

## 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 an assessment of changes to those conditions that would occur from implementation of the Housing Element and Safety Element Update (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 *City of Elk Grove General Plan Update Draft Environmental Impact Report* (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-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-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.

- **Standard LU-5-3.b:** Require that existing overhead utility facilities be undergrounded as a condition of project approval. This shall include electrical service lines under 69kV. Electrical service lines of 69kV and higher are encouraged to be undergrounded.
- ▶ **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.
- ▶ **Policy LU-6-1:** Maintain and improve the aesthetic quality and architectural diversity of the Old Town historical district.
- ▶ **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 NR-1-8:** 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. Municipal Code 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.

### City of Elk Grove Design Guidelines

The City Design Review process is established under Section 23.16.080 of the City's Municipal Code. This section and corresponding Elk Grove 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 fell under one of the above categories would undergo Design Review and comply with any conditions of approval imposed by the City. Design Guideline chapters 3A, 3B, 4A, and 4B 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.

Additionally, the Laguna Ridge Specific Plan has supplemental design guidelines that provide details on architectural character for single family residential development. 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).

## 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. State Route (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. Interstate 5 (I-5) also runs 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 THE PROJECT SITE AND SURROUNDING AREA

Housing sites E-1 and C-1 are located west of Promenade Parkway, north of Kammerer Road. The sites are undeveloped and have been graded. Site E-1 is bordered by Kyler Road to the south and Charles Morris Way to the west. The Kaiser Permanente Elk Grove Medical Offices are located to the east and a new residential development, Stonecrest at Sterling Meadows, is located to the west. Site C-1 is located southwest of Site E-1 and is bordered by Allegra Drive to the east and the future alignment of Bilby Road to the north. Agricultural land is located to the west, graded parcels to the south, and residences are currently being constructed to the east.

Housing sites E-2 and E-3 are located south of Poppy Ridge Road, with Site E-2 on the west side of Bruceville Road and Site E-3 on the east side. Site E-2 is undeveloped agricultural land with scattered trees in the southern portion of the site. Site E-2 is surrounded by single family subdivisions to the north, west, south, and an undeveloped

agricultural property to the east. Site E-3 is agricultural land, developed with a single-family residence and greenhouses in the central portion of the site. Agricultural land is located to the south and a WalMart is located north of Poppy Ridge Road.

Housing Site E-4 is located on the northwest corner of Bruceville Road and Big Horn Boulevard. The site is generally flat, with slight sloping in the area which borders Laguna Creek. The Laguna Creek corridor, which is characterized by riparian vegetation and areas of ponding, is located along the northern border of the site. There are scattered trees along the site's eastern boundary and in the northern area. Single family residential development is located to the west, multi-family development is to the north on the other side of Laguna Creek, the Barbara Morse Wackford Community and Aquatic Complex is located south across Lewis Stein Road, and undeveloped land (Site E-18) and the Laguna Creek corridor are to the east across Bruceville Road.

Housing sites E-5 and E-11 are located south of Poppy Ridge Road near its terminus with Whitelock Parkway. The sites are generally flat, undeveloped agricultural land. Undeveloped agricultural land with some scattered trees almost entirely surround these sites, although single family residential developments are located to the northwest and southeast corners. A new residential development, Stonecrest at Sterling Meadows, is located to the east of Site E-11.

Housing sites E-6 and E-13 are undeveloped parcels located south of Poppy Ridge Road at Big Horn Boulevard, with E-13 on the west side of Big Horn Road and E-6 on the east. Undeveloped agricultural land is located to the south, west, and east. Single family residential is being constructed north of Poppy Ridge Road. Elk Grove Center, a Cosumnes River College satellite campus, is located to the northeast.

Housing sites E-7, E-8, E-9, and E-10 are located north of the Shed C Channel, east of the intersection on Bilby Road and McMillan Road/Big Horn Boulevard. Undeveloped agricultural land surrounds these sites.

Housing Site E-12 is located on the southeast corner of Bilby and Bruceville roads. The site consists of a residence and ancillary farm buildings with trees in the southern portion of the site. The Seasons Apartments are located at the northeast corner of Bilby and Bruceville roads; single-family residences are located at the northwest corner. Rural residences are located to the west of Bruceville Road.

Housing Site E-14 is located in the vicinity of the intersection of Calvine and Elk Grove-Florin roads, south of Calvine Road and west of Elk Grove-Florin Road. Site E-14 is mostly undeveloped with a single-family residence and outbuildings located in the central portion of the site. Mature trees are located throughout the site. The site is adjacent to two commercial shopping centers, to the north and east, along Calvine Road. Single family residences are located to the south and west of Site E-14.

Housing Site E-15 is located east of I-5 and north of Elk Grove Boulevard in the southern portion of the Laguna West-Lakeside area. The undeveloped site is at the southwest corner of Maritime Drive and Harbor Point Drive. Rows of trees are located along various points of the parcel boundaries. Single-family residences located to the north across Maritime Drive and east of Harbor Pont Drive. Commercial uses are immediately south of the site, with additional commercial properties and office buildings south of Elk Grove Boulevard.

Housing sites E-16 and C-18 are located northeast of the Sheldon Road and SR 99 interchange, east of East Stockton Boulevard. Site E-16 is south of Bow Street and Site C-18 is north of Bow Street. Site E-16 is vacant with mature trees in the northern portion of the site and younger trees along East Stockton Boulevard; Site C-18 is mostly undeveloped with rural residential and storage buildings. Multi-family residences are located immediately east of Site C-18 and undeveloped lands and rural residential uses are located north and east of Bow Street. SR 99 is located west of East Stockton Boulevard and undeveloped land to the south and single-family residential subdivisions to the north and northeast.

Housing sites E-17 and E-18 are located north of Big Horn Boulevard and east of Bruceville Road. The sites are undeveloped, generally flat, with slight sloping in the area of the Laguna Creek corridor, which flows through between the two sites. Single family residential development is located north of Sheldon Road and south of Big Horn Boulevard. Commercial uses are located at the southeast corner of Bruceville Road and Big Horn Boulevard. Multi-family development adjoins this group of sites in two locations: at the southwest intersection of Bruceville and Sheldon Roads and east of Lewis Stein Road.

Housing Site C-2 is located at the corner of Dunisch Road and Dunisch Road. The site is developed with rural residential buildings and mature trees. Undeveloped land is located directly to the east and the Elk Grove/Laguna Creek runs west and south of the site. Existing single-family residential is located north of Dunisch Road while medical offices and commercial development is located to the south.

Housing Site C-3 is located west of Bruceville Road in the segment between Laguna Boulevard and Big Horn Boulevard. Site C-3 is undeveloped with trees bordering the site to the west and north. Multi-family development is adjacent to the north and single-family residential development to the west. Commercial restaurants and shopping are located south of the site and to the east on the far side of Bruceville Road.

Housing Site C-4 is an undeveloped parcel located in the Stonelake Village area. The parcel is bordered by Elk Grove Boulevard to the north, Waterfowl Drive to the east, Riparian Drive to the south, and West Taron Drive to the west. A gas station borders the northeast corner of the site. Single family residential uses are located to the south, east, and northeast. Commercial shopping centers are located across West Taron Drive to the west and north of Elk Grove Boulevard.

Housing Site C-5 is a collection of parcels located southeast of the intersection of East Stockton Boulevard and Sheldon Road. Site C-5 contains rural residential uses with numerous outbuildings and mature trees. Single-family residences and Lombardi Park are located to the east, undeveloped land to the west, single-family residential and commercial north of Sheldon Road, and single-family residential to the south.

Housing Site C-6 is located at the northeast corner of the intersection of Sheldon Road and Power Inn Road. Cosumnes CSD Fire Station 76 borders the southeast corner of the site. The undeveloped site is bordered by single-family residential uses to the north, east, and west. A retirement community and Shortline Lake are located south of Sheldon Road.

Housing Site C-7 is located on the east side of Waterman Road, north of Elk Grove Boulevard; the site is developed with one residence and several outbuildings and mature trees. The west side of Waterman Road is developed with the Park Lane single family home subdivision. The east side of Waterman Road, north of Cruz Court, is developed with rural residences.

Housing sites C-8 and C-9 are located south of Calvine Road in the vicinity of the intersection of Calvine and Elk Grove-Florin Roads; Site C-9 is west of Elk Grove-Florin Road and Site C-8 is east of Elk Grove Florin Road. Both sites contain rural residential uses with outbuildings and mature trees. Commercial storage uses are located to the west of each site; single-family residential uses are located to the east of Site C-8, and to the northeast and southeast of Site C-9. A few parcels of rural residential uses are directly north of Site C-8, however single-family developments surround those properties to the north and east. Commercial uses are scattered throughout the area.

Housing sites C-10, C-11, and C-12 are south of Laguna Boulevard on both sides of Laguna Main Street in the Laguna West-Lakeside area. Strip malls are located on the southeast and southwest corners of Laguna Boulevard and Laguna Main Street. These sites are undeveloped land and are generally flat with little variation in topography. The sites are mostly bordered by ornamental trees planted along the sidewalks bordering the sites. The outer periphery of these sites is adjacent to single family and multi-family development to the south, east, and west. Distribution centers and associated parking lots are located north of Laguna Boulevard.

Housing sites C-13 and C-14 are located south of Bond Road, on either side of East Stockton Boulevard. Site C-13 is an undeveloped, relatively flat parcel. The site is bordered by an SR 99 off-ramp to the west, a church to the north, East Stockton Boulevard to the west, and an under-construction hotel and a bank to the south. There is a small island of land in the northeast portion of the site that is not part of the parcel and is occupied by a cellular communications facility. Site C-14 is developed with a rural residence with outbuildings and mature trees. The site is bordered by a single-family residential subdivision to the west, an assisted living facility to the north, East Stockton Boulevard to the east, and commercial and office uses to the south.

Housing Site C-15 is an undeveloped parcel located on the northwest corner of Bond and Waterman roads. An apartment complex is located immediately north of the site; vacant land is located north and west of the apartments.

East of Waterman Road is sparsely developed with rural residences. Single-family residential uses are located south of Bond Road.

Housing Site C-16 is an undeveloped parcel located north of Elk Grove Boulevard, west of Bruceville Road. A sports club and churches are located to the west of the site, single family residential uses are adjacent the site to the north along the eastern area of the sites and undeveloped land is adjacent the northern boundary of the eastern portion of the site, and a senior living facility, an apartment complex, and a shopping center are located east of the site. Elk Grove Boulevard is located south of the site, with single family residential uses across Elk Grove Boulevard.

Housing Site C-17 is a triangularly shaped parcel located south of the intersection of Mosher Road and Rhone River Drive. This parcel is undeveloped grassland with high voltage powerlines running north to south along the western edge of the site. Undeveloped grassland is located west of the parcel, with Waterman Road beyond, and industrial uses located west of Waterman Road. Undeveloped grassland is also located west of the parcel, with Grant Line Road beyond, and agricultural uses located southeast of Grant Line Road. A single-family residential subdivision and park are located north of the site, with undeveloped land located beyond.

Housing Site C-19 is an undeveloped parcel located south of Elk Grove Boulevard, west of Waterman Road, and immediately east of Webb Street. Commercial uses are located north of Elk Grove Boulevard, with single-family residential uses located beyond. The site is bordered by an apartment complex to the south, apartments and single-family residential to the west, and an undeveloped parcel to the east with commercial uses beyond.

Housing sites C-20 and C-21 are undeveloped parcels located south of Bond Road, between Bradshaw Road and Waterman Road. The sites are primarily surrounded by single-family residences with some undeveloped parcels on the east and west sides of Waterman Road. Rural residential uses and educational facilities are located north of Bond Road.

Housing Site C-22 located at the southwest corner of Calvine Road and Jordan Ranch Road. The parcel has been improved with a barn and outbuildings at various levels of disrepair and is surrounded by a wooden fence. Single-family residential uses are located immediately east, west, and south of the site with vacant and rural residential uses beyond. North of Calvine Road, Sheldon Highschool is located to the east and a parcel containing utility structures to the west.

Housing sites C-23 and C-25 are located adjacent to the commercial development on the southwest corner of Calvine and Bradshaw roads. Site C-23 is a vacant parcel on Calvine Road, west of the commercial development; Site C-25 is a partially developed parcel on Bradshaw Road, south of the commercial development. The sites are primarily surrounded by rural residential uses; one single-family residential development is located at the northeast corner of Calvine and Bradshaw roads.

Housing Site C-24 is an undeveloped parcel south of the intersection of Whitelock Parkway and Lotz Parkway. Rural residences and agricultural land are located to the east and to the south, across Poppy Ridge Road. An undeveloped parcel is located to the west, with a recently constructed single-family residential development beyond. North of Whitelock Road is developed with single-family residential uses.

## 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 General Plan 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 always 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 the summer, the sun can be almost directly overhead at midday, resulting in almost no shadow being cast. 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.

### 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 associated with the Housing Element and Safety Element Update. 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 housing sites. 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 considered 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 Project site is located in a developed urban setting and does not contain remarkable scenery or views of natural areas that would be considered a scenic vista. Areas may be designated as a scenic vista by jurisdictions in local and regional plans. 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 two miles from the closest existing or candidate housing site (Caltrans 2020); 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.

## 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

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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 Housing Element Update and implementation of the Safety Element Update would result in the development of high-density residential uses and potential emergency and evacuation access improvements that would be similar in development character that was evaluated in the General Plan EIR, on parcels currently zoned for residential or commercial uses. 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 be **less than significant**.

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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. 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 Housing Element Update would result in changes to the zoning that would accommodate increased development densities and intensities on the possible housing sites, as described in Chapter 2, "Project Description," and allow for development of the sites with multifamily development within the allowed density range. Housing sites E-1 through E-18 will retain their current zoning designations of RD-20, RD-25, and SEPA HDR (15.1-30), although some may be rezoned to allow for increased density. Housing sites C-1 through C-25 would be rezoned to RD-20, RD-25, or RD-30. Most of the candidate sites are currently zoned for low-density residential, agricultural residential, or commercial uses. Future development associated with the Housing Element Update and implementation of the Safety Element Update could result in the development of high-density residential uses and emergency access improvements on currently vacant or underutilized parcels with areas of the City that are currently and/or are planned for urban land uses.

The combination of the procedures of the City's design review process through implementation of City Municipal Code Section 23.16.080 and use of the City Design Guidelines and design provisions of the Laguna Ridge Specific Plan and the Southeast Policy Area, would address the design and location of a new development on the opportunity sites to ensure design compatibility with surrounding development and that sites characterized by natural features, specifically trees and creek corridors, would be designed to preserve and protect these features. Compliance with the City's design review process would require subsequent projects to submit site plans (including lighting and landscaping plans) and architectural details for either staff approval or the City Planning Commission approval depending on the required design review process under Section 23.16.080.

These provisions implement General Plan policies related to aesthetics (General Plan policies LU-2-4, LU-5-1, LU-5-3, LU-5-4, LU-5-8, and NR-1-8). Views of many of the sites include tree breaks along the property line, scattered trees, and clusters of trees, as previously described. Sites with existing trees, as previously described, are subject to the tree preservation and protection requirements under City Municipal Code Chapter 19.12. The housing sites and potential emergency access improvements are located in areas planned for urban development under the General Plan and are surrounded primarily by commercial, office, residential, school, and park uses, or a combination of these uses. 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 be **less than significant**.

### Mitigation Measures

No additional mitigation is required beyond compliance with City Municipal Code 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

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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 Housing Element Update and implementation of the Safety Element Update 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 General Plan Planning 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 be **less than significant**.

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Impact 5.1.3 of the 2018 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 planning 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.

The proposed changes in General Plan land use designations and zoning would allow all, or a combination of, the opportunity sites to be developed with multi-family residential uses, although no specific development projects have yet been proposed. Future residential development and emergency access improvements associated with the Project would be spread throughout the City in its General Plan designated urban land use areas. The largest concentration of development proposed is located within the Southeast Policy Area; other large clusters of potential sites are located along Bruceville Road between Sheldon Road and Laguna Boulevard and along Sheldon Road between SR 99 and Elk Grove-Florin Road. Sites that are currently zoned for agricultural residential (sites C-20, C-23, and C-25) are located adjacent to areas of existing and planned urban areas (commercial and residential development).

The proposed housing sites would create nighttime lighting within the City similar to conditions anticipated for the planned urban land uses for the City under the General Plan. Consistent with the General Plan EIR, compliance with the Elk Grove 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 Zoning Code Chapter 23.56. This chapter addresses multifamily 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 City Municipal Code Section 23.16.080. Any lighting required for potential emergency access improvements developed under the Safety Element Update would also be required to comply with these lighting requirements. There is no new significant lighting effect, and the impact is not more severe than the impact identified in the General Plan EIR. Thus, this impact would be **less than significant**.

### Mitigation Measures

No additional mitigation is required beyond compliance with Municipal Code Chapter 23.56 and Section 23.16.080.

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