Land Use Element
Land Use is often considered the “heart” of the General Plan. The statement of future land uses describes how the City believes it should develop in the future—where housing, shopping, open space, and other uses should occur. The Land Use Policy Map, therefore, shows the Elk Grove which its residents, businesses, and decision-makers wish to achieve.

Where open land exists in Elk Grove (as described in the Background Report), the Land Use Policy Map describes what type of new land uses are desired—or whether existing open lands will be retained for agriculture, habitat, or other uses. In some areas, the Land Use Policy Map shows future uses, which differ from the existing land uses; in these areas, the General Plan foresees change and a transition to new land uses.

LAND USE POLICY AREAS

This General Plan establishes several “Land Use Policy Areas,” which have been designated to reflect existing and pending major project approvals, or to reflect the need for more detailed land use planning at a future date. The following policy areas are discussed in this Element:

• East Franklin
• East Elk Grove
• Laguna Ridge
• Old Town Elk Grove
• South Pointe
• Southeast Area

Please refer to the sections of this Element for each Policy Area for further information.

ESTATE AND RURAL RESIDENTIAL AREAS/RURAL “SHELDON” AREA

The “Sheldon” area in the eastern portion of Elk Grove is recognized as an area with unique characteristics—the “rural lifestyle” of this area, typified by homes on lots generally two acres in size and larger, is recognized in the Vision Statement of this General Plan as a major community asset to be preserved and protected from urban encroachment. This Element contains policies, which are intended to preserve and enhance the character of this area.

OLD TOWN ELK GROVE

Old Town Elk Grove represents a significant resource of local and national importance—Old Town is listed on the National Register of Historic Places as an excellent example of a 19th Century California town. This Element contains policies intended to increase the protection given to the historic buildings in Old Town (both inside and outside of the current Old Town Elk Grove Special Planning Area) and elsewhere in the city.
EAST ELK GROVE

The East Elk Grove Specific Plan was adopted by the County of Sacramento prior to incorporation, and had begun development before Elk Grove became a city. The East Elk Grove Specific Plan is designated as a Policy Area by this General Plan, with the intent of ensuring that the Specific Plan remains consistent with the General Plan.

EAST FRANKLIN

Adopted in May 2000, prior to the incorporation of Elk Grove, the East Franklin Specific Plan covers a large portion of the city’s growth area, and will ultimately include more than 10,000 homes. This Element designates the East Franklin area as a Policy Area, and envisions the implementation of the East Franklin Specific Plan to achieve the City’s land use goals in this area.

LAGUNA RIDGE

The Laguna Ridge area is addressed in detail in the Laguna Ridge Specific Plan. This General Plan designates the Laguna Ridge area with specific land use categories, and requires that the Specific Plan be used to implement this General Plan’s policies for the area. The Laguna Ridge Specific Plan is designated as a Policy Area by this General Plan, with the intent of ensuring that the Specific Plan implements the General Plan.

SOUTHEAST AREA

The Southeast Area is generally located south of the “Laguna Ridge” area, and remains (as of 2004) the last large, unplanned portion of Elk Grove’s growing southwest quarter. This General Plan designates the Southeast Area as a Policy Area, and requires further detailed planning at a future date.

SOUTH POINTE

Planning for this area in the south central portion of Elk Grove was begun prior to the City’s incorporation. The overall concept for this area is the development of a primarily residential area with public park uses as well. Specific policies dealing with this project are included in this Element. This General Plan designates the South Pointe area as a Policy Area.

URBAN STUDY AREAS

Located outside the current city limits, these areas (south of Kammerer Road and Grant Line Road) are envisioned by this General Plan as areas in which future study should be done in order to determine the extent to which urban growth should occur and in what form growth should be permitted. These areas are, as of this Plan’s adoption, within the jurisdiction of the County of Sacramento.
TRAILS AND OPEN SPACE

Trails and open space are an important part of the overall pattern of land uses in Elk Grove, providing aesthetically pleasing and functional aspects to the community’s residential and commercial areas.

Policies related to trails and open space are contained in the Parks, Trails, and Open Space Element of this General Plan.

SPHERE OF INFLUENCE AND ANNEXATION

This General Plan provides land use planning for the city and a larger Planning Area. The Planning Area is intended to be an area in which the City has an interest in guiding land use decisions by the County of Sacramento, and is envisioned as the area into which the incorporated city boundaries may eventually expand.

LAND USE CONSTRAINTS: SAFETY, NOISE, FLOODING, AND OTHER ISSUES

The Land Use Policy Map included in this Element is not intended to show—and does not show—all constraints which may affect the ability of any particular parcel of land to be developed. Many constraints, such as safety issues, sensitive biological resources, noise, flooding, easements held by others, etc., may make development of land for some uses unsuitable or financially less feasible.

Please see the Noise and Safety Elements for policies related to noise, flooding, and other safety issues.

Many factors can affect the development potential of property. Persons wishing to determine the development potential of property in Elk Grove should consult the various Elements of this General Plan, the General Plan Background Report, the General Plan EIR, and other sources of information, such as updated flood maps, biological maps, easements, and the like.

URBAN DESIGN

“Urban design” generally refers to the design of public and private buildings and spaces; it is urban design which gives rise to the “look” of a community. The City of Elk Grove recognizes that the public’s interest is served by ensuring that new development in the city is of a high level of quality, and adheres to basic levels of design and quality.

AREAS SUBJECT TO FLOODING

Portions of Elk Grove as identified in the General Plan Background Report are subject to flooding. The Conservation and Safety elements of this General Plan include policies that address the use of land subject to flooding.
INTERAGENCY COOPERATION

Interagency cooperation is of critical importance in Elk Grove, where several outside agencies are responsible for providing critical public services such as water, sewer, flood control, fire protection, and parks. This Element contains policies that state the City’s desire to maintain strong working relationships with these agencies to ensure the efficient provision of all services to the residents and businesses of Elk Grove.

The establishment of a Land Use Policy Map and its related policies is one of the most important functions of the General Plan, since the map and policies will determine the future land uses and character of the city. The Land Use Policies of the General Plan implement these Guiding and Focused Goals:

**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 1-3:** A balanced and efficient transportation system
- **Focused Goal 1-5:** Excellence in the design of new development
- **Focused Goal 1-6:** Safe and affordable housing for all persons
- **Focused Goal 1-8:** 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, which provides for use of transit, and which 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 office uses, locally oriented 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 2-4:** Creation of Elk Grove as a desired place to locate major employment-generating uses

**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 in proximity to Elk Grove which provide for agricultural use and habitat for native species
LU-1 The City of Elk Grove recognizes the value of using the City’s land use authority to regulate the use of land within the city, the uses which can take place upon lands in Elk Grove, the arrangement of public and private buildings, and the design of public and private development in order to create an attractive, vibrant community which fulfills the goals expressed in this General Plan.

LU-2 The City’s Land Use Policy Map (figure LU-1) illustrates the planned land uses for lands within Elk Grove and the Planning Area outside the city limits. The following land use categories and definitions shall be used in the assignment of zoning categories and in the review of proposed projects. (Note: The “Former GP Designation” reflects the land use designation(s) from the previous General Plan which most closely correspond to the designations used in this General Plan. This is provided for informational purposes only.)
## Land Use Element

### Commercial Land Uses

<table>
<thead>
<tr>
<th>Designation</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>Generally characterized by office, professional, and retail uses in any mix. Residential uses are not permitted. Former GP Designation: Commercial/Office</td>
</tr>
<tr>
<td>Office</td>
<td>Generally characterized by office and professional land uses; may include ancillary retail sales. No residential uses permitted. Former GP Designation: Commercial/Office</td>
</tr>
<tr>
<td>Office/Multi-Family</td>
<td>Generally characterized by office and professional land uses; may include ancillary retail sales. Also includes high density residential development. Former GP Designation: Commercial/Office</td>
</tr>
<tr>
<td>Commercial/Office</td>
<td>Generally characterized by office, professional, and retail uses in any mix. Residential uses are not permitted. Former GP Designation: Commercial/Office</td>
</tr>
<tr>
<td>Commercial/Office/Multi-Family</td>
<td>Generally characterized by office, professional, and retail uses in any mix. Also includes high density residential development. Former GP Designation: Commercial/Office</td>
</tr>
<tr>
<td>Light Industry</td>
<td>Generally characterized by industrial or manufacturing activities, which occur entirely within an enclosed building. Former GP Designation: Intensive Industrial</td>
</tr>
<tr>
<td>Heavy Industry</td>
<td>Generally characterized by industrial or manufacturing activities, which may occur inside or outside of an enclosed building. Former GP Designation: Extensive Industrial</td>
</tr>
</tbody>
</table>

### Public, Quasi-Public, and Open Space Land Uses

<table>
<thead>
<tr>
<th>Designation</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public/Quasi-Public</td>
<td>Includes lands owned by the City of Elk Grove, the Elk Grove Unified School District (with the exception of public schools), the Elk Grove Community Services District (with the exception of public parks), and other public agencies. Former GP Designation: Public and Quasi Public</td>
</tr>
<tr>
<td>Public Parks</td>
<td>Includes public parks owned by the Elk Grove Community Services District or other public agencies. Former GP Designation: Recreation</td>
</tr>
<tr>
<td>Public Open Space/Recreation</td>
<td>Includes lands owned by public entities which have been reserved for open space uses such as habitat mitigation, lakes, trails, golf courses, and similar uses. Former GP Designation: Recreation and Natural Reserve</td>
</tr>
<tr>
<td>Private Open Space/Recreation</td>
<td>Includes lands owned by private entities, which have been reserved for open space uses such as habitat mitigation, lakes, trails, golf courses, and similar uses. Included in this category are commercial recreation facilities principally oriented to outdoor uses. Former GP Designation: Recreation and Natural Reserve</td>
</tr>
<tr>
<td>Public Schools</td>
<td>Includes public schools or sites (K-12) owned and operated by the Elk Grove Unified School District or other public school districts. Former GP Designation: None</td>
</tr>
<tr>
<td>Institutional</td>
<td>Includes facilities such as hospitals, congregate care facilities, and the like. Former GP Designation: Public and Quasi Public</td>
</tr>
<tr>
<td>Private Streets</td>
<td>Used to designate existing private streets; locations of planned private streets are not shown on the General Plan Land Use Map. Former GP Designation: None</td>
</tr>
</tbody>
</table>
### Residential Land Uses

<table>
<thead>
<tr>
<th>Residential Land Use Designations</th>
<th>Dwelling Units Per Gross Acre</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential</td>
<td>0.1 - 0.5</td>
<td>Minimum lot size: 2 to 10 acres. Areas with minimum lot size greater than 10 acres are included in agricultural land use categories.</td>
</tr>
<tr>
<td>Estate Residential</td>
<td>0.51 - 4.0</td>
<td>Lot sizes range from ¼ acre to 2 acres</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>4.1+ - 7.0</td>
<td>Lot sizes vary, generally from approximately 6,000 to 10,000 SF</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>7.1+ - 15.0</td>
<td>May include small lot single family development or condo/townhome-type development</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>15.1+ - 30.0</td>
<td>May consist of apartments, condominiums, or clustered single family</td>
</tr>
</tbody>
</table>

### Agriculture

<table>
<thead>
<tr>
<th>Designation</th>
<th>Minimum Parcel Size (Gross Acres)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Agriculture</td>
<td>10 – 20</td>
<td>Residential uses permitted; one dwelling unit per parcel</td>
</tr>
<tr>
<td>General Agriculture</td>
<td>20+</td>
<td>This designation applies to areas outside the 2002 city limits only.</td>
</tr>
</tbody>
</table>

### Other Designations

<table>
<thead>
<tr>
<th>Designation</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban study area</td>
<td>Area is not planned for specific urban uses, but is subject to preparation of detailed land use feasibility planning and analysis (see Land Use Element text for further information)</td>
</tr>
<tr>
<td>Transit Oriented Development (TOD) Overlay</td>
<td>Area is identified for the integration of transit uses (such as train stations, transfer stations, transit hubs, park and ride facilities, etc.) with a mix of high density and intensity urban uses (e.g., commercial, office, residential) consistent with the underlying designation(s). The intent of this overlay designation is to identify that specific transit uses shall be incorporated into development consistent with the underlying base land use designation. No development activity shall preclude intended transit facilities. Corresponding right of way dedications shall be required with discretionary approvals as appropriate.</td>
</tr>
</tbody>
</table>

### LU-2-Action 1

Regularly update the Land Use Policy Map as development projects are approved to designate new roadways, schools, etc. for the uses shown in the “Public, Quasi-Public, and Open Space Land Uses” land use categories.

### LU-3

The following table illustrates the Zoning Districts, which implement the land use categories shown on the Land Use Policy Map of this General Plan.

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>AC, LC, GC, SC</td>
</tr>
<tr>
<td>Office</td>
<td>BP, MP</td>
</tr>
<tr>
<td>Office/Multi-Family</td>
<td>BP, MP, (MF) overlay</td>
</tr>
<tr>
<td>Commercial/Office</td>
<td>AC, LC, GC, SC, TC, C-O, BP, MP</td>
</tr>
<tr>
<td>Commercial/Office/Multi- Family</td>
<td>AC, LC, GC, SC</td>
</tr>
<tr>
<td>C-O, BP, MP, (MF) overlay</td>
<td></td>
</tr>
<tr>
<td>Light Industry</td>
<td>MP, LI</td>
</tr>
<tr>
<td>Heavy Industry</td>
<td>HI</td>
</tr>
<tr>
<td>Public and Quasi-Public</td>
<td>Any zoning district</td>
</tr>
<tr>
<td>Public Schools</td>
<td>Any agricultural, residential, or office zoning district; LC and C-O zoning districts</td>
</tr>
</tbody>
</table>
Land Use Element

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Parks</td>
<td>Any agricultural or residential zoning districts; O zoning district, LC, GC and C-O zoning districts</td>
</tr>
<tr>
<td>Public and Private Open Space/Recreation</td>
<td>O zoning district; any agricultural and residential zoning district; C-O zoning district</td>
</tr>
<tr>
<td>Institutional</td>
<td>AG-20 and AG-80 zoning districts; any residential zoning district; MP, BP, and LI zoning districts</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>AR-10, AR-5, AR-2</td>
</tr>
<tr>
<td>Estate Residential</td>
<td>AR-1, RD-1, RD-2, RD-3, RD-4</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>RD-4, RD-5, RD-6, RD-7</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>RD-10, RD-15</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>RD-20, RD-25, RD-30</td>
</tr>
<tr>
<td>Rural Agriculture</td>
<td>AR-10, AG-20</td>
</tr>
<tr>
<td>General Agriculture</td>
<td>AG-20, AG-80</td>
</tr>
<tr>
<td>Urban study area</td>
<td>AG zoning districts</td>
</tr>
<tr>
<td>Private Streets</td>
<td>Any zoning district</td>
</tr>
<tr>
<td>Transit Oriented Development (TOD Overlay)</td>
<td>Reference underlying land use designation for consistent Zoning Districts</td>
</tr>
</tbody>
</table>

* The “O” (Recreation) zone is a consistent zoning district in all land use categories.

The Zoning Map and all other land use approvals, including Specific Plans and Special Planning Areas, shall be consistent with the Land Use Policy Map of this General Plan.

**LU-3-Action 1** Amend the Elk Grove Zoning Code to add the Multi-Family Overlay District to implement the mixed use land use designations, and apply this zoning to lands so designated on the Land Use Policy Map.

**LU-3-Action 2** Not more than six months after the adoption of this General Plan initiate a Zoning Consistency Program to amend the Zoning Map to provide for conformance with the Land Use Policy Map.

**LU-3-Action 3** As part of the Zoning Consistency program noted in Action 1 above, make the following changes to the Elk Grove Zoning Code:

- Revise the list of permitted uses to allow multi-family development in LC, GC, and SC zones or their equivalent.
- Consider creating a Neighborhood Commercial zoning district to provide for a limited range of neighborhood-serving retail and service uses which exclude the following:
  - Drive-up or drive-through fast food restaurants (other types of drive-through uses, such as drug stores and ATM machines, may be considered)
  - Sale of alcoholic beverages for on-site or off-site consumption
  - Automotive service
- The Neighborhood Commercial zoning district may also provide for limited hours of operation for all uses to limit potential adverse effects on adjacent residential areas.
- Revise the list of permitted uses to limit multi-family density in the BP or equivalent zoning district to no more than 25 units per acre.
- Develop “mixed-use” or overlay zoning districts to implement the retail/multi-family and office/multi-family land use designations of the Land Use Policy Map.
- Add an RD-6 zoning district.
- Add a “PS” or similar zoning district to be applied to private streets.
Figure LU-1: Land Use Policy Map

Note: This figure is intended to be viewed in color. Some information may not display correctly in black and white.
• Add an “Institutional” or similar zoning district to be applied to schools, City property, and other public lands.
• Add performance standards to the Zoning Code related to issues such as radio interference, noise, vibration, smoke/dust, heat, and light/glare to reduce the potential for off-site impacts created by commercial and industrial land uses.

LU-4 All land use approvals, including, but not limited to:

• Zoning,
• Planning documents (such as Specific Plans and Special Planning Areas),
• Tentative Maps,
• Conditional Use Permits,
• Etc.,

shall be required to conform with the General Plan.

LU-5 Subsequent plans which implement the Land Use Policy Map may blend uses or residential densities as part of a master-planned project, provided that the overall development intensity shown on the Land Use Policy Map is not exceeded.

LU-6 Multi-family housing development should be located according to the general criteria.

Please also refer to the Conservation/Air Quality and Circulation elements for policies related to:

• Clustering of development to protect natural areas
• Encouraging location of intensive uses near transit facilities

LU-7 The City encourages disclosure of potential land use compatibility issues such as noise, dust, odors, etc., in order to provide potential purchasers with complete information to make informed decisions about purchasing property.

LU-7-Action 1 Within two years of the adoption of this General Plan, adopt an ordinance requiring the disclosure of potential nuisance issues. This ordinance shall include a requirement that the information disclosed be reviewed and approved by the City, and that the disclosure be included in the title to the property to ensure notification of all future purchasers.

LU-8 Develop a fiscally sound strategy to encourage a mix of uses that meet the City’s needs and provide sufficient tax base to maintain adequate community service levels. Development of new businesses expands the property tax base and increases sales tax both directly and indirectly. Ways to increase City revenues have
become increasingly important as a means to ensure adequate services levels and quality of life.

**LU-8-Action 1** Periodically study typical tax revenues generated by Elk Grove business types to determine the kinds of businesses that are fiscally advantageous to the City.

**LU-8-Action 2** Monitor the impact of City controlled taxes to establish the level of such taxes that will attract desired businesses and to maintain them in Elk Grove.

**LU-8-Action 3** Monitor revenues generated by different economic sectors on an ongoing basis.

**LU-8-Action 4** Continue to evaluate and promote the desirable maximum potential build-out in each of the City’s commercial and industrial areas.

**LU-8-Action 5** Monitor land use in each commercial area with the intention of assuring that departing businesses are replaced by new uses consistent with City goals.

**LU-9** Land uses in the vicinity of areas designated as “Heavy Industry” on the Land Use Policy Map should include transitions in intensity, buffers, or other methods to reduce potential impacts on residential uses. Buffers may include land designated for other uses, such as Light Industry, commercial, or open spaces.

**LU-10** The City should seek to designate sufficient land in all employment-generating categories to provide a minimum 1:1 correspondence between Elk Grove’s working population and jobs in categories matching their employment level.

**LU-10-Action 1** Review the Land Use Policy Map, employment information, developed employment-generating uses, and other pertinent information at least bi-annually to determine whether the Map should be amended to provide additional office, retail, or industrial uses.

**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.

**LAND USE POLICIES: AREAS OUTSIDE THE INCORPORATED AREA OF ELK GROVE**

**LU-12** The Land Use Policy Map for the Planning Area (Figure LU-2) provides conceptual land use policy for the area outside the current incorporated boundaries of Elk Grove. This policy is intended as a statement of the City’s long-term vision for this area; these lands remain under the jurisdiction of Sacramento County. Except where specifically indicated, the City’s land use policy for areas outside the city limits reflects the County of Sacramento’s land use policy as it existed on December 31, 2002.
LU-12-Action 1 Following the annexation of any area within the Planning Area to the City of Elk Grove, initiate any planning process necessary to implement the land uses shown in the Land Use Policy Map for the Planning Area.

LAND USE POLICIES: SPHERE OF INFLUENCE AND ANNEXATION

LU-13 The City will work with the Sacramento Local Agency Formation Commission to establish and update a Sphere of Influence, which reflects the City's near-term goals for potential additions to the corporate boundaries.

LU-14 The City shall apply the following policies to potential annexations:

- Annexations should conform to an orderly expansion of city boundaries within planned urban growth areas and provide for a contiguous development pattern.
- Annexations should include a comprehensive land use plan for the affected territory, including Pre-zoning and a plan for infrastructure financing and phasing;
- Annexations should:
  - Constitute fiscally sound additions to the existing City.
  - Be consistent with State law and Local Agency Formation Commission policies, standards and criteria.
  - Preserve neighborhood identities.
  - Ensure the provision of adequate municipal services.
  - Be consistent with General Plan and Community Plan land use policies.
  - Incorporate Smart Growth criteria for sustainable economic growth while maintaining environmental integrity, and providing for social equity.
  - Promote fiscally sound, efficient service boundaries.

LU-15 The City shall encourage annexations initiated by landowner/residents, which are consistent with the City’s policies.

LAND USE POLICIES: URBAN STUDY AREAS

LU-16 The areas designated in the Planning Area as “Urban Study Areas” are envisioned as areas in which urbanization to some extent could occur, generally in compliance with the following criteria:

- Development should be limited to areas outside of the 100-year floodplain.
- Development should take place in compliance with the goals and policies of this General Plan.
- Any study of potential land uses in these areas should be
accomplished in cooperation with the County of Sacramento, the Sacramento Local Agency Formation Commission, and other agencies and parties with ownership or jurisdiction of lands in and near the study area.

- Any study of land uses in these areas should be accompanied by an environmental evaluation of the potential impacts of development.
- Prior to the completion of land use studies, the City’s policy is that County of Sacramento land use designations in effect as of December 31, 2002, are retained.

**LU-16-Action 1** Work with the County of Sacramento to establish and implement a program to study the potential for these areas to support urban development.

**LU-17** Implement a comprehensive and city-wide strategy for the preservation of open space, habitat and agriculture, both inside and outside the City’s existing city limits.

Figure LU-2: Planning Area Land Use Concept

Note: This figure is intended to be viewed in color. Some information may not display correctly in black and white.
LU-17-Action 1  Within 90 days of the adoption of this General Plan, staff shall bring to the City Council for its consideration options available for the strategic funding, acquisition and management of land in and proximate to the City for the purposes of preserving open space, habitat and agriculture.

LAND USE POLICIES: ESTATE AND RURAL RESIDENTIAL AREAS

Please refer to the Conservation and Air Quality Element of this General Plan for policies related to clustering of development in Estate and Rural Residential areas.

Please refer to the Public Facilities and Finance Element of this General Plan for policies related to provision of sewer service in the Rural Residential area.

LAND USE POLICY AREA: RURAL “SHELDON” AREA

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.

LAND USE POLICY AREA: ELK GROVE TRIANGLE

LU-19  Land uses in the Elk Grove Triangle Policy Area shall consist primarily of residential uses on lots of 1 acres in size, with approximately 40 acres of commercial land uses intended to serve primarily local needs.

LU-19-Action 1  The City shall prepare a comprehensive plan for the Triangle Area to implement the General Plan’s land use policies for this area. The comprehensive plan may be prepared in any form which provides for the efficient and proper implementation of this policy.

LAND USE POLICY AREA: OLD TOWN ELK GROVE

LU-20  Land uses and development standards in and in the vicinity of the Old Town area of Elk Grove shall be designed to protect, improve, and promote the historical character of this portion of Elk Grove.

LU-20-Action 1  Amend and/or revise the Old Town Special Planning Area (SPA) to ensure that all of the following criteria are met:

- All of the parcels listed in the National Register as being “contributing parcels” to the federally designated Elk Grove Historic District shall be included in the Old Town SPA. The Old Town SPA shall exclude parcels which are not necessary to meet the above criteria and which contain existing land uses which are not historic and/or which have limited or no potential for contributing to the historic character of the Old Town SPA.
• Sufficient additional area to provide a continuous boundary which includes these parcels shall also be included.

• The Old Town SPA shall also include parcels necessary to provide logical boundaries, which meet the above criteria.

• The Old Town SPA shall include detailed development, architectural, and land use standards intended to assist in the protection and promotion of the historical character of the Old Town area.

• Permissible land uses in the Old Town SPA shall exclude uses that, in the judgment of the City, detract from the historic character of Old Town.

• The SPA should provide for coordination with the City’s overall economic development efforts to help maintain and improve the economic vitality of this area.

See also the Historic Resources Element of this General Plan for additional policies and actions related to historic resources in Old Town and elsewhere in Elk Grove.

LAND USE POLICY AREA: EAST ELK GROVE

LU-21 Land uses in the East Elk Grove Policy Area shall generally conform with the uses shown in Figure LU-3.

LU-22 Development in the East Elk Grove Policy Area shall take place in accordance with the East Elk Grove Specific Plan.

LU-23 The East Elk Grove Specific Plan and any related implementation plans (including, but not limited to, capital facilities plans, public facilities financing plans, etc.) shall be consistent with this General Plan and shall be used to implement the land use and other policies of this General Plan.
Figure LU-4: East Franklin Policy Area

Note: This figure is intended to be viewed in color. Some information may not display correctly in black and white.
LAND USE POLICY AREA:
EAST FRANKLIN

LU-24 Land uses in the East Franklin Policy Area shall generally conform with the uses shown in Figure LU-4, on the following page.

LU-25 The East Franklin Specific Plan shall designate a minimum of 64 net acres of land for development of high-density residential development.

LU-25-Action 1 Amend the East Franklin Specific Plan to conform with the requirements of this Policy.

LU-26 Development in the East Franklin Policy Area shall take place in accordance with the East Franklin Specific Plan.

LU-27 The East Franklin Specific Plan and any related implementation plans (including, but not limited to, capital facilities plans, public facilities financing plans, etc.) shall be consistent with this General Plan and shall be used to implement the land use and other policies of this General Plan.

Figure LU-5: Laguna Ridge Policy Area

Note: This figure is intended to be viewed in color. Some information may not display correctly in black and white.
LAND USE POLICY AREA: LAGUNA RIDGE

LU-28  Land uses in the Laguna Ridge Policy Area shall conform with the general layout of land uses shown in Figure LU-5.

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.

LU-30  Development in the Laguna Ridge Policy Area shall take place under the guidance of a Specific Plan which includes:

- Land use designations
- Development standards
- Infrastructure plans
- Financing plan
- Design guidelines and implementation

LU-31  The Laguna Ridge Specific Plan and any related implementation plans (including, but not limited to, capital facilities plans, public facilities financing plans, etc.) shall be consistent with this General Plan and shall be used to implement the land use and other policies of this General Plan.

LAND USE POLICY AREA: SOUTHEAST POLICY AREA

LU-32  Development in the Southeast Policy Area shall comply with the policies and provisions of the Southeast Policy Area Community Plan.

LAND USE POLICIES: SOUTH POINTE POLICY AREA

LU-33  The following general criteria shall apply to the South Pointe Policy Area as shown in Figures LU-1 and LU-6:

- Land uses in this area shall consist of a mix of low and medium density residential and multi-family residential development, along with supporting land uses such as parks and school.
- At least 5.5 percent (5.5%) of the total land area shall be designated high-density residential development.
- Development of this area shall take place through a comprehensive planning process.
LAND USE POLICIES: TRAILS AND OPEN SPACE

Please see the Parks, Open Space and Trails Element of this General Plan for information on trail policies and planned trails.

Open Space policies are contained in the Conservation and Air Quality; Parks, Open Space and Trails; and Safety elements of this General Plan.

LAND USE CONSTRAINTS: SAFETY, NOISE, FLOODING, AND OTHER ISSUES

LU-34 The Land Use Policy Map does not establish the development potential of properties within Elk Grove. Land uses which may occur on any given parcel or in any project shall also be based on physical constraints and other City policies.

LAND USE POLICIES: URBAN DESIGN

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.

LU-35-Action 1 Prepare and adopt Design Guidelines for residential and non-residential development.

LU-35-Action 2 The Design Guidelines shall include a provision to minimize the use of reflective materials in building design in order to reduce the potential impacts of daytime glare.

LU-35-Action 3 The Citywide Design Guidelines shall include provisions for the design of outdoor light fixtures to be directed/shielded downward and screened to avoid nighttime lighting spillover effects on adjacent land uses and nighttime sky glow conditions.

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 designated consistent with this policy.

LU-36-Action 1 Amend the City’s Sign Regulations to conform with this policy, adjusting maximum sign sizes, heights, etc.

LU-37 Require the construction of “City of Elk Grove” signage and landscape treatments at major entrances to the city.

LU-37-Action 1 Develop an Entry Monument Master Plan which identifies the location of City entry statements and provides guidelines for the design of these features and their implementation, including funding.
LU-38 Reduce the unsightly appearance of overhead and aboveground utilities.

LU-38-Action 1 To the extent possible, new utility facilities should be located underground. Facilities to be placed underground should include electrical transformers (where consistent with the guidelines of the electrical utility), water backflow preventers, and similar items.

LU-38-Action 2 Require that development on sites with existing overhead utilities be required to place these facilities underground where consistent with the guidelines of the electrical utility.

LAND USE POLICIES: AREAS SUBJECT TO FLOODING

Please refer to the Conservation/Air Quality and Safety elements of this General Plan for policies related to land uses in areas subject to flooding. For information on areas subject to flooding, please see the Background Report.

LAND USE POLICIES: INTERAGENCY COORDINATION

LU-39 The City shall coordinate with regional planning agencies setting land use and environmental policies and programs and cooperate in the implementation of programs consistent with General Plan policy.

LU-39-Action 1 As part of the annual budget process, provide for staff time to attend meetings and participate in coordinating activities.

LAND USE POLICIES: SHELDON FARMS

LU-40 The Sheldon Farms property, located on the south side of Sheldon Road, east of Bruceville Road, and north of Big Horn Boulevard, and consisting of APNs 116-0012-048, 049, 051, 059, and 064, shall be developed consistent with the following provisions:

• The City shall require that 15 net acres be designated for high density residential development. The applicant/property owner may propose and be granted additional acreage at their request and the City’s approval. It is anticipated that this acreage will be dispersed to two or three specific locations, allowing for multi-family development consistent with the policies of the Housing Element.

• Development should not occur until a master plan for the site has been prepared. At a minimum, the master plan should include a detailed designation of land uses, development standards, and infrastructure planning as appropriate.

• The site is separated by Laguna Creek. As such, two separate master plans may be prepared, one for the north side of Laguna Creek and one for the land south of Laguna Creek. Should two master plans be prepared the high density residential requirement shall be proportionally shared between the two sides of Laguna Creek. The minimum size for any one high density
residential development location shall be 3 acres, consistent with the policies of this General Plan.

- Consistent with Policy H-1 Action 2 of this General Plan, rezoning of the Sheldon Farms property to include the high density residential requirement shall be completed by January 1, 2017. Should a master plan or equivalent development application not be approved by this time, the City may rezone the necessary acreage to satisfy this policy. This action shall not preclude the preparation and adoption of the master plan at a future date, including identifying different location(s) or configurations for the required high density residential development.