual grassland, valley foothill riparian, and agricultural lands. The reader is referred to Section 4.1 (Agriculture) for information regarding agricultural resources in the Planning Area, and Section 4.10 (Biological Resources) for information regarding biological resources in the Planning Area.

BACKGROUND OF PLANNING ACTIVITIES ASSOCIATED WITH ELK GROVE

City of Elk Grove General Plan

Upon incorporation in July 2000, the City of Elk Grove adopted the Sacramento County General Plan and corresponding land use map. However, this General Plan served as the guiding policy document for Sacramento County and was not specific to the Elk Grove area. The land use map also focused on the needs of the County, rather than the specific needs of the City of Elk Grove (see **Figure 3.0-2**). Since incorporation, the following amendments to the existing General Plan have been adopted:

- Juarros Medical Building (6/13/01)
- Lent Ranch Special Planning Area (6/27/01)
- Elk Grove Auto Mall Expansion Phase II (4/10/02)
- Bell South Commercial (5/1/02)
- AMB/BTS Walgreens (5/1/02)
- Elk Grove Landing (7/17/02)
- Poppy Ridge Plaza (8/21/02)
- Bond Rd. Infill/Marketplace 99 Phase II (9/18/02)

Elk Grove and Laguna Community Plans

Prior to the incorporation of the City of Elk Grove in July 2000, two major planning documents were adopted by Sacramento County to guide development specifically in the Elk Grove area – the Elk Grove Community Plan and the Laguna Community Plan. The Sacramento County Board of Supervisors adopted both plans in 1978.

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The Elk Grove Community Plan was prepared to serve as a guide for the future growth and development of the Elk Grove area (see **Figure 3.0-3**). The plan included community goals and objectives, development policies, and a recommended pattern of future land uses based on community attitudes and aspirations.

The Laguna Community Plan, which covered the area currently known as Laguna West, and areas east to State Route 99, provided a policy framework for conservation and development within the Laguna community (see **Figure 3.0-4**). The plan was necessary in order to understand the Laguna area as a natural and cultural system, with urban, agricultural and open space uses occupying neighboring lands.

Current Development Proposals Potentially Affecting the City Of Elk Grove Planning Area

Within the City limits of Elk Grove, there are a few major planning activities currently underway by the City: the Elk Grove Triangle Comprehensive Plan, the Trails Master Plan, and the SOI and annexation application that has been submitted to the Local Agency Formation Commission (LAFCO).

The Elk Grove Triangle, located in the eastern rural portion of the City with boundaries of Bond Road, Bradshaw Road, and Grant Line Road, has undergone an extensive planning process with the formation of a Comprehensive Plan. This plan provides guidance for the implementation of the General Plan that calls for a mix of residential uses on lots of 1, 2, 5, and 10 acres in size in that area, but has since been determined to locate one acre lots in the area instead of the mixture of lot sizes. Since this area is located along the eastern boundary of the City at Grant Line Road, development of this area could potentially affect the development potential of areas just outside the City limits and within the Planning Area.

A Trails Committee has been created to coordinate with the Elk Grove Community Services District to provide for a comprehensive use of trails within the City of Elk Grove, and the potential for the linkage to trails outside of the City. The responsibilities of the Trails Committee are as follows:

- Coordinate with staff regarding the linkage with the Community Services District master trails plan and new construction proposed to provide trails, bicycle, pedestrian and equestrian alternatives within the City of Elk Grove;
- Provide input on the circulation element of the General Plan;
- Receive information from developers on new projects; and
- Provide advice to the City Council regarding a vision of trails – bicycle, pedestrian, equestrian – in the City of Elk Grove, through the committee's eyes.

An application has been submitted to LAFCO for a sphere of influence and annexation of the Laguna West area as part of the City of Elk Grove (see **Figure 3.0-5**). There are three sphere of influence areas that will remain agricultural. The Laguna West area will remain as previously designated by Sacramento County for residential, commercial, office, and other land uses. This annexation will add housing, employment, offices, and commercial and industrial uses to the City of Elk Grove.

Figure 3.0-1 Location Map 11x17

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Figure 3.0-2 Sacramento County General Plan 11x17

Figure 3.0-3 Elk Grove Community Plan B&W 8.5x11

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Figure 3.0-4 B&W 8.5x11

3.0-5 8.5x11 b/w

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In addition to the developments within the City limits, there are major developments occurring or in process within the Planning Area of the unincorporated area of Sacramento County that could potentially affect the Elk Grove area. For a description of each of these major developments, please refer to Section 4.0 (Introduction to the Environmental Analysis and Assumptions Used).

3.2 PROPOSED CITY OF ELK GROVE GENERAL PLAN

As a result of incorporation in July 2000 and pursuant to California Government Code 65300, the City of Elk Grove must formulate and adopt a new General Plan that will act as the official policy statement of the City and guide public and private development within the City in a manner which maximizes the social and economic benefit for all citizens. In addition, the proposed City of Elk Grove General Plan will provide policy direction that will guide the land use development within the City, as well as the preservation of existing natural resources.

CITY OF ELK GROVE GENERAL PLAN GUIDING AND FOCUSED GOALS

Section 1 (Vision) and Section 3 (Goals) of the proposed City of Elk Grove General Plan identifies the following goals associated with the general intent of the Plan:

Guiding Goal 1: A High Quality of Life for All Residents.

- Focused Goal 1-1: A safe community, free from manmade and natural hazards.
- Focused Goal 1-2: Outdoor recreation opportunities for all residents.
- Focused Goal 1-3: A balanced and efficient transportation system.
- Focused Goal 1-4: High quality public facilities and services.
- Focused Goal 1-5: Excellence in the design of new development.
- Focused Goal 1-6: Safe and affordable housing for all persons.
- Focused Goal 1-7: Active and passive park facilities and recreation programs that satisfy the leisure time and recreation needs of all residents.
- Focused Goal 1-8: Creation and maintenance of a strong, positive community image for Elk Grove.
- Focused Goal 1-9: A pattern of land use which enhances the community character of Elk Grove, provides employment and shopping opportunities to serve residents and the region, provides for use of transit, and protects Elk Grove's unique historical and natural features.

Guiding Goal 2: Diversified Economic Base.

- Focused Goal 2-1: A business community which includes a diversity of industrial and office uses, locally and regionally oriented retail and services, and a diversity of residential types.
- Focused Goal 2-2: A balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the City.

- Focused Goal 2-3: A positive environment for business retention and expansion.
- Focused Goal 2-4: A desirable place to establish a business, particularly major employment-generating uses.
- Focused Goal 2-5: A current and comprehensive economic development plan outlining the City's strategy to strengthen the local economy.
- Focused Goal 2-6: A balanced municipal budget which will allow the City to provide a high level of service to all residents and businesses.

Guiding Goal 3: Protection of the Natural Environment.

- Focused Goal 3-1: Development which recognizes environmental constraints and is designed and operated to minimize impacts on the environment.
- Focused Goal 3-2: Open space lands that provide for agricultural use and habitat for native species.
- Focused Goal 3-3: Natural resources managed and protected for the use and enjoyment of current and future generations.
- Focused Goal 3-4: Preservation and enhancement of Elk Grove's natural areas, in particular the areas within the floodplain of the Cosumnes River.

Guiding Goal 4: Preservation and Enhancement of Elk Grove's Unique Historic and Natural Features.

- Focused Goal 4-1: Preservation and enhancement of Elk Grove's historic structures and districts.
- Focused Goal 4-2: Preservation of the large oak and other tree species which are an important part of the City's historic and aesthetic character.

Guiding Goal 5: Preservation of the Rural Character of Elk Grove.

- Focused Goal 5-1: Retention of those areas identified for 2-acre and larger lots on the Land Use Map as a rural area through land use and infrastructure controls.
- Focused Goal 5-2: Maintenance of those features that provide the character of Elk Grove's rural areas, including; oak trees, narrow local roadways, animal keeping and raising, equestrians, agriculture, and limited commercial opportunities.

Housing Goals

- Housing Goal 1: Provide adequate sites, including land suitable for multifamily rental housing, manufactured housing, mobilehomes, housing for agricultural employees, emergency shelters, and transitional housing, to accommodate the City's share of regional housing needs through appropriate zoning and development standards.

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- Housing Goal 2: Assist in the development and provision of adequate housing stock to meet the needs of very low, low, and moderate-income households and special needs groups.
- Housing Goal 3: Identify and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and special needs groups.
- Housing Goal 4: Conserve and improve the condition of existing affordable housing stock.
- Housing Goal 5: Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Housing Goal 6: Preserve assisted (subsidized) housing developments for lower income households.

COMPONENTS OF THE CITY OF ELK GROVE GENERAL PLAN

Proposed General Plan Land Use Policy Map

The proposed General Plan Land Use Policy Map is a detailed land use plan for the City of Elk Grove (**Figure 3.0-6**). This proposed land use policy map is different from the existing General Plan map in two ways. First, the proposed map is parcel-specific, meaning that each parcel in the City has its own General Plan land use designation. Second, the map designates "Policy Areas," that have been created to reflect existing and pending major project approvals (i.e. Specific Plan areas), or reflect the need for more detailed land use planning at a future date.

Land Use Policy Map for the Planning Area

The Planning Area was defined during the application process to the Sacramento County Local Agency Formation Commission (LAFCO) for a Sphere of Influence (see **Figure 3.0-5**). The Planning Area represents what the City envisions may be ultimately included as a Sphere of Influence or within the incorporated City limits. The City does not have land use authority in this area; Sacramento County is the land use policy maker in this area. Therefore, the land uses have been shown at a conceptual level only and are the City of Elk Grove's vision of land uses in this area. The land uses are intended as advisory only and to be considered by the County of Sacramento in its review and approval of development projects and other matters in this area.

This conceptual vision can be seen in the "Urban Study Areas" that were designated as part of a conceptual land use map (see **Figure 3.0-7**). These areas are identified as potential future incorporation areas, but are not designated with any specific land uses. These areas are only intended for possible future consideration of urban development.

General Plan Document

The organization of the General Plan is broken into three volumes: the Background Report, the General Plan Policy Document, and this Environmental Impact Report (EIR). These three volumes combine to form the entire General Plan.

Figure 3.0-6: 11 x 17 color

3.0-7 11 x17

The proposed City of Elk Grove General Plan Policy Document is divided into ten elements, which consist of Land Use, Circulation, Housing, Economic Development, Public Facilities and Finance, Historic Resources, Parks, Trails, and Open Space, Safety, Noise, and Conservation and Air Quality. These elements are briefly described below.

Land Use

This Element provides City policies for the use and development of land for public and private uses. It defines land use categories and includes the Land Use Policy Map, which illustrates the City's land use policies.

Circulation

This Element provides City policies for all types of transportation in Elk Grove: vehicles (auto and truck), light and heavy rail, public transit, bicycling, pedestrian, and air. The Circulation Element includes master plans for roadways, bicycle transit, and other transit modes, and defines the level of service (or level of congestion) that the City will seek to maintain on roadways. This Element also provides a circulation diagram.

Housing

This Element provides the City's policies and programs related to providing safe and affordable housing for all of the City's current and future residents. The Element also identifies special needs groups and other state-mandated topics.

Economic Development

This Element provides City policy on the creation of a more vibrant, diverse economy in Elk Grove, including the creation of new jobs and commercial opportunities.

Public Facilities and Finance

This Element addresses a variety of public facilities – generally, the “infrastructure” which is needed to support existing and future development (water, sewer, parks, schools, etc.). This Element also addresses how those public facilities provided by the City will be financed.

Historic Resources

This Element addresses how the City will preserve and enhance the many historic and archaeological resources that exist in Old Town Elk Grove and other portions of the community.

Parks, Trails, and Open Space

Although the City does not provide park and recreation services, this Element describes the policies the City will implement to cooperate with the Elk Grove Community Services District (CSD) to ensure that park and recreation facilities are available, and to ensure that the City's vision for trails and open space is considered by agencies outside the City limits.

Safety

This Element provides City policy for ensuring the protection of public safety. Potential public safety issues concern the release of toxic chemicals, flooding, seismic activity, and traffic

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accidents at railroad crossings. This Element establishes risk thresholds and policies that address potential safety hazards.

Noise

This Element defines acceptable noise levels in different areas of the City (residential, office, industrial, etc.) and how those levels will be achieved.

Conservation and Air Quality

This Element addresses the conservation of limited resources, including land, energy, etc., as well as measures the City will implement to help improve air quality in Elk Grove and the surrounding region.

3.3 SUBSEQUENT ACTIVITIES AND DEVELOPMENT IN THE CITY OF ELK GROVE GENERAL PLAN AREA

After the adoption of the proposed General Plan by the City Council, all subsequent activities and development within the City, will be subject to the policies set forth in the new plan. Some of the activities include residential developments that would be subject to tentative map and design review approval. All commercial, office, and industrial uses would be subject to tentative map, design review, and use permit approval. Other public activities, such as public uses including schools and parks, roadway improvements, and infrastructure including drainage, sewer, and water, are required to coordinate with Elk Grove Planning to implement the policies set forth in the new plan.

3.4 REGULATORY REQUIREMENTS, PERMITS AND APPROVALS

This EIR may be used for the following direct and indirect actions regarding the Planning Area:

CITY OF ELK GROVE

The City of Elk Grove General Plan will be presented to the City of Elk Grove Planning Commission for comment, review and recommendations. The City of Elk Grove City Council, as the City's legislative body, is the approving authority for the City of Elk Grove General Plan. As part of the Plan's approval, the City Council will take the following actions:

- Certification of the City of Elk Grove General Plan EIR.
- Adoption of required findings for the above actions, including required findings under the CEQA Guidelines, Sections 15090, 15091 and 15093.
- Adoption of the City of Elk Grove General Plan.
- Adoption of a Mitigation Monitoring and Reporting Program (MMRP).

Subsequent actions that may be taken by the City regarding the project include, but are not limited to, the following:

- Amendment of the City of Elk Grove Zoning Maps for properties within the City so that the City zoning maps and the City of Elk Grove General Plan land use policy map are consistent.

- Implementation of financing programs or fee programs for public facilities.
- Approval of subsequent development applications.
- Approval of subsequent public facility and roadway improvement projects.
- Additional land use studies and/or planning.

OTHER GOVERNMENTAL AGENCY APPROVALS

Additional subsequent approvals and permits that may be required from local, regional, state and federal agencies include, but are not limited to, the following:

- Sacramento County Local Agency Formation Commission approval of service areas or spheres of influences for service districts.
- Sacramento Metropolitan Air Pollution Control District approval of dust control plans and other permits for subsequent projects.
- Caltrans approval of improvements and/or funding for future improvements on Interstate 5 or State Route 99.
- Extension of service and/or expansion of infrastructure facilities by area service districts (Elk Grove Water Works, Sacramento Metropolitan Utility District, Pacific Gas & Electric, Elk Grove Community Services District, County Sanitation District -1, Sacramento Metropolitan Fire District, Elk Grove Unified School District).
- California Department of Fish and Game approval of potential future streambed alteration agreements, pursuant to the Fish and Game Code. Approval of any future potential take of state listed wildlife and plant species covered under the California Endangered Species Act.
- Central Valley Regional Water Quality Control Board (RWQCB) approval of any activity impacting Planning Area water features, pursuant to the Clean Water Act and RWQCB standards.
- U.S Army Corps of Engineers approval of any future wetland fill activities, pursuant to the Clean Water Act.
- U.S. Fish and Wildlife Service approvals involving any future potential take of federally listed wildlife and plant species and their habitats covered under the Federal Endangered Species Act.