

3.1 AESTHETICS

This section provides a description of existing visual conditions, meaning the physical features that make up the visible landscape in the City and its Planning Area, and an assessment of changes to those conditions that would occur from implementation of the Project. The effects of the Project on the visual environment are generally defined in terms of the Project's physical characteristics and potential visibility, the extent to which the Project's presence would change the perceived visual character and quality of the environment, and the expected level of sensitivity that the viewing public may have where the Project would alter existing views. The primary source of information used for this analysis is the General Plan EIR (City of Elk Grove 2018).

No comments pertaining to aesthetics were received in response to the notice of preparation (NOP).

3.1.1 Regulatory Setting

FEDERAL

No federal plans, policies, regulations, or laws related to aesthetics, light, and glare are applicable to the Project.

STATE

California Scenic Highway Program

California's Scenic Highway Program (Streets and Highways Code, Section 260 et seq) was created by the Legislature in 1963 to preserve and protect scenic highway corridors from change that would diminish the aesthetic value of lands adjacent to highways. The State Scenic Highway System includes a list of highways that are either eligible for designation as scenic highways or have been so designated. There are no designated scenic highways in the City.

LOCAL

City of Elk Grove General Plan

The *City of Elk Grove General Plan* contains the following policies and actions related to aesthetics that apply to the Project. These policies are contained in Chapter 4, "Urban and Rural Development" (City of Elk Grove 2019).

- ▶ **Policy LU-1-5:** To support intensification of identified growth areas, restrict new development on properties in rural and transitional areas.
- ▶ **Policy LU-1-6:** Support 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.
- ▶ **Policy LU-2-4:** Require new infill development projects to be compatible with the character of surrounding areas and neighborhoods, support increased transit use, promote pedestrian and bicycle mobility, and increase housing diversity.
- ▶ **Policy LU-3-11:** Ensure that future development in the Study Areas is consistent with the City's Vision and Supporting Principles by implementing the Study Area Land Use Programs, as follows:
 - Study Area Land Use Programs
 - The Land Use Programs guide the appropriate balance between land development and conservation in each Study Area, using the organizing principles as a basis. The Land Use Programs will be used to guide the approval and development of individual projects in a manner that promotes long-term achievement of the Community Vision and Supporting Principles. The Land Use Program for each Study Area consists of the following:

- General development objectives, describing the vision for the individual Study Area.
 - Conceptual land use character graphics that illustrate the appropriate siting of the various Land Use Districts.
 - Land Use Program standards, which describe the future land use designations that will implement the Land Use Districts and the desired land use range (based on the gross acreage of the individual Study Area).
- ▶ **Policy LU-5-1:** Ensure that new development reflects the City's desire to create a high-quality, attractive, functional, and efficient built environment.
 - ▶ **Policy LU-5-3:** Reduce the unsightly appearance of overhead and aboveground utilities by requiring the undergrounding of appropriate services within the urban areas of the City.
 - **Standard LU-5-3a:** New utility facilities should be located underground to the extent possible. Facilities to be placed underground should include electrical transformers (where consistent with the guidelines of the electrical utility), water backflow preventers, and similar items.
 - ▶ **Policy LU-5-4:** Require high standards of architectural and site design, and apply strong design controls for all development projects, both public and private, for the enhancement and development of community character and for the proper transition between areas with different types of land uses. Design standards shall address new construction and the reuse and remodeling of existing buildings.
 - **Standard LU-5-4a:** Nonglare glass shall be used in all nonresidential buildings to minimize and reduce impacts from glare. Buildings that are allowed to use semi-reflective glass must be oriented so that the reflection of sunlight is minimized. This requirement shall be included in subsequent development applications.
 - ▶ **Policy LU-5-5:** Improve the visual appearance of business areas and districts by applying high standards for architectural design, landscaping, and signs for new development and the reuse or remodeling of existing buildings.
 - ▶ **Policy LU-5-8:** Require developers to provide pedestrian amenities, such as trees, lighting, recycling and refuse containers, seating, awnings, and/or art, in pedestrian areas along project frontages. Where appropriate, install pedestrian amenities in public rights-of-way.
 - ▶ **Policy LU-6-1:** Maintain and improve the aesthetic quality and architectural diversity of the Old Town historical district.
 - ▶ **Policy LU-6-9:** Support potential changes to the South Pointe Policy Area that incorporate retail, office, and light industrial/flex land uses along Kammerer Road.
 - ▶ **Policy NR-1-9:** Encourage development clustering where it would facilitate on-site protection of woodlands, grasslands, wetlands, stream corridors, scenic areas, or other appropriate features such as active agricultural uses and historic or cultural resources under the following conditions and requirements. Except as otherwise provided, clustering shall not be allowed in the Sheldon Rural Area.
 - Urban infrastructure capacity is available for urban use. If clustering is allowed in the Rural Area, those properties shall be exempt from providing urban water and sewer connections in accordance with the policies of the Sheldon/Rural Area Community Plan (see Chapter 9).
 - On-site resource protection is appropriate and consistent with other General Plan policies.
 - The architecture and scale of development are appropriate for and consistent with the intended character of the area.
 - Development rights for the open space area are permanently dedicated and appropriate long-term management is provided for by a public agency or another appropriate entity.

The *City of Elk Grove General Plan* does not contain any policies related to shadow effects.

City of Elk Grove Zoning Code

The Elk Grove Zoning Code (Municipal Code Title 23) provides development standards that address building mass, setbacks, landscaping, lighting, and signage to achieve an aesthetically pleasing appearance. Chapter 23.56, Lighting, addresses lighting specifically, which would reduce the potential for local light and glare, as well as contribution to skyglow. Section 23.56.030 contains requirements for shielding of fixtures and levels of illumination, as well as restrictions on fixture heights and hours of illumination for multi-family and non-residential uses. Elk Grove Municipal Code (EGMC) Section 23.56.040 prohibits certain types of lighting, such as neon tubing or band lighting along building structures, searchlights, illumination of entire buildings, roof-mounted lights (except for security purposes with motion detection), and any light that interferes with a traffic signal or other necessary safety or emergency light.

Old Town Elk Grove Special Planning Area Design Standards and Guidelines

The *Old Town Elk Grove Special Planning Area Design Standards and Guidelines* document, adopted in 2005 (and as subsequently amended), serves as a guide for future growth and planning efforts in the Old Town, and provides development regulations that are tailored preserve the historical character and ambiance of Old Town. This document is intended to identify issues that were deemed important to community members, including land use, site design, advertising and signage, and architecture. All future projects, including new development and redevelopment, within Old Town are required to undergo a Design Review and must be approved by the City Council prior to development.

City of Elk Grove Design Guidelines

The City Design Review process is established under Section 23.16.080 of the EGMC. This section and corresponding *Elk Grove Design Guidelines* (Design Guidelines) established a design review process and guidelines for site planning, architecture, lighting, and landscaping, as well as preservation of significant natural features and compatibility with surrounding property. The City strongly encourages incorporating natural features and using landscaping to reduce the potential impacts of lighting from parking areas on both project areas and adjacent vacant land, and that landscaping be designed to maximize screening and buffering between adjacent uses. Design Review is required for development types listed below.

- ▶ single-family residential subdivision maps;
- ▶ master home plans for single-family residential subdivisions;
- ▶ multi-family residential development; and
- ▶ non-residential development (e.g., commercial, office, industrial, and public/quasi-public development).

Any future development that falls under one of the above categories would undergo Design Review and comply with any conditions of approval imposed by the City. Design Guidelines chapters 3 and 4 address the design for residential uses. These chapters identify site design, architecture, lighting, and landscaping guidance to provide a desirable urban character as well as compatibility with surrounding neighborhoods and land uses. Chapter 5 addresses nonresidential uses.

The Southeast Policy Area has its own *Design Protocol and Architectural Style Guide* that is independent from the citywide Design Guidelines and provides design standards and guidelines for all forms of development (residential, commercial, office, mixed use, industrial).

The Laguna Ridge Policy Area also has its own design guidelines that are in addition to City Design Guidelines. This includes the Laguna Ridge Supplemental Design Guidelines (adopted 2005) and the Laguna Ridge Town Center Design Guidelines (adopted 2008).

3.1.2 Environmental Setting

VISUAL CHARACTER

Visual quality is defined as the overall visual impression or attractiveness of an area as determined by the landscape characteristics, including landforms, rock forms, water features, and vegetation patterns. The attributes of line, form, and color combine in various ways to create landscape characteristics whose variety, vividness, coherence, uniqueness, harmony, and pattern contribute to the overall visual quality of an area.

Sacramento County lies near the center of California's Central Valley, at the southern end of the Sacramento Valley. Views in the region are generally characterized by broad, sweeping panoramas of flat agricultural lands and open space dotted with trees, divided by numerous rivers and creeks, and populated with scattered towns and cities. To the east, the Sierra Nevada and their foothills form a background, and the Coast Range provides a backdrop on the western horizon.

Elk Grove is a suburban city set in the Sacramento Valley containing mostly flat land with no significant landforms, offering a wide view of the surrounding region. The visual character of the City generally consists of suburban development, including single- and multi-family homes set along wide meandering streets lined with sidewalks, commercial and office uses set in large retail and business centers, and smaller strip malls, parks, and public spaces, as well as roadways and other infrastructure. There are also scattered vacant parcels and open agricultural land. The western and central portions of the City are more urbanized. The eastern portions and the areas south and west of the City boundaries predominantly contain rural residential uses surrounded by agricultural land and natural grasslands, with riparian habitat areas to the southeast along the Cosumnes River. SR 99 bisects the City, extending north to south and providing access to the primary commercial areas along Bond Road/Laguna Boulevard and Elk Grove Boulevard. I-5 also traverses in a north-south direction along the City's western boundary. Elk Grove's riparian corridors bring natural areas into urbanized neighborhoods (City of Elk Grove 2018: 5.1-1).

VIEWS OF PROJECT COMPONENTS AND SURROUNDING AREA

LEA Community Planning Area

The proposed LEA Community Planning Area is located west of SR 99, south of Whitelock Parkway along Promenade Parkway and along Kammerer Road to McMillan Road/Big Horn Boulevard to the west. The LEA Community Planning Area consists predominantly of undeveloped agricultural land and commercial/office development along the eastern edge (Sky River Casino and Kaiser Permanente medical office building). The LEA Community Planning Area is surrounded by single-family rural residential and agriculture to the south, developing residential uses to the north, SR 99, industrial uses, and single-family residences to the east, and agriculture and single-family subdivisions to the west.

Old Town Policy Area

Old Town Policy Area is located east of SR 99, along Elk Grove Boulevard that encompasses the Elk Grove Historic District that is a listed resource on the National Register of Historic Places. The Old Town stretches one mile long on Elk Grove Boulevard and is defined by Elk Grove-Florin Road on the west; Waterman Road on the east; Locust Street on the north; Grove Street on the south; and several historic properties along the Union Pacific Railroad and School Street. The area consists primarily of commercial and office development, single-family residences, as well as trees and landscaping. Old Town consists of a cohesive historic visual character and requires specific design standards to improve the visual quality and maintain consistent historical character, and discourages the use of design, building material, and color inconsistencies. The *Old Town Special Planning Area Design Standards and Guidelines* regulate land uses and associated design to maintain the character for Old Town area.

Grant Line Road

Grant Line Road is a two-lane 2.7-mile subsection of the planned 34-mile long corridor located between Calvine Road and Bond Road along the City's eastern boundary. Grant Line Road corridor is bound by rural single-family residential neighborhoods and a variety of commercial/retail development.

South and West Study Areas

The South Study Area is bound by Bruceville Road to the west, Kammerer Road to the north, Eschinger Road to the south, and SR 99 to the east. The South Study Area consists of agricultural lands, solar fields, and single-family rural residential development along Rau Road. The South Study area is surrounded by multi-family residences to the north and agricultural lands to the south, east, and west.

The West Study Area is bound by the train tracks (directly east of Franklin Boulevard) to the west, Willard Parkway to the northwest, Bibbly Road to the north, Eschinger Road to the south, and Bruceville Road to the east. The West Study Area consists of agricultural lands and several sporadically located single-family residences. Similar to the South Study Area, the West Study area is surrounded by multi-family homes to the north and agricultural lands to the south, east, and west.

LIGHT AND GLARE CONDITIONS

Views of the night sky can be an important part of the natural environment, particularly in communities surrounded by extensive open space. Light pollution refers to all forms of unwanted light in the night sky, including glare, light trespass, skyglow, and over-lighting. The terms "glare" and "skyglow" are used in this analysis to describe the visual effects of lighting. Glare is direct exposure to bright lights. Light that is either emitted directly upward by luminaires or reflected from the ground is scattered by dust and gas molecules in the atmosphere, producing a luminous background known as skyglow.

Natural and artificial light reflect off various surfaces and can create localized occurrences of daytime and nighttime glare. Buildings and structures made with glass, metal, and polished exterior roofing materials exist throughout Elk Grove. In the Planning Area, light and glare are concentrated in the western and central portions where commercial and more densely developed residential areas are located.

SHADOWS

The evaluation of shading and shadows in this Draft SEIR is limited to daytime shadows cast by objects blocking sunlight. The angle of the sun, and hence the character of shadows, varies depending on the time of year and the time of day; however, in the Northern Hemisphere, the sun arcs across the southern portion of the sky. During the winter, the sun is lower in the southern sky, casting longer shadows compared to other times of year. During the summer months, the sun is higher in the southern sky, resulting in shorter shadows. During all seasons, as the sun rises in the east in the morning, shadows are cast to the west; at mid-day, the sun is at its highest point and shadows are their shortest and cast to the north; and as the sun sets in the west in the afternoon/evening, shadows are cast to the east. Because of the climate in the region, midday and afternoon shade in summer can be beneficial. In the winter, however, access to sunlight can be beneficial, which provides a reduced fluctuation in temperature and shadows between the summer and winter months.

3.1.3 Environmental Impacts and Mitigation Measures

METHODOLOGY

This section analyzes aesthetic impacts (visual character and light and glare) that would occur from the proposed amendments to the General Plan. The visual resource analysis is based on field surveys, existing planning documents, the visual impact analysis provided in the General Plan EIR, and focused review of the extent of land use and density

change associated with the proposed buildout projections. The analysis focused on whether the Project would result in alteration of the visual characteristics of the area and/or view, the scale or degree of which appears as a substantial obvious and disharmonious modification of the overall visual character of the surrounding area that was not previously evaluated in the General Plan EIR.

The analysis is also based on a review of relevant planning documents, including the City's current General Plan, Design Guidelines, and Zoning regulations. This information, in combination with the thresholds below, was used to determine whether implementing the Project would create adverse visual effects.

THRESHOLDS OF SIGNIFICANCE

An impact on aesthetics, light, and glare is considered significant if implementation of the Project would do any of the following:

- ▶ have a substantial adverse effect on a scenic vista;
- ▶ substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- ▶ substantially degrade the existing visual character or quality of public views of the site and its surroundings; or if the project is in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality; and/or
- ▶ create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

ISSUES NOT DISCUSSED FURTHER

Scenic Vista

A scenic vista is considered a view of an area that has remarkable scenery or a natural or cultural resource that is indigenous to the area. The City and its Planning Area is located in a predominately developed urban setting and does not contain remarkable scenery or views of natural areas that would be considered a scenic vista. Beyond the City limits, the Planning Area consists of agricultural and rural residential uses, however these areas are included within the Planning Area depicted in the General Plan for development purposes. Areas may be designated as a scenic vista by jurisdictions in local and regional plans. As identified in the General Plan EIR, there are currently no officially designated scenic vistas in the City of Elk Grove's Planning Area (City of Elk Grove 2018: 5.1-4). There would be no impact to designated scenic vistas, and this impact is not discussed further.

State Scenic Highway

SR 160 is a State-designated scenic highway that traverses on top of levees along the Sacramento River from the Contra Costa County line to the southern city limit of the City of Sacramento. River Road meanders through the historic Delta agricultural areas and small towns along the Sacramento River. A portion of SR 160 is located 1 mile west of the current Elk Grove City limits, approximately 3.5 miles from the closest proposed development area (Caltrans 2022); therefore, the Project would have no impact on scenic resources in a designated scenic highway. This topic is not addressed further in this Draft SEIR.

VMT Thresholds

The proposed VMT thresholds are not evaluated further as they apply specifically to the transportation efficiency of land uses and do not involve physical alteration of land use conditions that could result in an aesthetic impact. Therefore, the proposed update to VMT thresholds would not impact aesthetics, and this topic is not addressed further in this section of the Draft SEIR.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.1-1: Potential to Substantially Degrade the Existing Visual Character or Quality of Public Views of the Project Area and Its Surroundings

The General Plan EIR determined that buildout of the City's Planning Area would cause conversion from a rural/natural character to a more urbanized character and this impact would be significant and unavoidable. Future development associated with the Project would result in the development of higher density residential and commercial uses that would be similar in development character that was evaluated in the General Plan EIR, which determined this impact significant and unavoidable. Therefore, the Project would not result in a new or substantially more severe impacts than were addressed in the General Plan EIR. Project impacts would remain **significant and unavoidable**.

LEA Community Plan Area

Impact 5.1.2 of the General Plan EIR evaluated whether buildout of the City's Planning Area would cause conversion from a rural/natural character to a more urbanized character. As a result of the urbanization of the Study Areas outside of City boundaries, which encourages new development and redevelopment activities in an area that contains important visual character, including undeveloped agricultural and rural areas, this impact was determined to be significant and unavoidable with no feasible mitigation available beyond compliance with the City's proposed General Plan policies.

Implementation of the Project would result in changes to the zoning of the LEA Community Plan Area that would accommodate increased development densities and intensities, as described in Chapter 2, "Project Description." As part of the Project the LEA Community Plan Area would support multi-family and mixed-use development within urban economic centers, and would allow an increase in the maximum residential density from 40 to 80 dwelling units per acre for the Village Center Mixed Use land use designation, as shown in Figure 2-10. Proposed LEA Community Plan land use designations include transect-based land use designations to establish the pattern and intensity of development, including a breakdown of residential and building intensity and maximum height allowance up to 7 stories, as shown in Table 2-1, "LEA Community Plan Land Use Designations." The majority of the LEA Community Plan Area currently includes land use designations for high-density residential, regional commercial, office, and light industrial uses. Existing land use designations in the LEA Community Plan Area permit up to 3 stories in building height and density of 40 dwelling units per acre. Project buildout in the LEA Community Plan Area could result in the development of high-density residential and commercial uses in an area of the City that is currently planned for urban land uses. Therefore, the Project would result in higher intensity uses and increased development in the LEA Community Plan Area as compared to the existing General Plan EIR.

The LEA Community Plan Area would be divided into transect zones that would allow for a continuum of development intensity, and would take into consideration the different transect elements, including building, frontage, thoroughfare, and open space types, as further described in the City's Livable Employment Area Form-Based Code. This type of development design would create a cohesive transition of the level of intensity of urban development ranging from natural to rural to urban, as illustrated in Figure 2-2 of the "Project Description".

Additionally, future development within the LEA Community Plan Area would be designed and built according to General Plan Policy LU 2-4, which requires new infill development be compatible with the existing character of surrounding areas and neighborhoods and promotes increased transit use and housing diversity. Development in the LEA Community Plan Area would adhere to other General Plan policies related to aesthetics specifically General Plan Policies LU-2-1, LU-3-1, LU-3-11, LU-5-1, LU-5-3, LU-5-4, LU-5-8, and NR-1-8. Views of sites within the LEA Community Plan Area may include tree breaks along property lines, scattered trees, and clusters of trees. These sites are subject to the tree preservation and protection requirements under EGMC Chapter 19.12.

Compliance with the City's design review process in the LEA Community Plan Area would require subsequent projects to submit site plans (including lighting and landscaping plans) and architectural details for approval depending on the required design review process under EGMC Section 23.16.080 and the LEA SPA. The adoption of the new Form

Based Code for the LEA Community Plan Area and compliance with the EGMC along with General Plan requirements would ensure consistent design compatibility with surrounding development. Additionally, potential planned development within the LEA Community Plan Area is within areas planned for urban development under the existing General Plan and are surrounded primarily by single-family rural residential, agriculture, and vacant commercial development. There is no new significant effect, and the impact is not more severe than the impact identified in the existing General Plan EIR. Thus, this impact would remain **significant and unavoidable**.

General Plan Land Use Designation Amendments

Development anticipated from proposed land use amendments within Old Town Policy Area would promote mixed use land uses. Future development would be subject to the provisions of the *Old Town Special Planning Area Design Standards and Guidelines* and potential future updates to this document by the City that would ensure compatibility with the historical and visual character of Old Town Elk Grove. Furthermore, the Old Town Policy Area is located within an urban setting surrounded by existing dense development and additional development as a result of the Project would not significantly affect the existing visual character or views of the area. There is no new significant effect, and the impact is not more severe than the impact identified in the General Plan EIR. Thus, this impact would remain **significant and unavoidable**.

Grant Line Road Precise Roadway Study

The change in the visual character of Grant Line Road corridor would be minimal and would not exceed planned roadway improvements identified in the existing General Plan or the SouthEast Connector project. Construction would mainly consist of excavating and roadway construction. Changes to Grant Line Road would not degrade existing visual character or public views because improvements would be close to ground level. The remaining areas immediately surrounding Grant Line Road would appear visually unchanged. The implementation of the SouthEast Connector, including the improvements associated with Grant Line Road, is intended to relieve traffic congestion and preserve open space, and would not impact the overall aesthetic quality of the area. There is no new significant effect, and the impact is not more severe than the impact identified in the General Plan EIR. Thus, this impact would remain **significant and unavoidable**.

South and West Study Areas

The South and West Study Areas currently consist of relatively flat rural landscape comprising of agricultural areas interspersed with native trees and drainage channels. Development within the South and West Study Areas would convert the rural visual character to an urban/suburban developed character, as envisioned in the General Plan EIR. The South Study Area would serve as the second phase of the LEA that would build off development to the north. The land use district designations would be adjusted to increase industrial development with transitional neighborhoods and high-density residential development. The combination of the procedures of the City's design review process through implementation of EGMC Section 23.16.080 and use of the City Design Guidelines and design provisions of the Southeast Policy Area, would address the design and location of new development within the South Study Area to ensure design compatibility with surrounding development.

The West Study Area would include additional high density residential development, and rural and estate residential development, similarly to what was envisioned in the existing General Plan EIR. Therefore, development proposed in the South and West Study Areas would result in varied development intensity and would alter the existing visual character that would be consistent with development and design envisioned in surrounding areas, including the LEA Community Plan Area described above. Proposed development within the South and West Study Areas would be similar in character as evaluated in the existing General Plan EIR. Additionally, the extent of the visual impact to existing agricultural, rural, and open spaces areas would be similar. Furthermore, once incorporated into the City limits, the South and West Study Areas would be subject to General Plan policies and mitigation measures identified in the existing General Plan EIR to reduce effects associated with degrading the existing visual character or quality from public views. Thus, this impact would remain **significant and unavoidable**. The impact is not more severe than the impact identified in the existing General Plan EIR.

Mitigation Measures

No mitigation is required for this impact beyond compliance with EGMC Chapter 19.12 and Section 23.16.080.

Impact 3.1-2: Potential to Create a New Source of Substantial Light or Glare Which Would Adversely Affect Day or Nighttime Views in the Area

The General Plan EIR determined that buildout of the City's Planning Area would create substantial new sources of light and glare and the impact would be significant and unavoidable. Future development associated with the Project would create nighttime lighting within the City similar to conditions anticipated for the planned urban land uses for the City under the General Plan. The Project would be subject to the City's General Plan policies, Design Guidelines, and Municipal Code requirements that address lighting and glare. In addition, lighting, including adverse effects of glare and light trespass or spillover light are considerations addressed by the City through the site plan and design review process. All future development in the Project area would be subject to this review process, ensuring that the effects of glare and spillover light would be addressed. Therefore, the Project would not result in a new or substantially more severe impacts than were addressed in the General Plan EIR. Project impacts would remain **significant and unavoidable**.

LEA Community Plan Area

Impact 5.1.3 of the General Plan EIR determined that implementation of the General Plan would introduce new sources of daytime glare and substantially change nighttime lighting and illumination levels in the City, including the LEA Community Plan Area. This impact was determined to be significant and unavoidable with no feasible mitigation available beyond compliance with the City's Design Guidelines, supplemental guidelines, and proposed General Plan policies.

Under buildout of the Project the LEA Community Plan Area would be developed with single- and multi-family residential and employment uses varying in density and intensity, although no specific development projects have yet been proposed beyond what is detailed in Section 2.4.1 of this SEIR. Future residential and employment development associated with the Project would be spread throughout the City in its General Plan designated urban land use areas and special planning areas. The largest concentration of development proposed is located within the LEA Community Plan Area; other large clusters of potential sites are located east along SR 99, directly south of Whitelock Parkway and north of Grant Line Road. Sites that are currently zoned for low-density residential and open space land use are located adjacent to areas of existing and planned urban areas (commercial and residential development).

Buildout of the Project would create nighttime lighting within the City similar to conditions anticipated for the planned urban land uses for the City under the existing General Plan due to the urban character of the land uses. Consistent with the General Plan EIR, compliance with the City Design Guidelines would minimize the Project's light and glare effects by requiring outdoor lighting fixtures to be shielded/directed downward and screened and by minimizing the use of reflective building materials. This is consistent with the lighting requirements of EGMC Chapter 23.56. This chapter addresses multi-family and nonresidential outdoor lighting standards. Full shielding is required for outdoor lighting to be constructed. Where the light source from an outdoor light fixture is visible beyond the property line, shielding is required to reduce glare so that the light source is not visible from within any residential dwelling unit. This would be demonstrated by subsequent projects through the submittal of site plans for design review approval under EGMC Section 23.16.080. Additionally, lighting proposed in the LEA Community Plan Area would adhere to lighting requirements in the LEA Form Based Code. The LEA Form Based Code would limit exterior lighting to a maximum height of 16 feet and require energy efficient, and downward directed lighting.

Portions of the LEA Community Plan Area have been previously analyzed in certified CEQA documents for the following projects: Southeast Policy Area Strategic Plan, Laguna Ridge Specific Plan, SouthPoint Policy Area/Sterling Meadows, and Lent Ranch Marketplace Special Planning Area. Mitigation measures from these CEQA documents include requirements related to reduction of light and glare. A comprehensive list of mitigation measures from other community plans prior environmental review are included in Appendix G. Mitigation measures from the Laguna Ridge Specific Plan EIR include requirements to reduce light spillage and glare. Southeast Policy Area Strategic Plan mitigation includes development of a lighting plan for consistency with the Elk Grove Municipal Code. Mitigation for the Lent Ranch Marketplace Specific Plan includes requirements for downcast and shielded lighting, hooded

streetlights, and non-glare glass. Lighting and glare requirements in Elk Grove General Plan policies, Elk Grove Municipal Code, and LEA Form Based Code, as described above, contain the same performance standards and are equivalent in effectiveness as mitigation contained in prior environmental documents. Therefore, no additional mitigation is required in the LEA Community Plan Area for light and glare impacts.

There is no new significant lighting or glare effect, and the impact is not more severe than the impact identified in the General Plan EIR. No mitigation measures are available beyond compliance with policies listed above, state regulations, the Elk Grove Municipal Code, and LEA Form Based Code. Thus, this impact would be similar to that analyzed in the General Plan EIR and would remain **significant and unavoidable**.

General Plan Land Use Designation Amendments

Development anticipated from proposed land use amendments within Old Town Policy Area would promote mixed use land uses. Future development would be subject to the provisions of the *Old Town Special Planning Area Design Standards and Guidelines* and lighting requirements of EGMC Chapter 23.56 would adequately regulate light and glare impacts such that light and glare associated with future development anticipated from proposed land use amendments in the Old Town Policy Area, would not be substantial and therefore would not adversely affect day or nighttime views. There is no new significant lighting or glare effect, and the impact is not more severe than the impact identified in the General Plan EIR. Thus, this impact would remain **significant and unavoidable**.

Grant Line Road Precise Roadway Study

Development of the Precise Roadway Study would not result in any additional vehicle traffic on Grant Line Road. However, reconfigurations to Grant Line Road may require street lighting along the roadway for safety, consistent with the Rural Roads Policy and Improvement Standards, the City Improvement Standards, and/or the Capital SouthEast Connector Design Guidelines, as applicable. These standards require the directing of light downward, which would reduce light and glare impacts. There is no new significant lighting or glare effect, and the impact is not more severe than the impact identified in the General Plan EIR. Thus, this impact would remain **significant and unavoidable**.

South and West Study Areas

Increased development anticipated under the South and West Study Areas is included in the overall development associated with the Project. Contrary to the LEA Community Plan Area and the Old Town, the South and West Study Areas are located outside of City limits. However, once annexed the South and West Study Areas would be subject to General Plan policies, City Design Guidelines, and EGMC Chapter 23.56 to reduce effects associated with new sources of daytime or nighttime light or glare. Although the South and West Study Areas are currently undeveloped, proposed development within these areas would be similar in intensity as evaluated in the General Plan EIR. Additionally, changes in the urban development would result in similar light and glare impacts as addressed in the General Plan EIR. There is no new significant lighting or glare effect, and the impact is not more severe than the impact identified in the General Plan EIR. Thus, this impact would remain **significant and unavoidable**.

Mitigation Measures

No mitigation is required for this impact.

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