

RESOLUTION NO. 2005-8

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING AN AMENDMENT TO THE
ELK GROVE GENERAL PLAN**

WHEREAS, the City of Elk Grove has initiated a General Plan Amendment to revise and update the Elk Grove General Plan; and

WHEREAS, the proposed General Plan Amendment is required to make land use policy changes desired by the City Council, to reflect changes in the city limits since the adoption of the General Plan, and to correct minor proofreading and mapping errors; and

WHEREAS, the City Council is the appropriate authority to hear and take action on the proposed General Plan Amendment after a recommendation by the Planning Commission; and

WHEREAS, a Supplemental Environmental Impact Report was prepared for the proposed General Plan Amendment and was circulated according to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission considered the proposed General Plan Amendment at a public hearing on December 9, 2004, and provided written recommendation to the City Council regarding approval of the following amendments to the General Plan: 1) various text and mapping changes to update the General Plan and correct proofreading errors; and 2) changes in the land use designation on sites designated "A," 4, 5, 24, 40, and 41; and

WHEREAS, the City Council has reviewed and considered the Supplemental EIR and is aware of the potential for adverse impacts related to traffic congestion as the result of proposed land use policy changes on sites 4, 5, 24, 40, and 41, and has determined that these impacts are acceptable; and

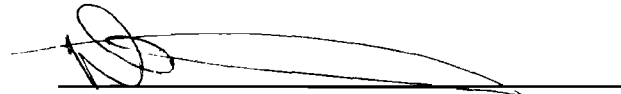
WHEREAS, the City Council duly advertised and considered the Planning Commission recommendation and all of the testimony presented to it, including staff reports, environmental documents and public testimony, at a public hearing on January 5, 2005.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ELK GROVE
HEREBY RESOLVES AS FOLLOWS:**

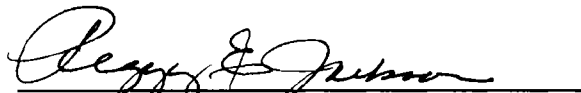
1. Approve the Amendment to the Elk Grove General Plan as recommended by the Planning Commission, including the following:

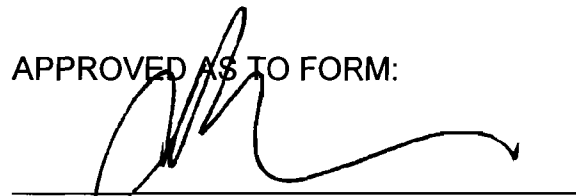
- a) Amend the General Plan Land Use Map for Sites A, 4, 5, 24, 40 and 41 as attached in Exhibit A;
 - b) Adopt the text amendments for the General Plan attached as Exhibit B.
2. Retain the General Plan land use designation of Rural Residential for Sites 21 and 29.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on the 5th day of January 2005.


DANIEL BRIGGS, MAYOR of the
CITY OF ELK GROVE

ATTEST:


PEGGY E. JACKSON, CITY CLERK

APPROVED AS TO FORM:

ANTHONY B. MANZANETTI,
CITY ATTORNEY

**CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2005-8**

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

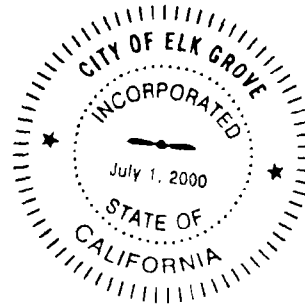
I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on the 5th day of January 2005 by the following vote:


AYES 4: COUNCILMEMBERS: Briggs, Leary, Scherman, Soares

NOES 0: COUNCILMEMBERS:

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 1: COUNCILMEMBERS: Cooper

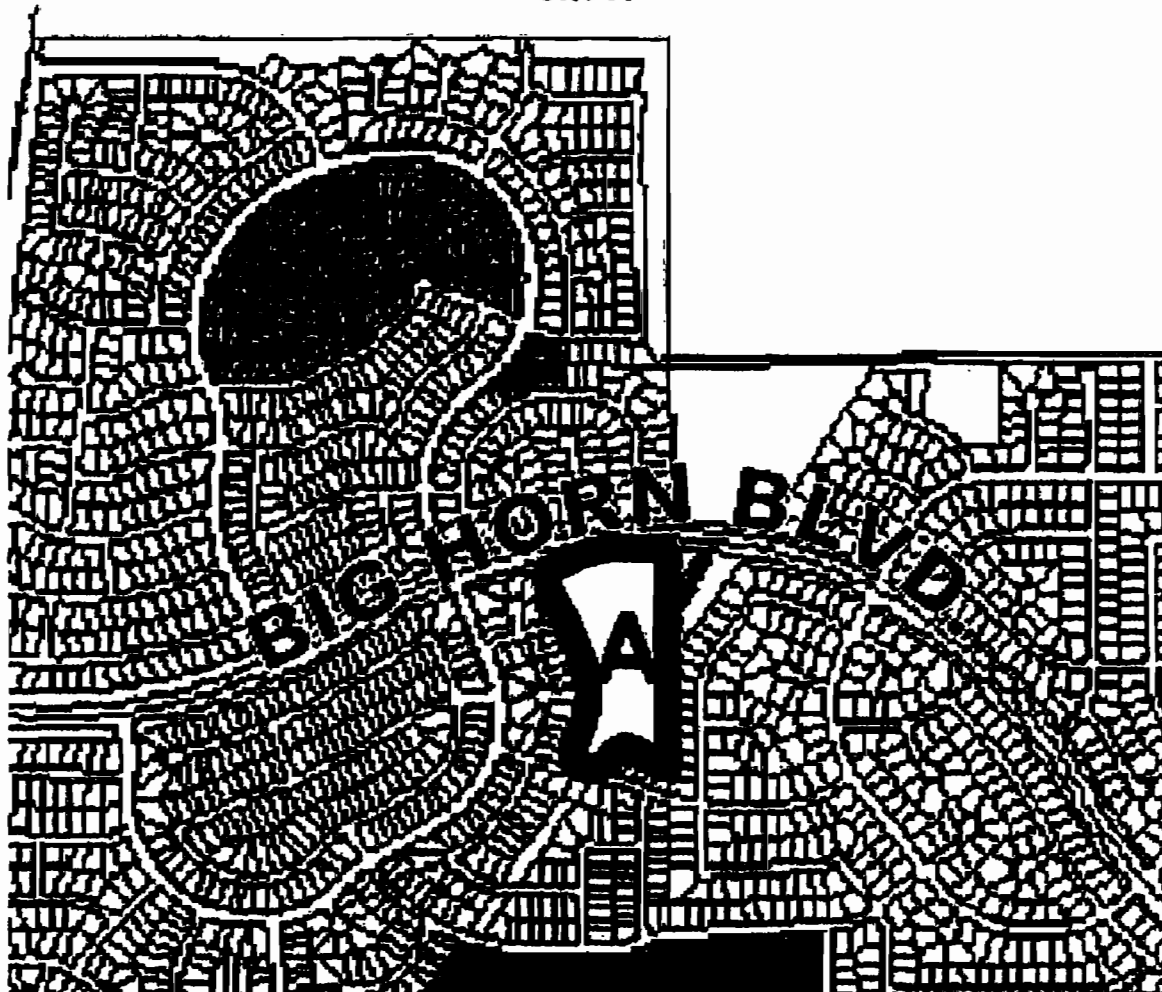




**Peggy E. Jackson, City Clerk
City of Elk Grove, California**

Exhibit A

Site A



LEGEND

RESIDENTIAL

- Rural Residential (0.1 to 0.5 du/acre)
- Estate Residential (0.6 to 4.0 du/acre)
- Low Density Residential (4.1 to 7.5 du/acre)
- Medium Density Residential (7.1 to 15.0 du/acre)
- High Density Residential (15.1 to 30.0 du/acre)

MIXED USE

- Commercial/Office/Multi-family
- Office/Multi-family
- Commercial/Office

NON-RESIDENTIAL

- Commercial
- Office
- Public Schools
- Institution
- Public/Casual Public
- Light Industry
- Heavy Industry
- Private Streets

POLICY AREA

- South Pointe PA
- Southeast PA
- Elk Grove Triangle PA

OPEN LAND

- Public Parks
- Public Open Space/Recreation
- Private Open Space/Recreation

Note: This map does not show all physical features, City policies, and other constraints that may affect a property's development potential. Please contact the City of Elk Grove Development Services, Planning for further assistance.

Adopted by City Council
November 18, 2008



Site 4, 5, and 41



LEGEND

RESIDENTIAL

- Rural Residential (0.1 to 0.5 du/acre)
- Estate Residential (0.5 to 4.0 du/acre)
- Low Density Residential (4.1 to 7.0 du/acre)
- Medium Density Residential (7.1 to 15.0 du/acre)
- High Density Residential (15.1 to 30.0 du/acre)

MIXED USE

- Commercial/Office/Multi-family
- Office/Multi-family
- Commercial/Office

NON-RESIDENTIAL

- Commercial
- Office
- Public Schools Institution
- Public/Quasi Public
- Light Industry
- Heavy Industry
- Private Streets

POLICY AREA

- South Pointe PA
- Southeast PA
- Elk Grove Triangle PA

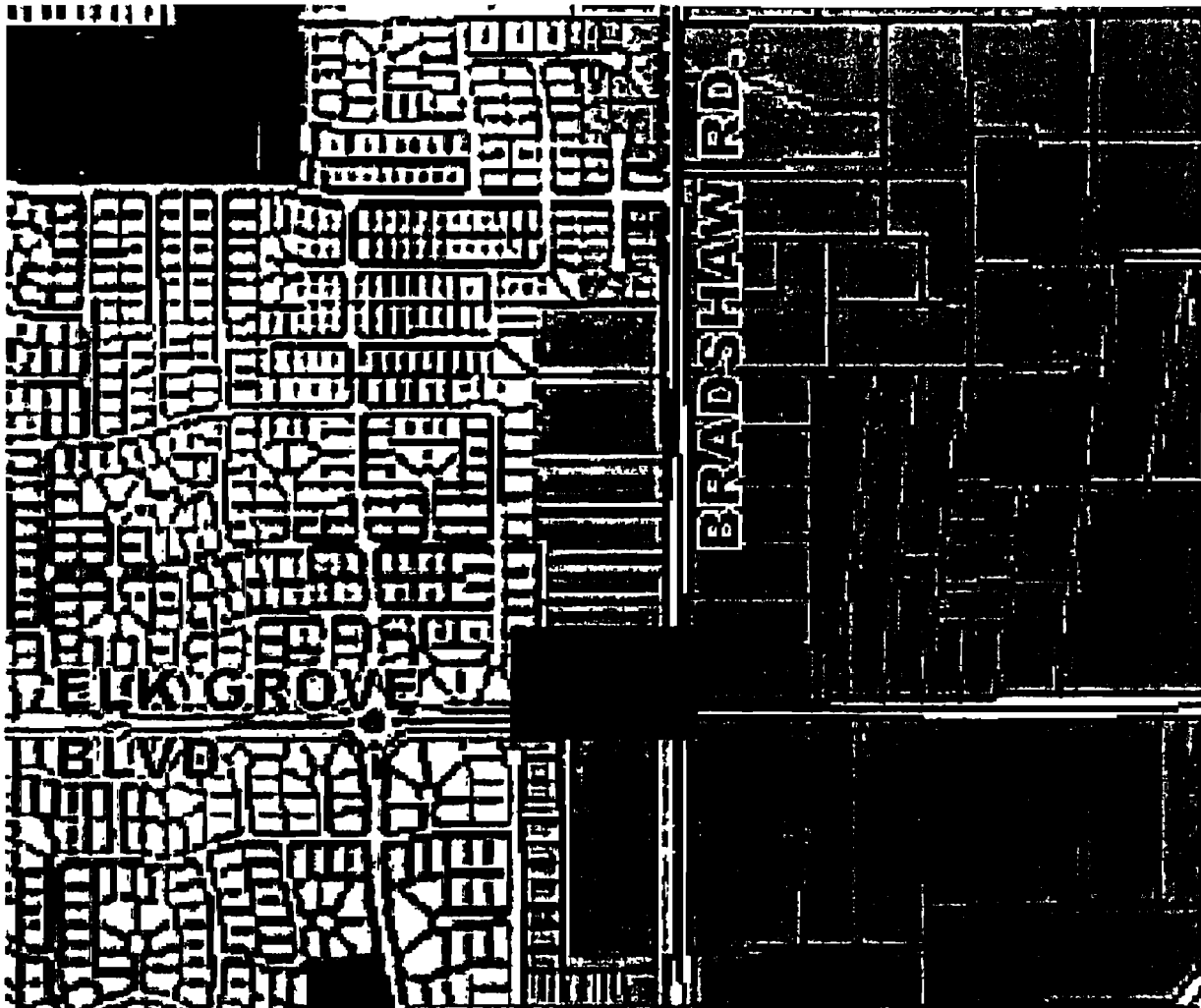
OPEN LAND

- Public Parks
- Public Open Space/Recreation
- Private Open Space/Recreation

Note: This map does not show all physical features, City policies, and other constraints that may affect a property's development potential. Please contact the City of Elk Grove Development Services, Planning for further assistance.

Adopted by City Council
November 15, 2003

Site 24

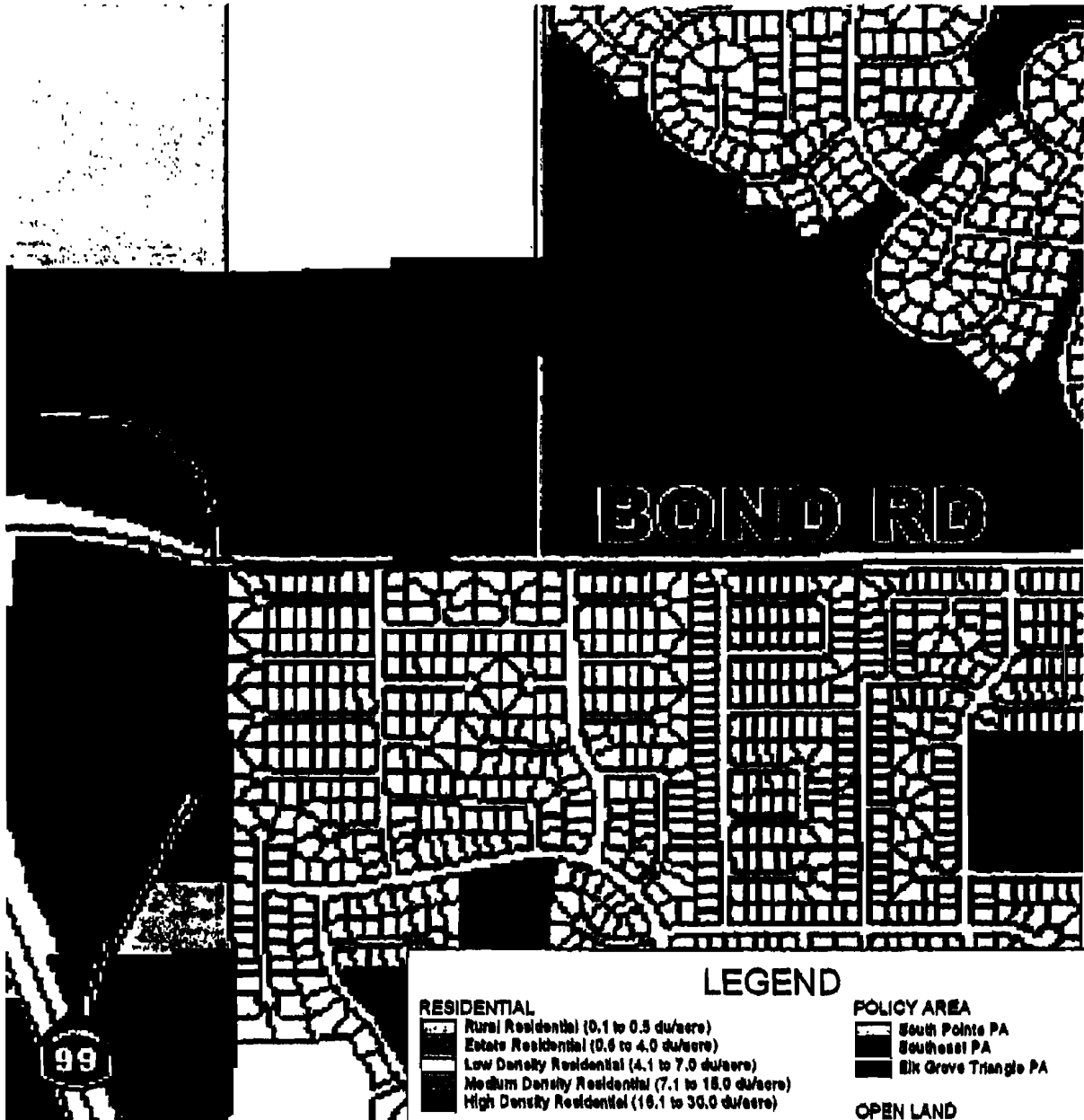


LEGEND

- | | | | |
|------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| RESIDENTIAL | | POLICY AREA | |
| | Rural Residential (0.1 to 0.8 du/acre) | | South Pointe PA |
| | Estate Residential (0.8 to 4.0 du/acre) | | Southeast PA |
| | Low Density Residential (4.1 to 7.0 du/acre) | | Elk Grove Triangle PA |
| | Medium Density Residential (7.1 to 15.0 du/acre) | OPEN LAND | |
| | High Density Residential (15.1 to 30.0 du/acre) | | Public Parks |
| MIXED USE | | | Public Open Space/Recreation |
| | Commercial/Office/Multi-family | | Private Open Space/Recreation |
| | Office/Multi-family | Note: This map does not show all physical features, City policies, and other constraints that may affect a property's development potential. Please contact the City of Elk Grove Development Services, Planning for further assistance. | |
| | Commercial/Office | Adopted by City Council
November 19, 2003 | |
| NON-RESIDENTIAL | | | |
| | Commercial | | |
| | Office | | |
| | Public Schools | | |
| | Institution | | |
| | Public/Quasi Public | | |
| | Light Industry | | |
| | Heavy Industry | | |
| | Private Streets | | |



Site 40



LEGEND

RESIDENTIAL

- Rural Residential (0.1 to 0.5 du/acre)
- Estate Residential (0.6 to 4.0 du/acre)
- Low Density Residential (4.1 to 7.0 du/acre)
- Medium Density Residential (7.1 to 18.0 du/acre)
- High Density Residential (18.1 to 30.0 du/acre)

MIXED USE

- Commercial/Office/Multi-family
- Office/Multi-family
- Commercial/Office

NON-RESIDENTIAL

- Commercial
- Office
- Public Schools
- Institution
- Public/Quasi Public
- Light Industry
- Heavy Industry
- Private Streets

POLICY AREA

- South Points PA
- Southeast PA
- Elk Grove Triangle PA

OPEN LAND

- Public Parks
- Public Open Space/Recreation
- Private Open Space/Recreation

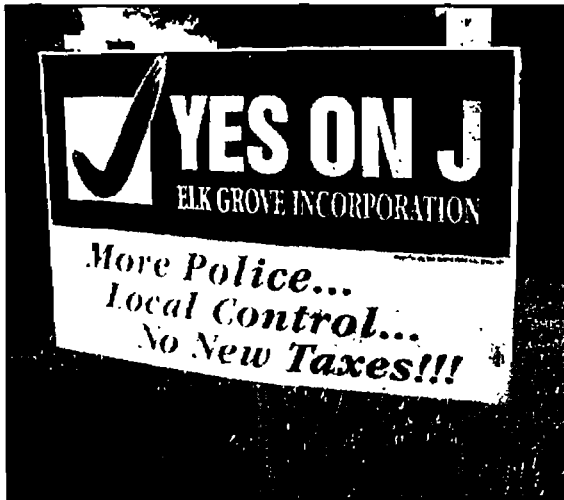
Note: This map does not show all physical features, City policies, and other constraints that may affect a property's development potential. Please contact the City of Elk Grove Development Services, Planning for further assistance.

Adopted by City Council
November 15, 2008



Introduction

Elk Grove's incorporation and the creation of this General Plan represent the product of years of work on the part of residents and businesses in the community who saw the need for local control over the decisions which affected the quality of life in Elk Grove. The "Yes on J" campaign, which led to the successful vote for incorporation in March 2000, stressed increased law enforcement presence and local control.



A strong design for local control and improved police protection was expressed during the incorporation campaign.

The local control issue was in part a response to the rapid growth which had been occurring in Elk Grove for most of the 1990s. Construction of new housing has occurred at a pace of approximately 1,500 new homes per year, increasing the population of Elk Grove by approximately 4,000 persons per year. At the same time, the implementation of infrastructure improvements in particular lagged behind new development, and residents perceived that the quality of life was declining and that local control of planning and development was needed.

Two-Tiered Planning

In addition to planning for Elk Grove, this General Plan addresses a "Planning Area" outside the city limits. This Planning Area was defined during the process of applying to the Sacramento County Local Agency Formation Committee (LAFCO) for

a Sphere of Influence; it represents the area which the City envisions may ultimately be included either in a Sphere of Influence or in the incorporated city limits.

While the City has no jurisdiction over the determination of land use policy in adjacent areas, it can advise the County on land use policy. Outside the city limits, therefore, this General Plan is purely advisory, although it does provide a statement of the uses the City desires in these areas.

Reflecting the limit of the City's authority to regulate land uses outside its current corporate boundaries, this General Plan provides land use and other policy direction in the following manner:

- For the area within the city limits ~~and within the area currently proposed by the City to be included within its Sphere of Influence, as shown in Figure 1, this General Plan provides detailed~~ a detailed Land Use Policy Map and other specific policies relating to land use and other issues. ~~(The City in November 2000 applied to the Sacramento County Local Agency Formation Commission (LAFCO) for approval of a Sphere of Influence which includes these areas, and for the concurrent annexation of the Laguna West area.)~~⁴
- For the area outside the city limits, this General Plan provides land use designations at a more conceptual level; because the City does not have land use authority in these areas, detailed land use categories have not been assigned, and the policies of this General Plan with regard to other issues (circulation, housing, noise, etc.) are advisory only and are intended to be considered by the County of Sacramento in its review and approval of development projects and other matters in this larger "planning area."

⁴ Note: The annexation of Laguna West, approved in August 2003, will become effective after the adoption of this General Plan.

The environmental analysis of this General Plan also reflects this two-tier approach, providing more specific impact and mitigation discussion for the area within the city limits and the proposed Sphere of Influence and addressing land uses outside this area under current (County of Sacramento) land use designations and policies and this General Plan's proposed policies.

Role of the General Plan

The General Plan is a broad framework for planning the future of the City of Elk Grove. It is the official policy statement of the City Council to guide the private and public development of the City in a manner to gain the maximum social and economic benefit to the citizens. All other City codes and standards, including the ~~Elk Grove~~ Specific Plans and Development Code, must be consistent with the General Plan.

Although this General Plan is expected to guide development until the year 2023 [a 20-year timeframe], changes to the Plan are expected to occur as circumstances change and the City's responds to these changes—or alters its vision for the future.

The California Government Code (Section 65302) requires that a general plan address seven basic topics (discussed in more detail later in this Chapter). These required topics are:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Noise, and
- Safety

Ten Elements of this General Plan

In addition to the required topics, State law allows each General Plan to address other issues important to the city. Elk Grove has chosen to organize this General Plan into ten Elements:

1. Land Use
2. Circulation
3. Housing
4. Economic Development

5. Public Facilities and Finance
6. Historic Resources
7. Parks, Recreation, Trails, and Open Space
8. Safety
9. Noise
10. Conservation and Air Quality

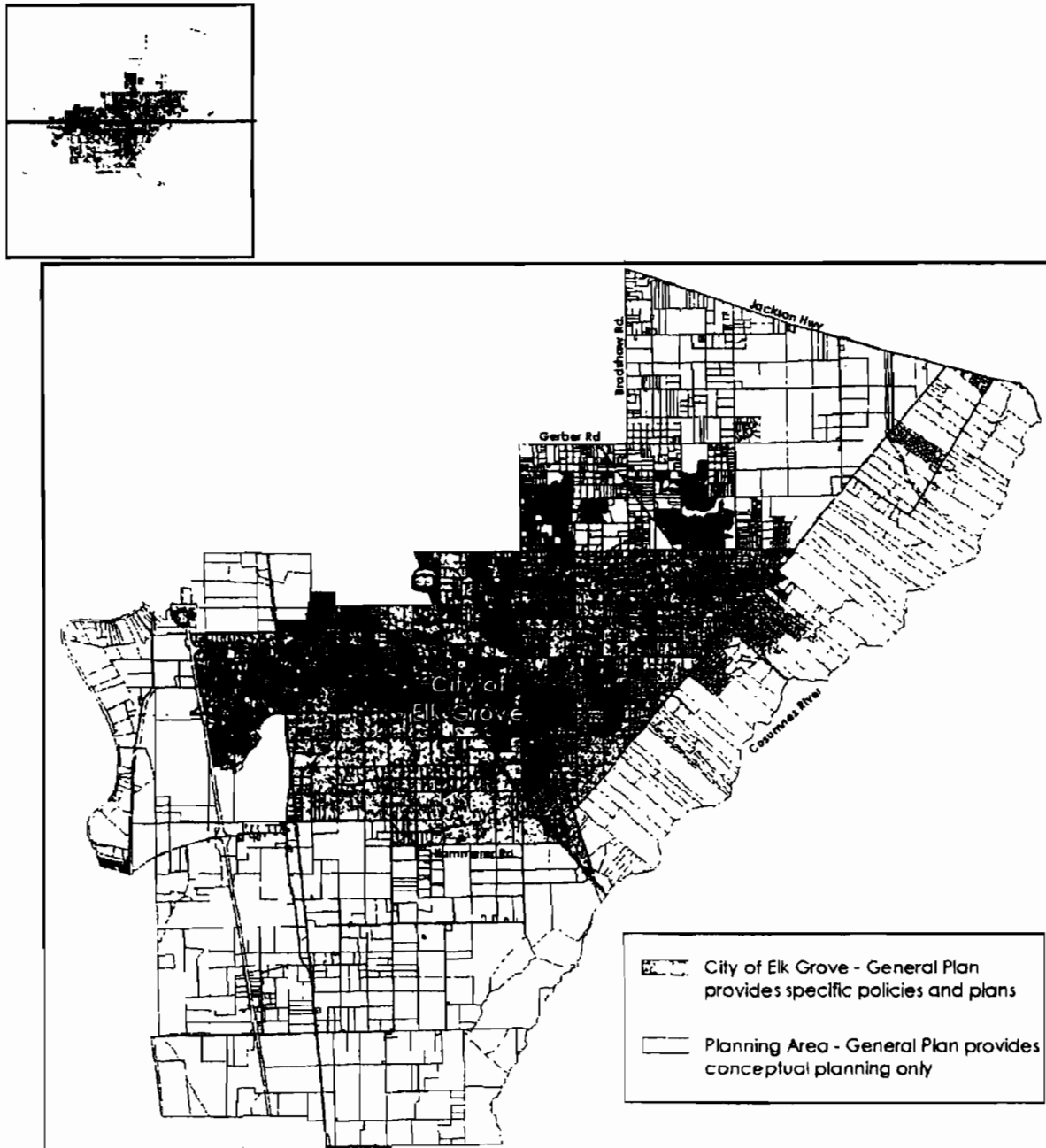
These Elements address all of the topics required by State law, as well as the optional topics of Economic Development, Historic Resources, and Finance.

Each of the ten Elements of the General Plan is related to the achievement of the Vision for Elk Grove and the City's goals; in addition, many of the policies and action items in each Element are interrelated with policies and actions in other Elements—this General Plan is a comprehensive, coordinated document.

The City of Elk Grove is an ever-changing dynamic entity. Periodic review and possible amendment of the General Plan to adjust to changing conditions and City priorities is required. This General Plan, while prepared with a time horizon of at least 20 years in mind, is not unchangeable—as circumstances or the City's desires change, this Plan may be amended.

Under State law, City ordinances regulating land use must be consistent with the General Plan. The Zoning Code, Specific Plans, and individual project plan proposals must be consistent with the goals, policies, and standards contained in the General Plan. In addition, all capital improvements and public works projects must ~~also~~ be consistent with the General Plan.

FIGURE 1: PLANNING AREA



This Plan Anticipates Future Work

This General Plan, while it provides detailed policies to guide City growth and decision-making, is not intended to answer every question which will be faced by the City over the lifetime of the Plan. Nor is it intended to be a step-by-step guidebook for its own implementation.

In both of these regards, this General Plan anticipates that future work will be needed to fully implement this Plan. This may include:

- The creation and adoption of more detailed plans
- The creation of procedures and standards, including updated Public Works standards for public facilities
- The adoption of ordinances, including updates to the Elk Grove Zoning Code
- The creation and adoption of Capital Improvement Plans
- The adoption of new or updated funding mechanisms

Some of these actions may occur in the short term; others are expected to be developed over the long term as the need arises. Where possible, these future steps are shown in the various Elements of this General Plan as "Action Items."

Use of the Plan

The General Plan is intended to be used by a broad range of persons, including:

- The City Council and Planning Commission in decision-making activities;
- City staff in development programs and projects;
- The development community in preparing development proposals; and
- Residents and citizens seeking to understand the future of Elk Grove and the type of development which may occur in the future.

This General Plan will be used (as discussed in the Land Use Element) as the basis for a comprehensive update of the Elk Grove Zoning Code and other City documents which provide standards for the development of public and private projects.

Preparation of the Plan

Citizen participation played an important role in preparing the Elk Grove General Plan. Because the General Plan needs to reflect community goals and aspirations, citizens were involved with issues identification and goal formulation. The public and various civic and professional organizations were consulted during the Plan preparation stage whenever possible. Numerous public meetings were held to discuss the Plan, and additional public involvement occurred during the public hearing process. Highlights of this process included three Visioning meetings, held in October and November 2001, at which participants used maps and written comments to define their vision for the future of Elk Grove.



Participants at one of three Visioning Workshops held in 2001

To provide guidance to staff in the preparation of the General Plan, as well as a forum for the discussion of issues and policies, the City Council created a five-member General Plan Advisory Committee (comprise of the five members of the Planning Commission), which met monthly (occasionally several times each month) for more than a year. The GPAC assisted in the identification and refinement of planning issues, and in the development of a preferred land use policy map.

Citizen groups and individuals participated in preparation of the General Plan through attendance at General Plan Advisory Committee meetings and at General Plan public study sessions and public hearings.

Finally, the Draft General Plan and its supporting documents received extensive review at public hearings held before the City of Elk Grove Planning Commission and City Council. Public testimony concerning the Draft General Plan was received prior to Plan adoption.

Elk Grove General Plan Element and California Government Code Section References	Contents Required by State Law (Excerpted from the California Government Code)	Topics Discussed in Element
Land Use Element Government Code Section 65302(a)	<p><i>"A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas. The land use element shall designate, in a land use category that provides for timber production, those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982, Chapter 67 (commencing with Section 51100) of Part 1 of Division 1 of Title 5."</i></p>	Provides City policies for the use and development of land for public and private uses. Defines land use categories and includes the Land Use Policy Map, which illustrates the City's land use policies. General distribution and intensity of land uses for housing, commercial uses, institutional uses, public facilities, and open space. Urban design is also discussed in this element.
Circulation Element Government Code Section 65302(b)	<p><i>"A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan"</i></p>	The Circulation Element provides City policies for all types of transportation in Elk Grove: vehicles (auto and truck), light and heavy rail, public transit, bicycling, pedestrian, and air. The Circulation Element includes master plans for roadways, bicycle transit, and other transit modes, and defines the level of service (or level of congestion) which the City will seek to maintain on roadways. Also addresses congestion management requirements pursuant to Government Code Section 65088 et seq.
Housing Element Government Code Section 65583	<p><i>The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community." [excerpt]</i></p>	Provides the City's policies related to providing safe and affordable housing for all of the City's current and future residents. Identifies developmental constraints, and includes policies and action programs for providing adequate housing.

Elk Grove General Plan Element and California Government Code Section References	Contents Required by State Law (Excerpted from the California Government Code)	Topics Discussed in Element
<p>Economic Development Element <i>Optional Element as discussed in Government Code Section 65303</i></p>	<p><i>No requirements in State law</i></p>	<p>The Economic Development Element provides City policy on the creation of a more vibrant, diverse economy in Elk Grove, including the creation of new jobs and commercial opportunities. This Element provides a framework for the City's overall economic development program, identifying which types of businesses the City should seek to attract, how the City can attract these uses (through incentives, infrastructure programming, land use policies, etc.), and how this effort should be coordinated among various City departments.</p>
<p>Public Facilities and Finance Element <i>Government Code Section 65302(b)</i></p>	<p><i>"A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan "</i> [emphasis added]</p>	<p>This Element addresses a variety of public facilities--generally, the "infrastructure" which is needed to support existing and future development (water, sewer, parks, schools, etc.). This Element also addresses how those public facilities provided by the City will be financed, addressing for example the so-called "zipper street" issue. This Element will also provide overall City policy regarding the City's finances, including how the City will provide funding for public facilities and infrastructure.</p>

Elk Grove General Plan Element and California Government Code Section References	Contents Required by State Law (Excerpted from the California Government Code)	Topics Discussed in Element
<p>Historic Resources Element Optional Element as discussed in Government Code Section 65303</p>	<p>No requirements in State law</p>	<p>This Element will address how the City will preserve and enhance the many historic structures which exist in Old Town and other portions of the community. This Element summarizes the historic resources which exist Elk Grove and provides policies and action items to help provide additional protections for these resources, potentially including City review of alterations to historic buildings.</p>
<p>Parks, Recreation, Trails, and Open Space Element Government Code Section 65560</p>	<p>(a) "Local open-space plan" is the open-space element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563</p> <p>(b) "Open-space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated on a local, regional or state open-space plan as any of the following:</p> <p>(1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.</p> <p>(2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber, areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply</p> <p>(3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value, areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors</p> <p>(4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality</p>	<p>Although the City does not provide park and recreation services, this Element describe the policies the City will implement to cooperate with the Elk Grove CSD to ensure that park and recreation facilities are available. This Element also addresses the issue of Open Space, which could include a variety of lands whose long-term use involves remaining undeveloped.</p>

Elk Grove General Plan Element and California Government Code Section References	Contents Required by State Law (Excerpted from the California Government Code)	Topics Discussed in Element
<p>Safety Element Government Code Section 65302(g)</p>	<p><i>"A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure, slope instability leading to mudslides and landslides, subsidence, liquefaction and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of the Public Resources Code, and other geologic hazards known to the legislative body; flooding, and wild land and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards. Prior to the periodic review of its general plan and prior to preparing or revising its safety element, each city and county shall consult the Division of Mines and Geology of the Department of Conservation and the Office of Emergency Services for the purpose of including information known by and available to the department and the office required by this subdivision "</i></p>	<p>A number of potential safety hazards exist in Elk Grove, including the Suburban Propane facility, several rail lines, and potential flooding. This Element will define how the City will deal with all o these issues, both in this Element and through land use and other policies in other element of the General Plan, and how the City will cooperate with other agencies (such as the Elk Grove CSD) which provide public safety services.</p>

Elk Grove General Plan Element and California Government Code Section References	Contents Required by State Law (Excerpted from the California Government Code)	Topics Discussed in Element
<p>Noise Element Government Code Section 65302(f)</p>	<p>A noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:</p> <ul style="list-style-type: none"> (1) Highways and freeways (2) Primary arterials and major local streets. (3) Passenger and freight on-line railroad operations and ground rapid transit systems. (4) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation. (5) Local industrial plants, including, but not limited to, railroad classification yards. (6) Other ground stationary noise sources identified by local agencies as contributing to the community noise environment. <p>Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive. The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise. The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.</p>	<p>Noise, or "unwanted sound" is a byproduct of modern life, generated by the vehicles, machines, and other items which are part of our everyday lives. The Noise Element defines the level of noise which is acceptable in different types of areas (residential, office, industrial, etc.) and how the City will achieve those noise levels.</p>

Elk Grove General Plan Element and California Government Code Section References	Contents Required by State Law (Excerpted from the California Government Code)	Topics Discussed in Element
<p>Conservation and Air Quality Element Government Code Section 65302(d)</p>	<p><i>"A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or county."</i></p>	<p>This Element addresses the conservation of limited resources, including land, energy, etc., as well as measures the City will implement to improve air quality in Elk Grove and the region. This Element's policies are closely tied to policies in other Elements (particularly Land Use and Circulation) to address how the City, through its land use policies, its review of projects, and its own operations, can conserve natural resources and reduce impacts on air quality. This Element contains a broad range of strategies intended to encourage the use of alternative transportation to both reduce traffic on local roadways and decrease air pollutant emissions from private vehicles.</p>

Organization of the General Plan

As discussed earlier in this chapter, the Elk Grove General Plan consists of ten elements which together satisfy—and exceed—the content requirements of State general plan law (see Table 1).

A number of documents support the General Plan, but are not adopted as parts of the Plan. The General Plan Background Report and the General Plan Environmental Impact Report (EIR) are integral to this General Plan. However, because it is intended to provide up-to-date information, the Background Report is specifically intended to be updated as necessary to reflect new information, changes in the master plans adopted by other agencies (such as the Elk Grove Community Services District and the Elk Grove Unified School District), and other information. Amendments to the Background Report are not considered an amendment to this General Plan, and do not require approval by City decision-makers.

The organization of the General Plan in these three volumes (Background Report, Policy Document, and EIR) is illustrated below. Together, these documents comprise the Elk Grove General Plan.



This General Plan is arranged in three volumes, which combine to form the entire General Plan

The ten General Plan elements and the Land Use Policy Map provide the goals and policies for the long-term development of the City. Each Element provides a brief summary of the topics it covers, with references to the Background Report and other documents where necessary to assist the reader in locating other sources of information.

Amendment of the General Plan

Recognizing the dynamic nature of the General Plan, State law provides for periodic review of the document to ensure that it is consistent with the conditions, values, expectations, and needs of the community. The General Plan Guidelines note:

"The General Plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which continually change. Local governments should plan for change by establishing formal procedures for regularly monitoring, reviewing, and amending the General Plan."

The General Plan will be amended from time to time as City objectives become more defined or shift, or as State law dictates. In addition, periodic revision of the Housing Element to reflect housing need numbers for Elk Grove is required.

The primary objective of the Plan—to establish a vision for the future City—will continue to shape citywide policies and programs well into this century.

The Elk Grove Community Plan

At the time of incorporation, the Elk Grove General Plan and Zoning Code were accompanied by the Elk Grove Community Plan, and the Franklin-Laguna Community Plan—a planning documents first approved in the late 1970s which provided some limited policy direction and a land use map which frequently differed from the land use map of the General Plan or the zoning map—and in some cases were not consistent with either.

With the adoption of this General Plan, the need for the Elk Grove Community Plans—adopted by the County in order to provide planning at a more detailed level than was possible at the time the County's community plans were first adopted—is no longer valid. Therefore, this General Plan supersedes the Elk Grove Community Plan and the Franklin-Laguna Community Plan, which are no longer in effect.

The Elk Grove Zoning Code

The Elk Grove Zoning Code is the primary implementation tool for both the General Plan. Many of the Goals, Policies, Objectives, and Action Items in this General Plan will be achieved through the use of the Zoning Code to direct and regulate public and private development.

All of the standards in the Zoning Code (and the Zoning Map) are required by state law to be consistent with and to implement the General Plan. As noted in the Land Use Element (and other elements of this General Plan), the adoption of this General Plan is intended to be followed by a comprehensive update to the Zoning Code and the rezoning of properties to be consistent with the General Plan Land Use Policy Map.

Glossary

A glossary of planning and technical terms is included as an Appendix to this Plan.

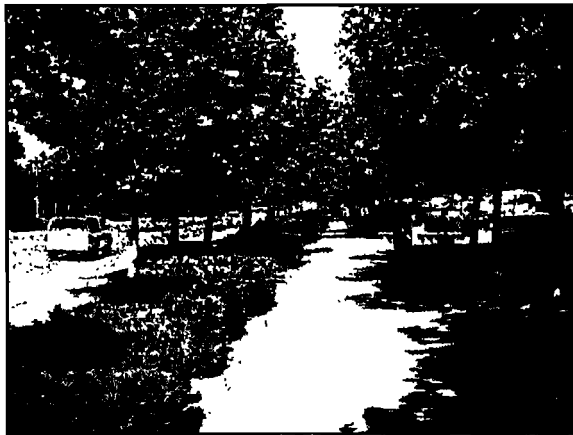
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Circulation Element

Circulation, as it is used in this General Plan, refers to the many ways people and goods move from place to place in Elk Grove and the region.

Circulation in Elk Grove includes:

- Motor vehicles, including cars and trucks
- Trains, for both freight and passenger traffic (on "heavy" and "light" rail lines)
- Public transit
- Bicycles
- Pedestrian travel
- Air travel



Bike paths and sidewalks form an important part of the city's transportation system, although cars are the most common form of transport

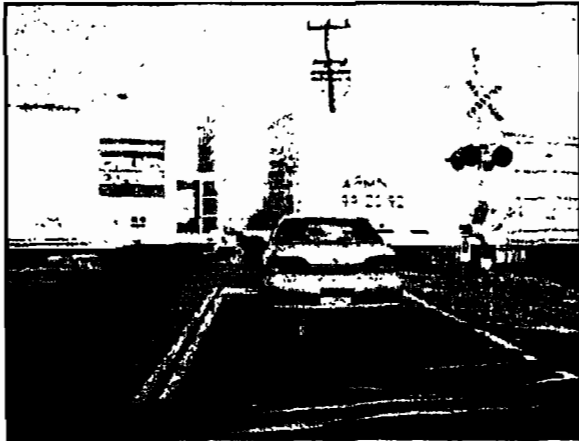
All of these forms of transportation are part of the overall circulation system; because motor vehicle traffic plays a major role in the creation of air pollution, which affects Elk Grove and the region, those modes of transport and movement which reduce reliance on motor vehicles are also part of the City's efforts to improve local and regional air quality. Please see the *Conservation/Air Quality Element* for additional discussion of air quality goals, policies, and actions.

This Circulation Element is based on several basic concepts:

- Although the City will seek to encourage other modes of travel, it is assumed that the majority of travel and transport of goods within Elk Grove will occur in automobiles and trucks.

The land use pattern in Elk Grove, which is primarily low-density in nature (particularly in residential areas), poses significant challenges with regard to establishing public transit, bicycle, or walking as the preferred method of travel for most residents.

- Efficient and convenient vehicle transportation—including parking—is and will remain a vital part of the success of the city's retail and office areas. The City's efforts to encourage other modes of transportation will therefore focus on *incentives* to reduce vehicle use, rather than *disincentives* which would make driving and parking less convenient, more costly, or both.
- The roadway system is a major component of the "feel" of a community. Wider roadways are generally more "urban," while narrow roadways typically call to mind more rural areas. The City will use its master plan of future roadways to help maintain rural character in those portions of Elk Grove planned for low-intensity uses, but will encourage development of roadways to provide safe and efficient traffic movement in the more urban areas of the city.
- Past practices (prior to the incorporation of Elk Grove) led to significant traffic issues due to the piece-meal construction of needed roadway improvements. The City's policy is to require full improvements to roadways in a single phase, eliminating the so-called "zipper street" phenomenon which caused roadways to be alternately wide, then narrow, then wide again.
- Some incentives to encourage use of alternative methods of transportation are beyond the scope of the City of Elk Grove (e.g., state and federal taxation policies affecting the price of gasoline) and are therefore not addressed in this General Plan. This Circulation Element focuses on those efforts which the City can reasonably expect to achieve, rather than making broad policy statements on issues outside the City's purview.



Most major east-west roadways in Elk Grove have at-grade crossings with the railways that traverse the city. Traffic backups at the crossings can be substantial.

LIGHT RAIL

Light rail has operated in the Sacramento region since 1987. The system has expanded since then, and is currently planned to be extended into Elk Grove in the near future.



Light rail train service is proposed to be extended into Elk Grove in the near future

Of note to the Elk Grove General Plan is the current emphasis (reflected in the planning of new routes and service) on transporting workers from outlying areas to Sacramento. The City views light rail as an important part of the overall transit plan for Elk Grove, and supports the use of light rail to transport workers to locations inside Elk Grove (such as proposed office development area at Kammerer Road), and to serve the proposed retail

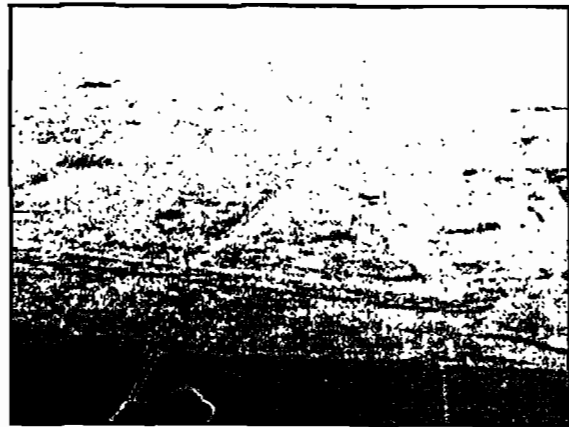
development at Hwy 99/Kammerer Road.

AIR TRAVEL

Although no airports exist within the current (2002) (2004) city limits, two general aviation airports exist in the planning area: Elk Grove Airport and Franklin Field.



Aerial photo of Elk Grove Airport. Grant Line Road is at the upper left in this photo; view is to the northeast



Franklin Field is located approximately 5 miles south of Elk Grove, adjacent to the Sheriff's detention facility.

Although these airports are not located in Elk Grove, they affect land uses within the city [see the Background Report for more information on safety zones surrounding these facilities], and they provide an opportunity for general aviation uses near the city.

The Circulation policies and programs in this Element implement the following Goals of the City of Elk Grove:

<p>Guiding Goal 1: A High Quality of Life for All Residents</p>
<p>Focused Goal 1-3: A balanced and efficient transportation system</p>
<p>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</p>
<p>Guiding Goal 3: Protection of the Natural Environment</p>
<p>Focused Goal 3-1: Development which recognizes environmental constraints and is designed and operated to minimize impacts on the environment</p>
<p>Guiding Goal 5: Preservation of the Rural Character of Elk Grove</p>
<p>Focused Goal 5-1: Retention of those areas identified for 2-acre and larger lots on the Land Use Map as a rural area through land use and infrastructure controls</p>
<p>Focused Goal 5-2: Maintenance of those features that provide the character of Elk Grove's rural areas, including, oak trees, small local roadways, animal keeping and raising, equestrians, agriculture, and limited commercial opportunities</p>

The following policies and action items implement these Goals.

CIRCULATION POLICIES: GENERAL

- CI-1 Circulation planning for all modes of travel (vehicle, transit, bicycle, pedestrian, etc.) shall be coordinated with efforts to reduce air pollution.
- CI-2 The City shall coordinate and participate with the City of Sacramento, Sacramento County and Caltrans on roadway improvements that are shared by the jurisdictions in order to improve operations.

This may include joint transportation planning efforts, roadway construction and funding.

Please see the Public Facilities and Finance Element of this General Plan for additional policies related to the provision of required roadway and other circulation improvements.

CIRCULATION POLICIES: ALTERNATIVE TRANSPORTATION

CI-3 The City's efforts to encourage alternative modes of transportation will therefore focus on incentives to reduce vehicle use, rather than disincentives (which are generally intended to make driving and parking less convenient, more costly, or both). Incentives may include:

- Preferential carpool and vanpool parking.
- Bus turnouts, and
- Pedestrian-friendly project designs

CI-4 Specific Plans, Special Planning Areas, and development projects shall be designed to promote pedestrian movement through direct, safe, and pleasant routes that connect destinations inside and outside the plan or project area.

CI-5 The City shall encourage the use of transportation ^{alternatives} ~~which alternatives that~~ reduce the use of personal motor vehicles.

CI-5-Action 1 Funding for development, operations, and maintenance of facilities for mass transit, bicycle, pedestrian modes of transportation shall be given appropriate priority in the City's budgeting process.

CI-5-Action 2 Implement policies and actions in the Conservation/Air Quality Element which seek to encourage non-vehicle transportation alternatives in Elk Grove.

CI-5-Action 3 The City will support positive incentives such as carpool and vanpool parking, bus turnouts, and pedestrian-

friendly project designs to promote the use of transportation alternatives.

CI-5-Action 4 The City shall participate in the preparation and implementation of a Congestion Management Plan (CMP) consistent with legal requirements which gives priority to air quality goals, alternatives to automobile travel, and the development of demand reduction measures over additional road capacity.

CI-5-Action 5 The City shall develop and implement Pedestrian and Bikeway Master Plans to provide safe and convenient pedestrian and on- and off-street bicycle facilities throughout the City.

CI-6 The City shall require that transit service is provided in all areas of Elk Grove, including rural areas, so that transit dependent residents of those areas are not cut off from community services, events, and activities.

CI-6-Action 1 The City shall require that RT or any other local or regional transit agency serving Elk Grove include bus service to the rural areas of Elk Grove.

CI-7 The City shall encourage an approach to public transit service in Elk Grove which will provide the opportunity for workers living in other areas of Sacramento County to use all forms of public transit—including bus rapid transit and light rail—to travel to jobs in Elk Grove, as well as for Elk Grove workers to use public transit to commute to jobs outside the city.

Please see the Parks, Open Space, and Trails Element of this General Plan for additional policies related to the creation of a citywide trails system.

CIRCULATION POLICIES: LIGHT RAIL SERVICE

CI-8 The City shall encourage the extension of bus rapid transit and/or light rail service to the planned office and retail areas north of Kammerer Road and west of Hwy 99.

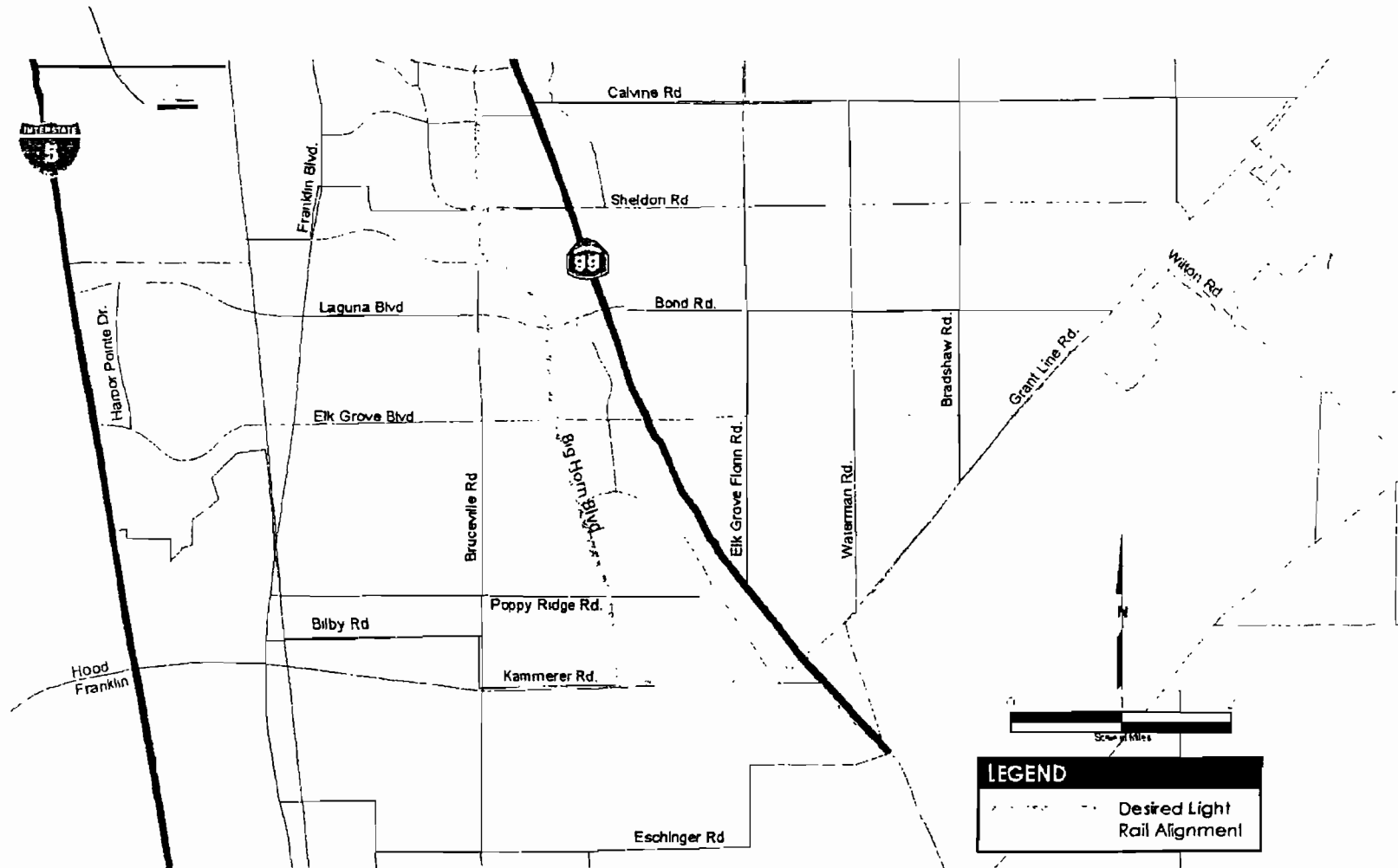
CI-9 Light rail service in Elk Grove should be designed to serve major employment

centers and the regional mall at Kammerer Road/Hwy 99. The City of Elk Grove encourages the development of light rail which will bring workers and shoppers to Elk Grove, while also serving as part of a coordinated, regional transportation network. The City's preferred route for light rail service is shown in Figure CI-1.

CI-9-Action 1 Using the City's preferred alignment, work with Regional Transit to select a final alignment for the extension of bus rapid transit and/or light rail into Elk Grove, and to develop final station and/or park-and-ride locations along the entire transit corridor in Elk Grove. As necessary, update this Circulation Element to reflect the final alignment.

CI-9-Action 2 The City shall require irrevocable offers of dedication of rights-of-way and station sites along the City's preferred light rail alignment. Offers of dedication shall be required as part of the approval of any tentative map or other discretionary approvals as appropriate.

Figure C1-1: Desired Light Rail Route



CIRCULATION POLICIES: ROADWAYS

CI-10 The City shall implement the roadway master plan shown in Figure CI-2. The following policies apply to selected roadways:

- The City shall use the latest version of Caltrans' "Transportation Concept Report" for I-5 and Hwy 99 to determine the planned width of these freeways.
- "Expanded right-of-way" indicates roadways on which sufficient width is provided for a middle two-way turn lane and/or expanded turn pockets at roadway intersections.
- The City will widen Grant Line Road north of Bradshaw Road only as needed to accommodate traffic, and strongly supports efforts to locate a future regional connector to provide traffic relief for this roadway. Grant Line Road north of Bradshaw Road should be widened in phases as needed, and should be widened to six lanes only if no alternative route for a future regional connector (see Policy CI-12) has been located and traffic conditions warrant the widening.

CI-10-Action 1 Require the dedication of right of way and the installation of roadway improvements as part of the review and approval of development projects. The City shall require the dedication of major road rights of way (generally, arterials and thoroughfares) at the earliest opportunity in the development process in order to implement this policy.

CI-11 The City shall assist Caltrans in implementing improvements to I-5 and Hwy 99 within the city.

CI-11-Action 1 Require the reservation of right of way for projects adjacent to I-5 and Hwy 99 sufficient to accommodate the freeway facilities outlined in the most recent Caltrans Transportation Concept Report.

CI-12 The City supports efforts to locate an alternative route for a future regional roadway connecting Hwy 99 and Hwy 50 in order to reduce the need for widening of Grant Line Road, particularly in the "Sheldon town" area.

CI-12-Action 1 Participate in regional efforts to locate and implement an alternative route for a future Hwy 99-Hwy 50 connector.

CI-13 The City shall require that all roadways and intersections in Elk Grove operate at a minimum Level of Service "D" at all times.

CI-14 The City recognizes that Level of Service D may not be achieved on some roadway segments, and may also not be achieved at some intersections. Roadways on which LOS D is projected to be exceeded are shown in the General Plan Background Report, based on the latest traffic modeling conducted by the City. On these roadways, the City shall ensure that improvements to construct the ultimate roadway system as shown in this Circulation Element are completed, with the recognition that maintenance of the desired level of service may not be achievable.

CI-14-Action 1 The City shall develop criteria to determine which roadway segments and intersections will not achieve the desired level of service standard.

CI-15 Development projects shall be required to provide funding or to construct roadway/intersection improvements to implement the City's Circulation Master Plan. The payment of established traffic impact or similar fees shall be considered to provide compliance with the requirements of this policy with regard to those facilities included in the fee program, provided that the City finds that the fee adequately funds all required roadway and intersection improvements. If payment of established fees is used to provide compliance with this policy, the City may also require the payment of additional fees if necessary to

cover the fair share cost of facilities not included in the fee program.

CI-15-Action 1 Update the City's traffic analysis guidelines to implement the policies of this General Plan. Items to be addresses should include:

- Guidelines for determining when traffic analysis is required
- Guidelines for the preparation of traffic analysis
- Significance criteria for use in CEQA analysis of proposed projects

The guidelines and significance criteria referenced above shall be reviewed by the Elk Grove Planning Commission within six months of adoption of this General Plan.

CI-16 Where a development project is required to perform new roadway construction or road widening, the entire roadway shall be completed to its planned width from curb-to-curb prior to the operation of the project for which the improvements were constructed, unless otherwise approved by the City Engineer. Such roadway construction shall also provide facilities adequate to ensure pedestrian safety as determined by the City Engineer.

CI-17 The City shall regulate truck travel as appropriate for the transport of goods, consistent with circulation, air quality, congestion management, and land use goals.

CI-17-Action 1 The City shall on an as-needed basis review existing truck routes within Elk Grove and designate routes consistent with the need to reduce traffic, noise and other impacts, and negative effects on residential areas.

CI-18 To the extent possible, major traffic routes for residential areas should be separate from those used by the city's industrial areas, with the purpose of avoiding traffic conflicts and potential safety problems.

CI-19 The circulation system serving the city's industrial areas should be designed to safely accommodate heavy truck traffic.

CI-20 The City shall discourage the creation of private roadways unless the roadways are:

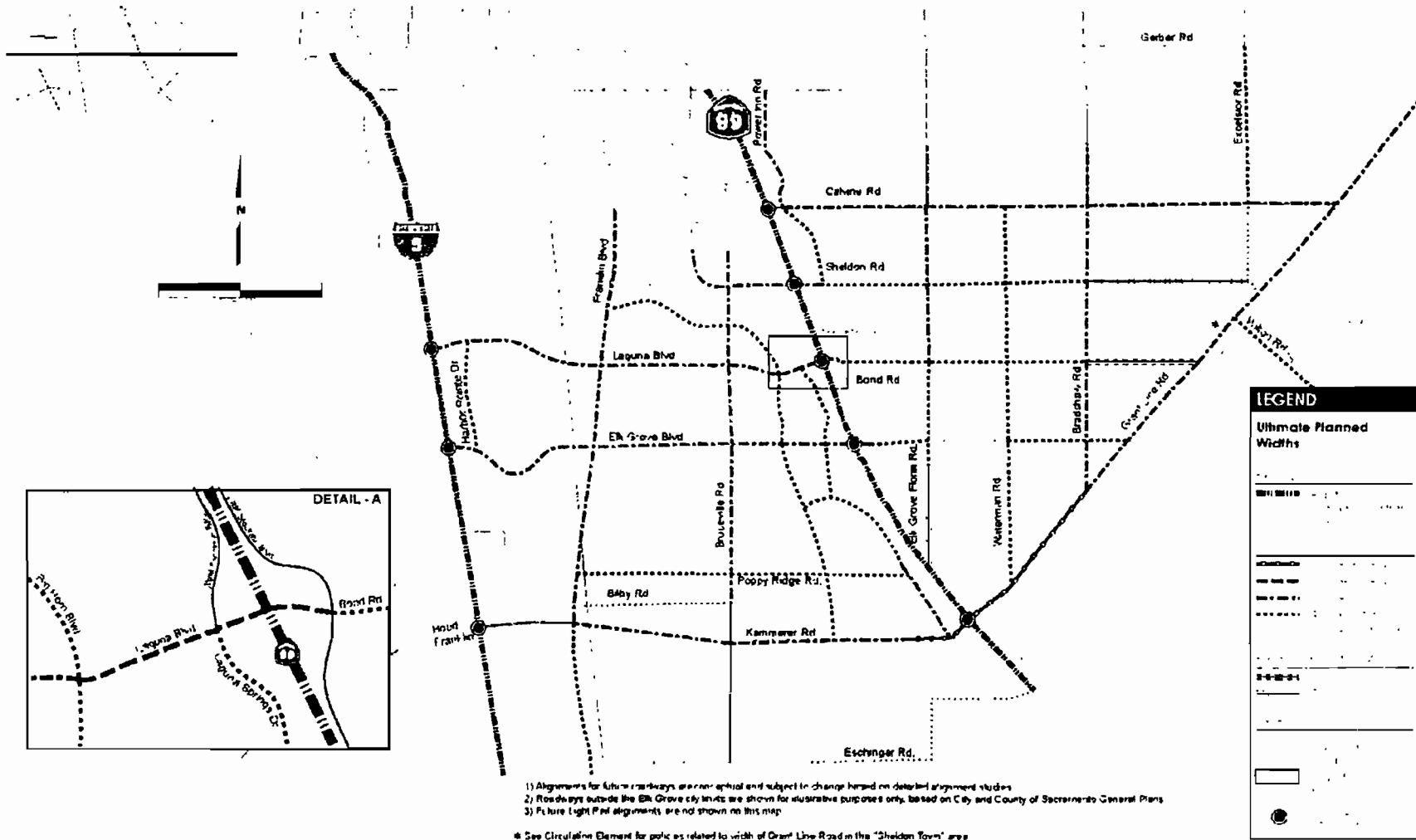
- 1) Constructed to public roadway standards, or
- 2) Are used in an affordable residential development.

CI-21 The City shall require the installation of traffic pre-emption devices for emergency vehicles (police and fire) at all newly constructed intersections, and shall seek to retrofit all existing intersections to incorporate these features.

CI-22 Where traffic calming devices or techniques are employed, the City shall coordinate design and implementation with the Elk Grove Police Department and the Elk Grove CSD to ensure adequate access for police and fire vehicles.

CI-23 All public streets should have sufficient width to provide for parking on both sides of the street and enough remaining pavement width to provide for fire emergency vehicle access.

Figure CI-2: Master Plan of Roadways



- 1) Alignments for future roadways are conceptual and subject to change based on detailed alignment studies.
 - 2) Roadways outside the Elk Grove city limits are shown for illustrative purposes only, based on City and County of Sacramento General Plans.
 - 3) Future Light Rail alignments are not shown on this map.
- * See Circulation Element for policies related to width of Grant Line Road in the "Sheldon Town" area

CIRCULATION POLICIES: AIRPORTS

CI-24 The City shall consider the recommendations in the Comprehensive Land Use Plans (CLUPs) for airports within or adjacent to Elk Grove in the review of potential land uses or projects.

CI-25 The City shall ensure that new development near airports be designed to protect public safety from airport operations consistent with recommendations and requirements of the Airport Land Use Commission, Caltrans, and the Federal Aviation Administration.

Please refer to the Background Report for information on the Comprehensive Land Use Plans for airports in the Planning Area.

Circulation Element

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Conservation and Air Quality Element

This Element of the General Plan addresses several important topics:

- **Conservation** of the City's natural resources, and
- The preservation and enhancement of local and regional **Air Quality** through reductions in the emission of pollutants and energy use.
- The preservation and enhancement of **Water Quality** in streams and rivers and in the underground aquifer.

CONSERVATION

Conservation is an important issue not only for Elk Grove but for every jurisdiction in the Sacramento region and in California. Many of the resources on which the city relies are available in limited and/or finite amounts (energy, for example); resources such as natural riparian habitat, watershed, and other types of open land uses would also be threatened by unplanned development.

Resources in Elk Grove which require the implementation of conservation-oriented policies include:

- **Energy**
- **Water supplies**
- **Land for future development**
- **Agricultural lands and soils**
- **Lands within the Primary Zone of the Sacramento River Delta**
- **Natural habitats**
- **Trees**
- **Air quality**
- **Surface and Groundwater Quality and Supply**

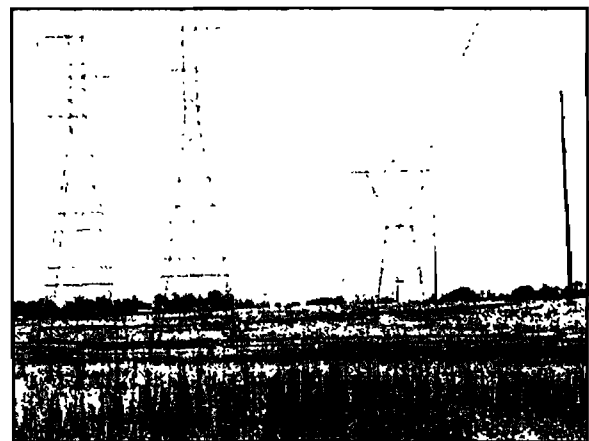
Other "resources" which are addressed in other elements of the General Plan are also important. These include:

- The rural character of the eastern portion of Elk Grove
- The capacity of drainage systems to provide flood protection for developed areas of the city
- Open space for a variety of uses

Please refer to the Land Use and Public Facilities and Finance elements for discussion of and policies related to rural areas, and to the Safety Element of this General Plan for additional discussion of and policies related to flooding.

ENERGY

Energy supplies (electricity and natural gas) are supplied to the city by the Sacramento Municipal Utility District (SMUD); details regarding energy supplies are provided in the *General Plan Background Report*. An additional major source of energy supplies in the Planning Area is Suburban Propane, which maintains a distribution facility in Elk Grove on Grant Line Road near State Route 99.



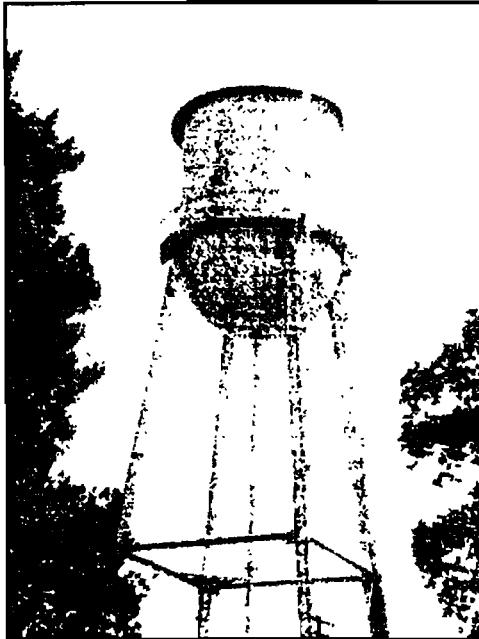
Electrical distribution facilities in Elk Grove

This General Plan addresses conservation of energy through policies and programs aimed at making the city's homes and businesses as energy-efficient as possible. Policies and programs in the Circulation Element of this General Plan also seek to reduce energy consumption by encouraging the use of transport modes other than single-occupant vehicles and by making the flow of vehicles on the city's roadways as smooth as possible.

WATER SUPPLIES

Domestic water supplies in Elk Grove are provided by two major providers: the County of Sacramento Water Agency and the Elk Grove Water Service. Details on the areas in which these suppliers

provide service can be found in the *General Plan Background Report*.



The historic water tower in Old Town remains part of the city's water supply system

In addition to these providers, homes and businesses in a large area of Elk Grove (primarily east of Bradshaw Road) rely on private wells, which tap the underground aquifer beneath the city.

This Element of the General Plan contains policies and programs intended to make more efficient use of water supplies.

LAND FOR FUTURE DEVELOPMENT

As discussed in the Land Use Element, Elk Grove is expected to continue developing for the foreseeable future, adding new homes and businesses primarily on lands now either vacant or in agricultural use. Policies and programs intended to ensure an adequate supply of land for future development are contained in the Land Use, Housing, and Public Facilities and Finance elements of this General Plan.

AGRICULTURAL LANDS AND SOILS

Agriculture has historically been an important part of Elk Grove's land use and economy. Soils within Elk Grove are capable of supporting a number of crops, many of which are still grown (please see the *General Plan Background Report* for further information on soils within Elk Grove and the Planning Area).



Farming remains a part of Elk Grove, but has been in decline and is not expected to be as dominant in the future.

However, Elk Grove's recent history has seen the development of large areas of the city (and, to a lesser extent, the Planning Area) that ~~which~~ had previously been farmed. A number of factors, including the growth of the Sacramento region in general, increasing prices related to the production of agricultural crops (energy, water, fertilizers, etc.), stable or declining prices for many crops, and increasing values for land which can be developed with urban uses, have led many property owners to either stop farming altogether or to shift their operations to other parts of Sacramento County or elsewhere.

This General Plan provides for a pattern of land uses (see the *Land Use Element* for further information) which will result in the loss of agricultural use of soils over a large portion of the city (generally, the area south of Elk Grove Boulevard and west of Hwy 99) which has historically been used for large-scale farming. Although this General Plan designates a large area of the city (generally east of Bradshaw Road) for

rural uses, the small parcel sizes in this area will most likely limit agricultural uses to "hobby" farming, the raising of animals either for personal enjoyment or on a small commercial scale, or the growing of specialty crops such as nursery plants.

In the Planning Area outside the current ~~(2002)~~ (2004) city limits, this General Plan envisions the potential for converting some additional lands from agriculture to urban uses in the "Urban Study Areas" east of Grant Line Road and south of Kammerer Road. Although the conversion of these lands to urban uses by the City of Elk Grove would require annexation and the completion of detailed planning for these areas, the loss of agricultural production in these areas is a potential ~~which that~~ this General Plan considers.

Within Elk Grove, the City considers agriculture (outside of the rural areas designated on the *Land Use Policy Map*) to be an interim use. This Element of the General Plan provides policies and programs ~~which that~~ support the use of these for farming while property owners wish to continue this use. The City does not seek to reverse the conversion of agricultural lands to urban uses in the developing areas of Elk Grove, or to curtail the use of non-agricultural lands in order to preserve farming uses on adjacent or nearby properties.

SACRAMENTO RIVER DELTA

Although not within the current incorporated boundaries of Elk Grove, a portion of the Sacramento River Delta is inside the larger Planning Area of the General Plan (*please see the Introduction for a description and map of the Planning Area*). Therefore, the City's long-term land use policies will require coordination with the Delta Protection Commission (a state agency) once these lands are included within the corporate boundary of Elk Grove.



The Sacramento River Delta

The Delta Protection Commission in 2000 adopted the following Mission Statement and Vision for the Delta:

MISSION STATEMENT:

The mission of the Commission is to guide the protection of the Delta's unique natural quality, cultural viability, economic vitality, and recreational opportunity through:

- *Protection, maintenance, and enhancement and restoration of the overall quality of the Delta environment including agriculture, wildlife habitat, and recreational activities;*
- *Assurance of orderly, balanced conservation and development of Delta land resources; and*
- *Improvement of flood protection to ensure an increased level of public health and safety.*

VISION STATEMENT:

The vision of the Delta Protection Commission is a region in which the essential land uses and unique natural qualities flourish in self-sustaining harmony.

NATURAL HABITAT

As discussed earlier in this Element, although substantial new development is currently (2003) occurring in several areas of Elk Grove, large areas of the city remain in agricultural or "rural" uses. These open lands, combined with the city's location near the Cosumnes and Sacramento rivers and within the range of many native plant and animal species, results in the use of many areas of Elk Grove as habitat for native plants and animals. (*Please see the General Plan Background Report for detailed information on existing habitat*

and plant and animal species in Elk Grove.)



Elk Grove's creeks provide important habitat for many native plants and animals, as well as serving as a community and aesthetic resource

This Element provides policies and programs intended to reduce impacts to plants and animals which will result from the loss of habitat to development (see the discussion of Agricultural Lands above). This General Plan, as discussed earlier, envisions the development of many areas currently used as habitat by native plants and animals; the loss of this habitat is viewed as an unavoidable result of urbanization, and while impacts to native species can be reduced or mitigated, this Plan does not seek to entirely eliminate these impacts.

TREES

Mature trees—both native oaks and other native and non-native species—form an important part of Elk Grove's aesthetic, open space, and historical heritage. Because they provide relief from the primarily flat terrain of the city, as well as shade, shelter for animals and other plants, and ties to the area's historical past, mature trees are viewed as an important resource to be protected and conserved. Trees also provide other benefits, including improvements in water quality, shade for buildings, and reduction in pollution, which also justify their protection as a resource.

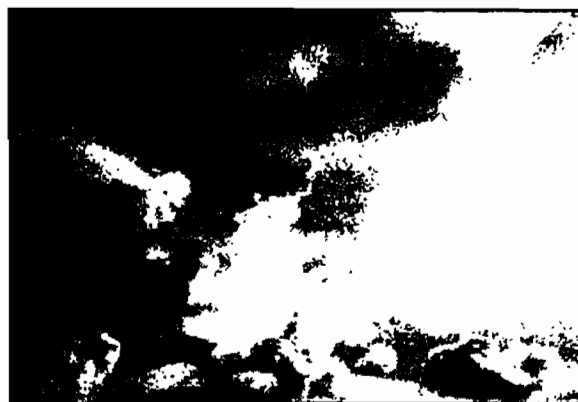


Oaks and other trees form a shaded canopy over a portion of Sheldon Road in the rural area of Elk Grove.

This Element provides policies and programs aimed at preserving and protecting large mature trees of all types.

AIR QUALITY

Air quality in the Sacramento region is, unfortunately, among the worst in the United States. A combination of poor air circulation, high summertime temperatures, and numerous sources of pollution both locally and at distant locations combine to create air pollution which frequently exceeds state and federal standards. (For more information on current air quality, please see the General Plan Background Report.)



Regional air quality frequently does not meet state and federal standards, but the City of Elk Grove seeks to help achieve improvements in air quality

The City recognizes that Elk Grove can play a role in the improvement of local and regional air quality. To that end, this Element contains policies and programs—~~which that~~ seek to reduce the consumption of fossil fuels, whose burning in engines and at generating plants is a major source of air pollutants.

This General Plan also contains policies and programs in the Circulation Element, which are intended to reduce the use of private motor vehicles in favor of walking, cycling, and public transit, and to reduce roadway congestion.

WATER QUALITY

The quality of Elk Grove's surface and subsurface (groundwater) supplies is important not only to its residents—all of the city's drinking water supplies are derived from a combination of surface water and groundwater—but for the plants and animals who rely on water to survive. This Element addresses the issue of protecting and preserving water quality through reduction in pollutants discharged to the ground, or to surface waters via urban runoff. This Element also addresses protection and enhancement of water quality in local creeks through efforts to preserve natural creek buffers and natural creek alignments and control/reduce runoff discharge volume, rate, velocity, and/or temperature.

The establishment and implementation of conservation-oriented policies can have numerous benefits, including the establishment of more efficient and cost-effective land uses which minimize the unnecessary use of limited resources. The Conservation and Air Quality policies of the General Plan implement these Guiding and Focused Goals:

<p>Guiding Goal 1: A High Quality of Life for All Residents</p>
<p>Focused Goal 1-3: A balanced and efficient transportation system</p> <p>Focused Goal 1-5: Excellence in the design of new development</p> <p>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</p>
<p>Guiding Goal 2: Diversified Economic Base</p>
<p>Focused Goal 2-2: A balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the city</p>
<p>Guiding Goal 3: Protection of the Natural Environment</p>
<p>Focused Goal 3-1: Development which recognizes environmental constraints and is designed and operated to minimize impacts on the environment</p> <p>Focused Goal 3-2: Open space lands in proximity to Elk Grove that provide for agricultural use and habitat for native species</p> <p>Focused Goal 3-3: Natural resources managed and protected for the use and enjoyment of current and future generations</p> <p>Focused Goal 3-4: Preservation and enhancement of Elk Grove's natural areas, in particular the areas within the floodplain of the Cosumnes River</p>

<p>Guiding Goal 4: Preservation and Enhancement of Elk Grove's Unique Historic and Natural Features</p>
<p>Focused Goal 4-1: Preservation and enhancement of Elk Grove's historic structures and districts</p> <p>Focused Goal 4-2: Preservation of the large oak and other tree species which are an important part of the City's historic and aesthetic character</p>
<p>Guiding Goal 5: Preservation of the Rural Character of Elk Grove</p>
<p>Focused Goal 5-1: Retention of those areas identified for 2-acre and larger lots on the Land Use Map as a rural area through land use and infrastructure controls</p> <p>Focused Goal 5-2: Maintenance of those features that provide the character of Elk Grove's rural areas, including: large oak and other trees, small local roadways, animal keeping and raising, equestrians, agriculture, and limited commercial opportunities</p>

The following policies and action items implement these goals:

CONSERVATION POLICIES: CONSERVATION OF ENERGY

Policies related to Energy Conservation are found in the Air Quality section of this Element.

CONSERVATION POLICIES: CONSERVATION OF WATER

CAQ-1 Reduce the amount of water used by residential and non-residential uses by encouraging water conservation.

CAQ-1-Action 1 Implement the City's Water Conservation Ordinance.

CAQ-1-Action 2 Actively encourage water conservation by both agricultural and urban water users.

CAQ-1-Action 3 Work with urban and agricultural water purveyors to establish long range conservation plans which set specific conservation objectives and utilize, to the extent possible, a common

planning horizon, plan framework and estimating/ forecasting procedures.

CAQ-1-Action 4 Promote the use of drought-tolerant vegetation to minimize water consumption by providing information to developers and designers.

CONSERVATION POLICIES: CONSERVATION OF LAND FOR FUTURE DEVELOPMENT

Policies related to future use of land for development are found in the Land Use Element of this General Plan.

CONSERVATION POLICIES: CONSERVATION OF AGRICULTURAL USES

CAQ-2 The loss of agricultural productivity on lands designated for urban uses within the city limits as of January ~~2002~~2004 is accepted as a consequence of the development of Elk Grove. As discussed in the Land Use Element, the City's land use concept for the Planning Area outside the ~~2002~~2004 city limits anticipates the retention of significant areas of agricultural production outside the current city limits.

(Please see the Land Use Concept Map in the Land Use Element for further information.)

CAQ-3 The City of Elk Grove considers the only mitigation for the loss of agricultural land to consist of the creation of new agricultural land in the Sacramento region equal in area, productivity, and other characteristics to the area ~~which that~~ would be lost due to development. The protection of existing agricultural land through the purchase of fee title or easements is not considered by the City to provide mitigation, since programs of this type result in a net loss of farmland.

Please see the Open Space Policies section of the Parks, Trails, and Open Space Element of this General Plan for further discussion of the City's policies regarding agricultural lands.

CAQ-4 While agricultural uses are anticipated to be phased out within the city limits, the City recognizes the right of these uses to continue as long as individual owners/farmers desire. The City shall not require buffers between farmland and urban uses, relying instead on the following actions to address the impacts of farming on urban uses:

CAQ-4-Action 1 Implement the City's "Right to Farm" ordinance.

CAQ-4-Action 2 Prospective buyers of property adjacent to agricultural land shall be notified through the title report that they could be subject to inconvenience or discomfort resulting from accepted farming activities as per provisions of the City's right-to-farm ordinance.

CONSERVATION POLICIES: CONSERVATION OF SOILS

CAQ-5 Roads and structures shall be designed, built and landscaped so as to minimize erosion during and after construction.

CONSERVATION POLICIES: LANDS WITHIN THE PRIMARY ZONE OF THE SACRAMENTO RIVER DELTA

Note to reader: No portion of the Primary Zone of the Sacramento River Delta is currently within the 2002 city limits, although a portion of the Primary Zone is within the larger Planning Area for this General Plan (see the Introduction for a description of the Planning Area).

CAQ-6 Within the Primary Zone of the Legal Delta (as defined by the State of California in the State Water Code, Section 12220), the City's land use and other policies shall conform with the "Land Use and Resource Management Plan for the Primary Zone of the Delta" developed by the Delta Protection Commission.

CAQ-6-Action 1 Coordinate with the Delta Protection Commission by providing updates on the status of any requests by the City to include any lands in the

Primary Zone in the City's sphere of influence or incorporated boundaries.

CAQ-6-Action 2 Prior to the annexation of any land in the Primary Zone of the Legal Delta, ensure that this General Plan is consistent with the Delta Protection Commission's Act and Plan as it affects the area within the Primary Zone.

CONSERVATION POLICIES: CONSERVATION OF NATIVE AND NON-NATIVE HABITATS, PLANTS, AND ANIMALS

CAQ-7 Encourage development clustering where clustering would facilitate on-site protection of woodlands, grasslands, wetlands, stream corridors, scenic areas, or other appropriate natural features as open space, provided that:

1. Urban infrastructure capacity is available for urban use.
2. On-site resource protection is appropriate and consistent with other General Plan Policies.
3. The architecture and scale of development is appropriate for the area.
4. Development rights for the open space area are permanently dedicated and appropriate long-term management is provided for by either a public agency, homeowners association, or other appropriate entity.

This policy shall not apply in the Rural Residential area east of State Route 99, where clustering of development is not permitted.

CAQ-8 Large trees (both native and non-native) are an important aesthetic (and, in some cases, biological) resource. Trees which function as an important part of the City's or a neighborhood's aesthetic character or as natural habitat should be retained to the extent possible during the development of new structures, roadways (public and private, including roadway widening), parks, drainage channels, and other uses and structures.

If trees cannot be preserved onsite, offsite mitigation or payment of an in-lieu fee may be required by the City. Where possible, trees planted for mitigation should be located in the same watershed as the trees, which were removed.

Trees ~~which~~ that cannot be protected shall be replaced either on-site or off-site as required by the City.

CAQ-8-Action 1 When reviewing native or non-native trees for preservation, considering the following criteria:

- Aesthetic value
- Biological value
- Shade
- Water quality benefits
- Runoff reduction
- Air quality (pollutant reduction)
- Health of the tree(s)
- Suitability for preservation in place
- Safety hazards posed by the tree(s)

CAQ-8-Action 2 Develop a list of trees which shall be considered generally exempt from preservation. These may include trees, which pose a threat to public safety, to native trees, or to natural habitat.

CAQ-8-Action 3 Develop a list of trees which may be used when providing replacement trees for the loss of native and non-native trees.

CAQ-8-Action 4 Implement the City's Tree Preservation Ordinance.

CAQ-8-Action 5 Amend the City's Tree Preservation Ordinance to conform with the policies of this General Plan and to expand protection to non-native trees.

CAQ-8-Action 6 Develop a list of trees that should not be planted due to their invasive nature (that is, their ability to escape cultivation or to dominate natural areas) and provide this information to the public and the development community.

CAQ-8-Action 7 Retain the services of a qualified arborist(s) under contract to the City to provide information to decision-makers and staff on the suitability of trees for preservation.

CAQ-8-Action 8 Consider the use of revised standard roadway cross-sections which do not require the removal of trees in order to provide additional roadway capacity.

CAQ-8-Action 9 Provide funds for education, programs, and materials emphasizing the value and importance of trees. Support private foundations with local funds for their tree planting efforts. Encourage the harvesting of native seeds and plants prior to the clearing of project sites.

CAQ-9 Wetlands, vernal pools, marshland and riparian (streamside) areas are considered to be important resources. Impacts to these resources shall be avoided unless shown to be technically infeasible. The City shall seek to ensure that no net loss of wetland areas occurs, which may be accomplished by avoidance, re-vegetation and restoration onsite or creation of riparian habitat corridors.

CAQ-9-Action 1 As part of the development review process, ensure that all potentially affected wetland areas are identified, and provide mitigation to ensure that no net loss occurs. Mitigation should occur within the same watershed as the impact, where feasible.

CAQ-9-Action 2 Coordinate with the California Department of Fish and Game and the U.S. Fish and Wildlife Service in the review of development projects.

CAQ-10 Consider the adoption of habitat conservation plans for rare, threatened, or endangered species.

CAQ-10-Action 1 As appropriate, work with the County of Sacramento and other

agencies on a Habitat Conservation Plan or other mechanism to implement this policy.

CAQ 11 The City shall seek to preserve areas, where feasible, where special-status plant and animal species and critical habitat areas are known to be present or potentially occurring based on City biological resource mapping and data provided in the General Plan EIR or other technical material that may be adversely affected by public or private development projects. Where preservation is not possible, appropriate mitigation shall be included in the public or private project. "Special-status" species are generally defined as species considered to be rare, threatened, endangered, or otherwise protected under local, state, and/or federal policies, regulations or laws.

CAQ-11 Action 1 The City shall require a biological resources evaluation for private and public development projects in areas identified to contain or possibly contain special-status plant and animal species based on City biological resource mapping and data provided in the General Plan EIR or other technical material. The biological resources evaluation shall determine the presence/absence of these special-status plant and animal species on the site. The surveys associated with the evaluation shall be conducted during the appropriate seasons for proper identification of the species. Such evaluation will consider the potential for significant impact on special-status plant and animal species, and will identify feasible mitigation measures to mitigate such impacts to the satisfaction of the City and appropriate governmental agencies [e.g., U.S. Fish and Wildlife Service, California Department of Fish and Game and U.S. Army Corps of Engineers] where necessary (e.g., species listed under the State and/or Federal Endangered Species Act). Mitigation measures may include, but are not limited to, the following:

- For special-status plant species: On- or off-site preservation of existing populations from direct and indirect impacts, seed and soil collection or plant transplant that ensures that the plant population is maintained.
- For special-status animal species: avoidance of the species and its habitat as well as the potential provision of habitat buffers, avoidance of the species during nesting or breeding seasons, replacement or restoration of habitat on- or off-site, relocation of the species to another suitable habitat area, payment of mitigation credit fees.
- Participation in a habitat conservation plan.

CONSERVATION POLICIES: PROTECTION OF WATER QUALITY AND SUPPLY

CAQ-12 The City shall seek to ensure that the quality of groundwater and surface water is protected to the extent possible.

CAQ-12-Action 1 Continue to cooperate with the County, other cities, and the Regional Water Quality Control Board regarding compliance with the NPDES permit system, and support other water quality improvement projects in order to maintain compliance with the Basin Plan.

CAQ-12-Action 2 Implement the City's NPDES permit on all public and private development projects and activities.

CAQ-12-Action 3 Collect information on design, construction, and operation techniques which help prevent water pollution, and provide this information to the public and the development community.

CAQ-13 Implement the City's NPDES permit through the review and approval of development projects and other activities regulated by the permit.

CAQ-14 The city shall seek to minimize the amount of impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment and use on-site infiltration of runoff in areas with appropriate soils where the infiltration of storm water would not pose a potential threat to groundwater quality.

CAQ-15 The City shall encourage water supply service providers and County Sanitation District 1 to design water supply and recycled water supply facilities in a manner that avoids and/or minimizes significant environmental effects. The City shall specifically encourage the Sacramento County Water Agency to design well facilities and operation to minimize surface flow effects to the Cosumnes River.

CAQ-16 Future land uses that are anticipated to utilize hazardous materials or waste shall be required to provide adequate containment facilities to ensure that surface water and groundwater resources are protected from accidental releases. This shall include double-containment, levees to contain spills, and monitoring wells for underground storage tanks, as required by local, state and federal standards.

CONSERVATION POLICIES: FLOODING AND DRAINAGE

CAQ-17 The City recognizes the value of naturally vegetated stream corridors, commensurate with flood control and public acceptance, to assist in removal of pollutants, provide native and endangered species habitat and provide community amenities.

CAQ-18 Post-development peak storm water runoff discharge rates and velocities shall be designed to prevent or reduce downstream erosion, and to protect stream habitat.

CAQ-19 Encourage the retention of natural stream corridors, and the creation of natural stream channels where improvements to drainage capacity are required.

CAQ-19-Action 1 Re-vegetation using native plant species shall be encouraged; use of non-native species shall be discouraged. Use of invasive species shall be prohibited.

CAQ-19-Action 2 The City shall permit stream channel realignment only:

- When necessary to eliminate flood hazards, after alternatives to provide flood capacity while protecting the natural alignment have been shown to be infeasible; or
- To protect and preserve natural features and vegetation which would otherwise be removed; or
- If the existing channel has been significantly disrupted by agricultural improvements or other man-made changes.

CAQ-19-Action 3 The City shall require, to the maximum extent practical, retention of topographic diversity and variation when channels are realigned or modified, including:

- "Self-sustaining" meander characteristics,
- Berms,
- Naturalized side slope, and
- Varied channel bottom elevation,

consistent with the characteristics of the watershed, public safety, and other site-specific considerations.

CAQ-19-Action 4 Where existing streams support riparian vegetation, evaluate

options for constructing secondary flood control channels or other facilities for flood control and water quality purposes.

CAQ-19-Action 5 Channel lowering of existing natural streams shall occur only after consideration of alternatives (including surface drainage systems which do not require channel lowering) and only when it is necessary to accommodate the gravity drainage of storm runoff and/or accommodate floodflows under existing bridge structures.

CAQ-19-Action 6 All storm drainage improvements on natural streams shall be designed where feasible to maintain water flows necessary to protect and enhance existing fish habitat, native riparian vegetation, water quality, and/or ground water recharge.

CAQ-19-Action 7 Improvements in water-courses shall be designed for low maintenance, and to accommodate peak flows with vegetation (including mitigation plantings) in the channel. Channel modifications shall retain marsh and riparian vegetation whenever possible.

CO-19-Action 8 Development design shall maximize the total floodplain frontage that is open to public view. Development adjacent to stream corridors shall be encouraged to provide a public street paralleling at least one side of the corridor with vertical curbs, gutters, foot path, street lighting, and post and cable barriers to prevent vehicular entry.

CAQ-19-Action 9 Trails along stream corridors shall be located to minimize wildlife impacts and shall be restricted to non-motorized traffic.

CAQ-19-Action 10 Except where approved by the City as part of the development of a public or private development project, no grading, clearing, tree cutting, debris disposal or any other similar action shall be allowed

in stream corridors except for normal channel maintenance.

CAQ-20 Fill may not be placed in any 100-year floodplain as delineated by currently effective FEMA Flood Insurance Rate Maps or subsequent comprehensive drainage plans unless specifically approved by the City.

No fill shall be permitted in wetland areas unless approved by the City and appropriate state and federal agencies.

CAQ-21 Development adjacent to a natural stream(s) shall provide a "stream buffer zone" along the stream.

"Natural streams" shall be generally considered to consist of the following, subject to site-specific review by the City.

- Deer Creek
- Elk Grove Creek
- Laguna Creek and its tributaries
- Morrison Creek
- Strawberry Creek
- White House Creek

The following are examples of desired features for this transition zone; the specific design for each transition zone shall be approved on a case-by-case basis by the City.

Stream buffer zones should generally measure at least 50 (fifty) feet from the stream centerline (total width of 100) feet or more, depending on the characteristics of the stream, and shall include:

1. Sufficient width for a mowed fire-break (where necessary), access for channel maintenance and flood control, and for planned passive recreation uses.
2. Sufficient width to provide for:
 - a. Quality and quantity of existing and created habitat,
 - b. Presence of species as well as species sensitivity to human disturbance,
 - c. Areas for regeneration of vege-

- tation,
- d. Vegetative filtration for water quality,
- e. Corridor for wildlife habitat linkage,
- f. Protection from runoff and other impacts of urban uses adjacent to the corridor
- g. Trails and greenbelts.

3. The stream buffer zone should not include above ground water quality treatment structures designed to meet pollutant discharge requirements.

CAQ-22 Stream crossings shall be minimized and be aesthetically compatible with the natural appearance of the stream channel. The use of bridges and other stream crossings with natural (unpaved) bottoms shall be encouraged to minimize impacts to natural habitat.

CAQ-23 Uses in the stream corridors shall be limited to recreation and agricultural uses compatible with resource protection and flood control measures. Roads, parking, and associated fill slopes shall be located outside of the stream corridor, except at stream crossings.

CAQ-24 Open space lands within a stream corridor shall be required to be retained as open space as a condition of development approval for projects that include a stream corridor. Unencumbered maintenance access to the stream shall be provided.

CONSERVATION POLICIES: CONSERVATION OF OTHER NATURAL RESOURCES/RECYCLING AND RE-USE OF MATERIALS

CAQ-25 The City shall encourage:

- Recycling,
- Reduction in the amount of waste, and
- Re-use of materials to reduce the amount of solid waste generated in Elk Grove.

CAQ-25-Action 1 The City shall comply with the requirements of AB939 with regard to meeting state-mandated targets for reductions in the amount of solid waste generated in Elk Grove.

CAQ-25-Action 2 The City shall provide information to businesses and residents on available options to implement the City's waste reduction targets.

CAQ-25-Action 3 Encourage the use of recycled concrete in all base material utilized in City and private road construction.

CAQ-25-Action 4 Include a requirement for the use of recycled base material in all requests for bids for City roadway construction projects.

CAQ-25-Action 5 Establish procurement policies and procedures, which facilitate purchase of recycled, recyclable or reusable products and materials where feasible.

CAQ-25-Action 6 Outside contractors bidding to provide products or services to the City, including printing services, shall be required to demonstrate that they will comply with City recycled materials policies.

CAQ-25-Action 7 The City shall actively promote a comprehensive, consistent and effective recycled materials procurement effort among other governmental agencies and local businesses.

CONSERVATION POLICIES: AIR QUALITY

CAQ-26 It is the policy of the City of Elk Grove to minimize air pollutant emissions from all City facilities and operations to the extent feasible and consistent with the City's need to provide a high level of public service.

CAQ-26-Action 1 The City shall encourage all its employees to use transportation alternatives such as public

transit, bicycling, walking, and carpooling for commute and other work-related trips. The City shall provide information on these and other applicable programs to all employees.

CAQ-26-Action 2 All City facilities shall incorporate energy-conserving design and construction techniques.

CAQ-26-Action 3 The City shall encourage City contractors and vendors to reduce emissions from their operations (such as by using low emission vehicles), and shall consider including a preference for low emission contractors and vendors in City requests for proposals where appropriate.

CAQ-27 The City shall promote energy conservation measures in new development to reduce on-site emissions and power plant emissions. The City shall seek to reduce the energy impacts from new residential and commercial projects through investigation and implementation of energy efficiency measures during all phases of design and development.

CAQ-27-Action 1 Provide information to the public and builders on available energy conservation techniques and products.

CAQ-27-Action 2 Encourage the use of trees planted in locations that will maximize energy conservation and air quality benefits. Encourage the use of landscaping materials which produce lower levels of hydrocarbon emissions.

CAQ-27-Action 3 During project review, City staff shall consider energy conservation and, where appropriate, suggest additional energy conservation techniques.

CAQ-27-Action 4 During project review, ensure that "Best Available Control Technology" is properly used and implemented.

CAQ-27-Action 5 Encourage new commercial uses to limit delivery hours to non-peak hours.

CAQ-28 The City shall emphasize "demand management" strategies which seek to reduce single-occupant vehicle use in order to achieve state and federal air quality plan objectives.

CAQ-28-Action 1 Implement the requirements for designated carpool and vanpool parking for all new office developments.

CAQ-28-Action 2 All City facilities shall include designated carpool and vanpool spaces, and all City staff shall be encouraged to take part in ridesharing.

CAQ-29 The City shall seek to ensure that public transit is a viable and attractive alternative to the use of private motor vehicles.

CAQ-29-Action 1 Consider implementation of a development impact fee to provide funding for the development of new public transit facilities in Elk Grove.

CAQ-29-Action 2 The City shall review all options for providing public transit to the residents and businesses of Elk Grove and seek to implement the option which provides the most effective and cost-efficient service.

CAQ-30 All new development projects which have the potential to result in substantial air quality impacts shall incorporate design, construction, and/or operational features to result in a reduction in emissions equal to 15 percent compared to an "unmitigated baseline" project. An "unmitigated baseline project" is a development project which is built and/or operated without the implementation of trip-reduction, energy conservation, or similar features, including any such features which may be required by the Zoning Code or other applicable codes.

CAQ-30-Action 1 The City shall develop and implement "Emission Reduction Measures" to achieve the reduction required by this policy. These Emission Reduction Measures should consider the following:

- Cost-effectiveness
- A maximum cost for measures, and consideration of a waiver from full compliance if this maximum cost would be exceeded.
- Credits for emission reductions already in place (e.g., for buildings in the latter phases of a multi-phased project which included emission reduction measures in its design) or which are required to mitigate other impacts.

CAQ-31 The City shall support intergovernmental efforts directed at stringent tailpipe emission standards and inspection and maintenance programs for all feasible vehicle classes and revisions to the Air Quality Attainment Plan to accelerate and strengthen market-based strategies consistent with the General Plan.

CAQ-31-Action 1 The City shall ensure that all City vehicles conform with applicable emission standards and the time of purchase and continuing throughout their use by the City. The City shall consider pollutant emissions as one criterion for vehicle purchasing decisions, seeking to purchase lower-emitting vehicles.

CAQ-31-Action 2 The City shall participate in intergovernmental groups seeking to improve local and regional air quality.

CAQ-31-Action 3 In conjunction with Sacramento Metropolitan Air Quality Management District, support and participate in a public education and outreach program dealing with air quality issues, with a goal of attaining a solid foundation of public support for needed air quality measures.

CAQ-31-Action 4 The City shall consider

the adoption of an ordinance to discourage excessive idling of diesel-powered and other heavy vehicles to reduce air pollutant emissions.

CAQ-32 As part of the environmental review of projects, the City shall identify the air quality impacts of development proposals to avoid significant adverse impacts and require appropriate mitigation measures, potentially including—in the case of projects which may conflict with applicable air quality plans—emission reductions in addition to those required by Policy CAQ-30.

CAQ-32-Action 1 Coordinate with the Sacramento Metropolitan Air Quality Management District on the review of proposed development projects, specifically including projects that could conflict with any applicable air quality plans and/or the State Implementation Plan.

CAQ-33 The City shall require that public and private development projects use low emission vehicles and equipment as part of project construction and operation, unless determined to be infeasible.

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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.



Homes, apartments, and commercial uses mix in this aerial photo of the area near Laguna and Franklin boulevards.

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 ~~currently undergoing a comprehensive planning process as 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 this General Plan's adoption²⁰⁰⁴) 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 office and retail 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

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.

issues.

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:

<p>Guiding Goal 1: A High Quality of Life for All Residents</p>
<p>Focused Goal 1-1: A safe community, free from manmade and natural hazards</p>
<p>Focused Goal 1-3: A balanced and efficient transportation system</p>
<p>Focused Goal 1-5: Excellence in the design of new development</p>
<p>Focused Goal 1-6: Safe and affordable housing for all persons</p>
<p>Focused Goal 1-8: Creation and maintenance of a strong, positive community image for Elk Grove</p>
<p>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</p>
<p>Guiding Goal 2: Diversified Economic Base</p>
<p>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</p>
<p>Focused Goal 2-2: A balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the city</p>
<p>Focused Goal 2-4: Creation of Elk Grove as a desired place to locate major employment-generating uses</p>
<p>Guiding Goal 3: Protection of the Natural Environment</p>

<p>Focused Goal 3-1: Development which recognizes environmental constraints and is designed and operated to minimize impacts on the environment</p>
<p>Focused Goal 3-2: Open space lands in proximity to Elk Grove which provide for agricultural use and habitat for native species</p>
<p>Focused Goal 3-3: Natural resources managed and protected for the use and enjoyment of current and future generations</p>
<p>Focused Goal 3-4: Preservation and enhancement of Elk Grove's natural areas, in particular the areas within the floodplain of the Cosumnes River</p>
<p>Guiding Goal 4: Preservation and Enhancement of Elk Grove's Unique Historic and Natural Features</p>
<p>Focused Goal 4-1: Preservation and enhancement of Elk Grove's historic structures and districts</p>
<p>Focused Goal 4-2: Preservation of the large oak and other tree species which are an important part of the City's historic and aesthetic character</p>
<p>Guiding Goal 5: Preservation of the Rural Character of Elk Grove</p>
<p>Focused Goal 5-1: Retention of those areas identified for 2-acre and larger lots on the Land Use Map as a rural area through land use and infrastructure controls</p>
<p>Focused Goal 5-2: Maintenance of those features that provide the character of Elk Grove's rural areas, including: large oak and other trees, small local roadways, animal keeping and raising, equestrians, agriculture, and limited commercial opportunities</p>

LAND USE POLICIES

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.]

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

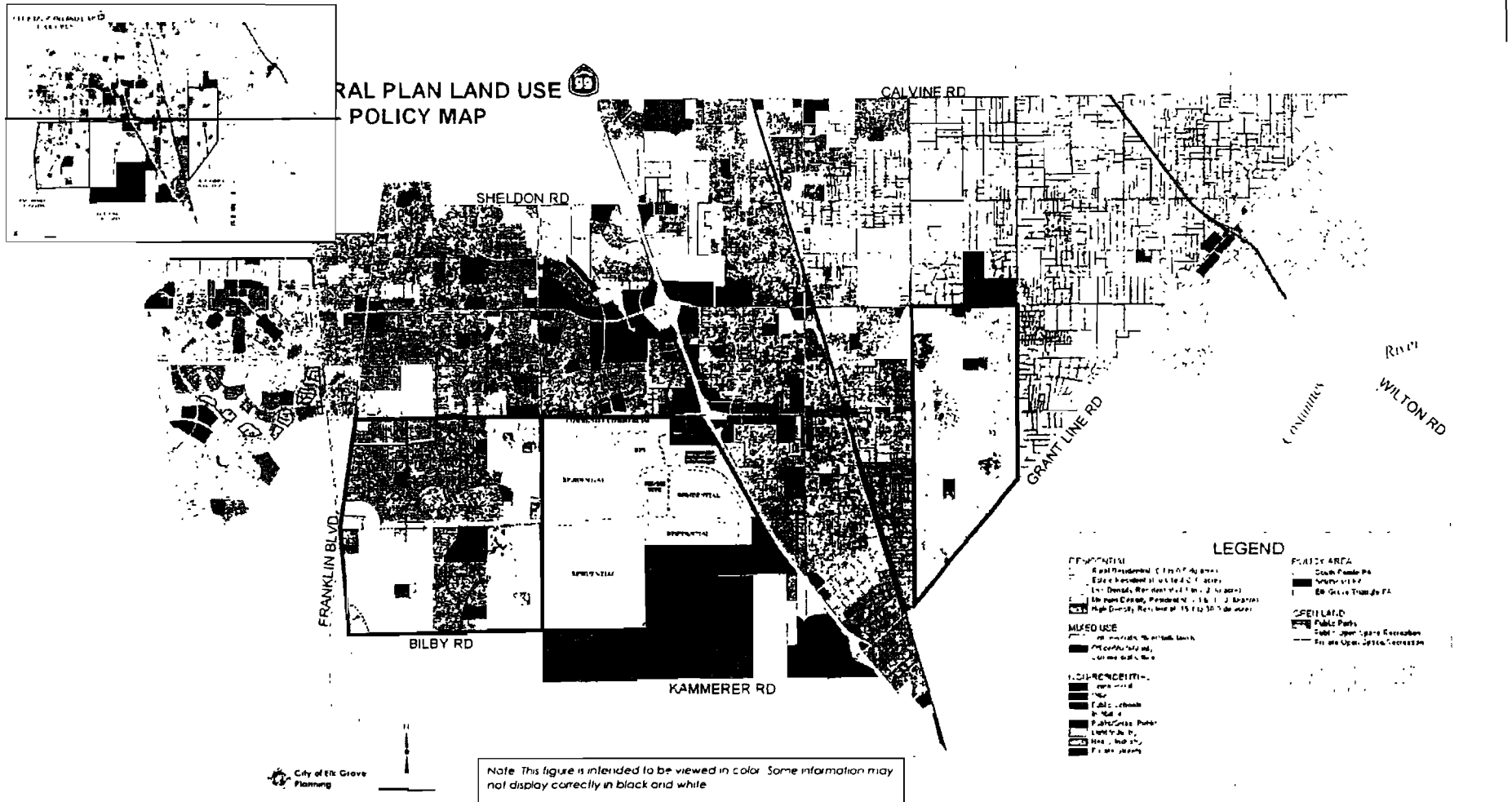
Heavy Industry	Generally characterized by industrial or manufacturing activities, which may occur inside or outside of an enclosed building. <i>Former GP Designation: Extensive Industrial</i>
Public, Quasi-Public, and Open Space Land Uses <i>Note: These categories will typically be applied to lands after acquisition by the City or another agency has occurred, or after the acceptance of roadways by the City or Caltrans, and are intended to reflect existing land uses, rather than planned facilities.</i>	
Designation	Notes
Public/Quasi-Public	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. <i>Former GP Designation: Public and Quasi Public</i>
Public Parks	Includes public parks owned by the Elk Grove Community Services District or other public agencies. <i>Former GP Designation: Recreation</i>
Public Open Space/Recreation	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. <i>Former GP Designation: Recreation and Natural Reserve</i>
Private Open Space/Recreation	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. <i>Former GP Designation: Recreation and Natural Reserve</i>
Public Schools	Includes public schools or sites (K-12) owned and operated by the Elk Grove Unified School District or other public school districts. <i>Former GP Designation: None</i>
Institutional	Includes facilities such as hospitals, congregate care facilities, and the like. <i>Former GP Designation: Public and Quasi Public</i>

Private Streets	Used to designate existing private streets; locations of planned private streets are not shown on the General Plan Land Use Map <i>Former GP Designation: None</i>	
Residential Land Uses		
Residential Land Use Designations	Dwelling Units Per Gross Acre	Notes
Rural Residential <i>Former GP Designation: Agricultural Residential</i>	0.1 - 0.5	Minimum lot size. 2 to 10 acres. Areas with minimum lot size greater than 10 acres are included in agricultural land use categories.
Estate Residential <i>Former GP Designation: Agricultural Residential and Low Density Residential</i>	0.51 - 4.0	Lot sizes range from 1/4 acre to 2 acres
Low Density Residential <i>Former GP Designation: Low Density Residential</i>	4.1+ - 7.0	Lot sizes vary, generally from approximately 6,000 to 10,000 SF
Medium Density Residential <i>Former GP Designation: Low Density Residential and Medium Density Residential</i>	7.1+ - 15.0	May include small lot single family development or condo/townhome-type development
High Density Residential <i>Former GP Designation: Medium Density Residential and High Density Residential</i>	15.1+ - 30.0	May consist of apartments, condominiums, or clustered single family
Agriculture		
Designation	Minimum Parcel Size (Gross Acres)	Notes
Rural Agriculture	10 - 20	Residential uses permitted; one dwelling unit per parcel
General Agriculture	20+	This designation applies to areas outside the 2002 city limits only.

Other Designations	
Designation	Notes
Urban study area	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]

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.

Figure LU-1. Land Use Policy Map



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.

Land Use Category	Zoning Districts
Commercial	A.C, LC, GC, SC, TC
Office	BP, MP
Office/Multi-Family	Current Zone: BP Proposed new Zone: BP/MF
Commercial/Office	Proposed new Zone C/O
Commercial/Office/Multi-Family	Current Zones: A.C, LC, GC, SC, TC Proposed new Zones: LC/MF, GC/MF, SC/MF C/O/MF
Light Industry	MP, M1
Heavy Industry	M2
Public and Quasi-Public	Public/Quasi Public land uses may be allowed in residential, office, or industrial zoning districts, and in the O zoning district
Public Schools	Institutional uses may be allowed in residential, office, or industrial land use districts
Public Parks	O; Public parks may also be allowed in residential zoning districts
Open Space/Recreation	O; Open space uses may also be allowed in residential zoning districts
Institutional	Institutional uses may be allowed in residential, office, or industrial land use districts
Rural Residential	AR-10, AR-5, AR-2
Estate Residential	AR-1, RD-1, RD-2, RD-3
Low Density Residential	RD-4, RD-5, RD-6, RD-7
Medium Density Residential	RD-10, RD-15
High Density Residential	RD-20, RD-25, RD-30
Rural Agriculture	AR-10, AG-20

General Agriculture	AG-20, AG-80
Urban study area	AG zoning districts
Private Streets	PS (New zoning district)

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 mixed-used zones 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.
- ~~• Revise all residential zoning districts (including "AR" districts) to use net acreage as the standard for minimum parcel size.~~
- Add an RD-6 zoning district.
- Add a "PS" or similar zoning district to be applied to private streets.
- 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 in excess of 15 dwelling units per gross acre should be located according to the following general criteria. Flexibility may be applied on a case-by-case basis for sites, which

vary from these guidelines.

- Multi-family housing sites should generally be no smaller than eight (8) acres and no larger than fifteen (15) acres. *The minimum size is intended to ensure on-site management; the maximum size is intended to reduce the potential for public safety problems*
- Individual sites should be located at least one-third (1/3) mile apart. *This is intended to reduce the potential for over-concentration of multi-family uses in any part of Elk Grove.*
- Multi-family housing sites should be located close to commercial areas, major roadways, and public transit to encourage pedestrian rather than vehicle traffic.
- Senior/assisted living housing projects may be appropriate at sizes and spacing below typical thresholds, due to the reduced traffic and other impacts generally associated with these uses.

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.

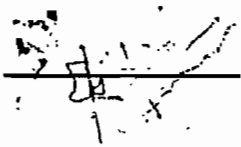
- Development should take place in compliance with the goals and policies of this General Plan.
- Any study of potential land uses in these areas should be accomplished in cooperation with the County of Sacramento, the Sacramento Local Agency Formation Commission, and other agencies and parties with 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.

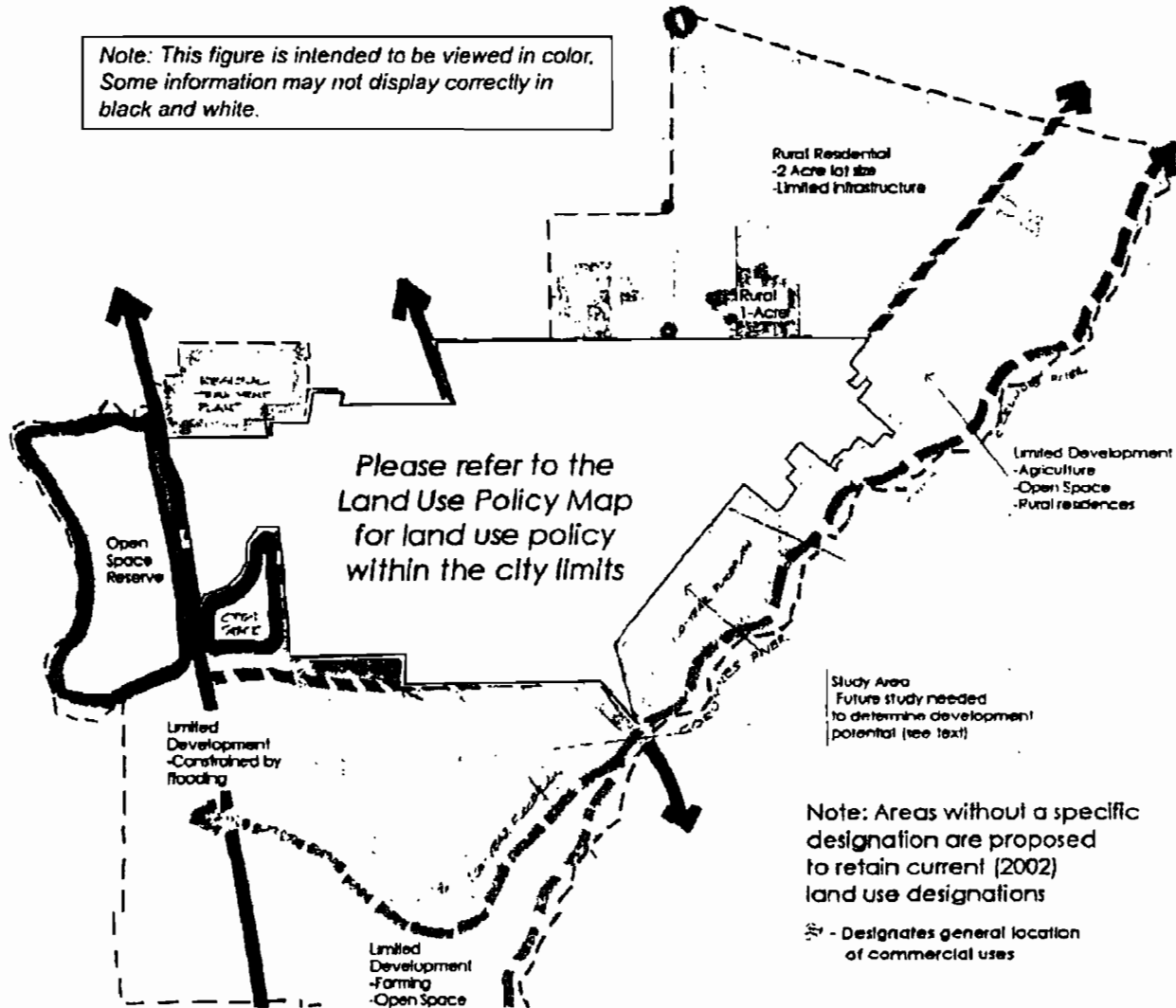
LU-17 Implement a comprehensive and city-wide strategy for the preservation of open space, habitat and agriculture, both inside and outside the City's existing city limits.

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.

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.



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 acre 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.

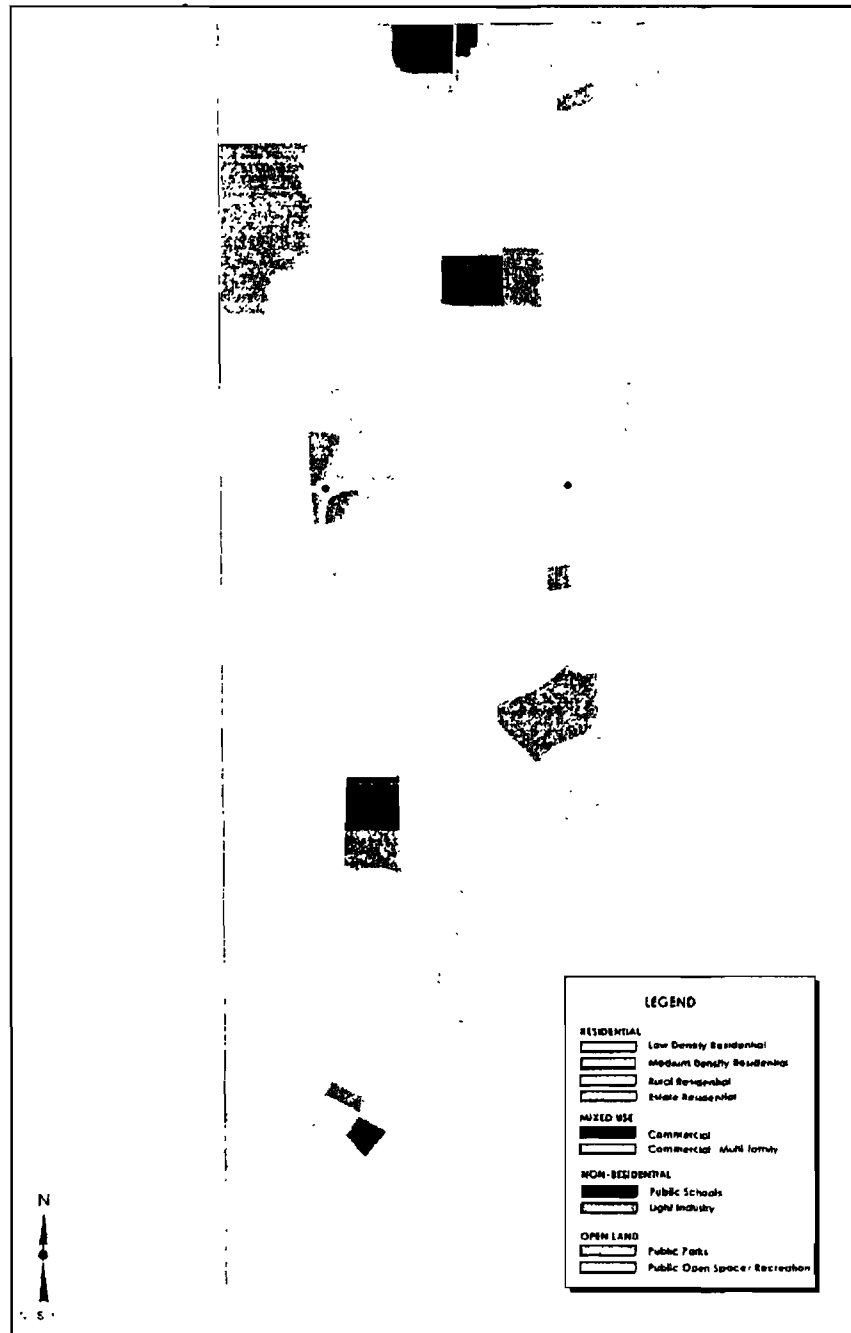
LAND USE POLICY AREA: EAST ELK GROVE

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-3: East Elk Grove Policy Area Land Use Map

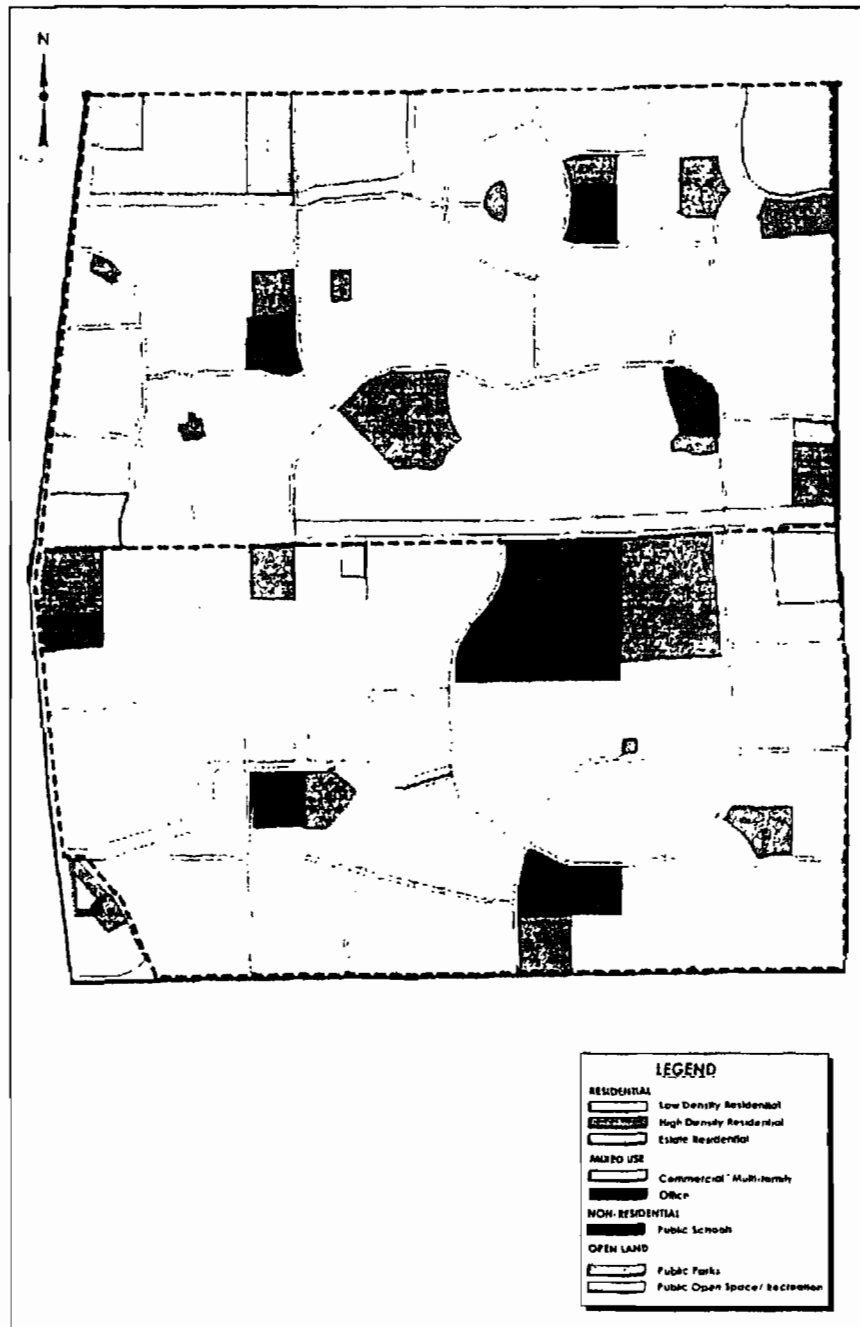


Note. This figure is intended to be viewed in color. Some information may not display correctly in black and white.

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-4: East Franklin Policy Area

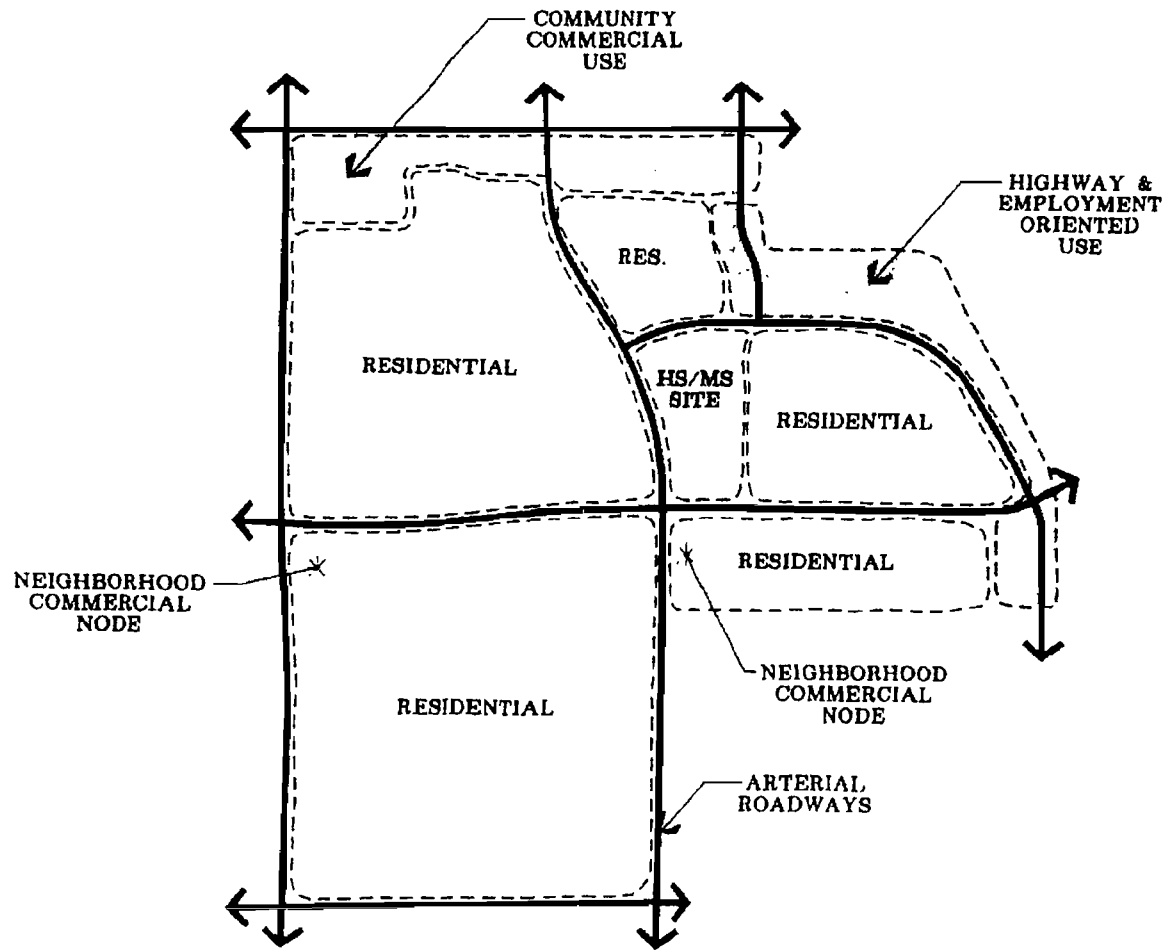


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LAND USE POLICY AREA: LAGUNA RIDGE

- 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.

Figure LU-5: Laguna Ridge Policy Area



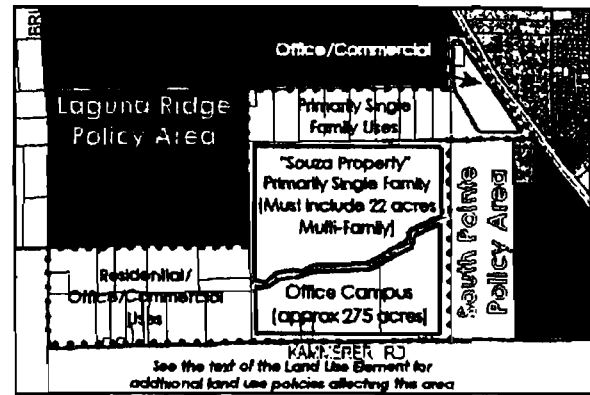
Note: This figure is intended to be viewed in color. Some information may not display correctly in black and white

LAND USE POLICY AREA: SOUTHEAST POLICY AREA

LU-32 The following general criteria shall apply to the Southeast Policy Area as shown on the Land Use Policy Map and in Figure LU-6:

- Land uses in this area shall include a mix of residential densities, commercial, and office uses, as shown in Figure LU-6.
- The Southeast Policy Area, exclusive of the Souza property (described below) shall include a minimum of 4% (four percent) of the total land area designated for high-density residential development.
- Within the "Souza" property (as shown on Figure LU-6), land uses shall consist of residential and, if determined appropriate, commercial and office uses. The Souza property shall include a minimum of 22 net acres of land designated for high-density residential development.
- The area south of the Souza Property shall be designated for Office uses, along with office-supporting retail uses if determined necessary by the City.
- Development in the Southeast Area shall not occur until a comprehensive master plan has been prepared which includes (but is not limited to) the detailed designation of land uses, a master plan of infrastructure and financing, and the phasing of infrastructure for the entire Southeast Policy Area.
- No portion of the Southeast Policy Area may be planned as a separate project prior to the completion of a comprehensive master plan, which may be in form of a Specific Plan, a Special Planning Area, or similar comprehensive plan for the entire Southeast Policy Area.

Figure LU-6: Southeast and South Pointe Policy Areas

**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 commercial, office, low-density residential, and multi-family residential development, along with supporting land uses such as schools and parks.
- At least four percent (4%) 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.

Parks, Trails, and Open Space Element

Parks, Recreation, and Open Space are important components of the quality of life desired by the residents of Elk Grove. This Element of the General Plan addresses the City's goals, policies, and actions to ensure that the City's desires and/or needs for parks, recreation, and open space are recognized and addressed as the development of the city continues.

PUBLIC PARKS AND RECREATION



One of the city's many ballfields

Elk Grove is home to numerous public parks, some of which are owned and operated by the Elk Grove Community Services District (CSD), an independent agency which operates in Elk Grove and surrounding areas [see the *Background Report for additional information on the Elk Grove CSD*]. The Elk Grove CSD has an adopted Master Plan of Parks, which identifies standards for public parks, desired locations for new facilities, and standards for the development of new parks.

This General Plan envisions that the City will take a more active role in defining the locations, sizes, and facilities provided at public parks, as well as in expanding the number of trails in Elk Grove. At the same time, the City will continue to work with the Elk Grove CSD.

TRAILS AND OPEN SPACE



Multi-use trails provide opportunities for cycling, pedestrian, and equestrian uses

An important component of the community's vision for the future of Elk Grove is the retention of significant amounts of open space in the Planning Area (please see the *Introduction to this General Plan for a description of the Planning Area*), and the creation of a trails system to link the developed portions of Elk Grove with these areas. Although the area within the current city limits is envisioned to be for the most part developed with urban uses (please see the *Land Use Element for a map and discussion of proposed land uses*), the City recognizes that there are many important open space resources in the Planning Area, including the Cosumnes River, the Delta, and agricultural areas.



Open spaces are an important part of the City's vision for the future

This General Plan therefore provides policies and programs to ensure that trails and open space are addressed as development proceeds within the city, and to ensure that the City's vision for trails and open space as well as other habitat and conservation needs in the Planning Area is considered by the County of Sacramento, the Local Agency Formation Commission, and other agencies in the area outside the city limits.



Major power line corridors are proposed to serve as part of a community-wide open space network.

The Parks, Recreation, and Open Space Element implements the following Goals of the City of Elk Grove:

<p>Guiding Goal 1: A High Quality of Life for All Residents</p>
<p>Focused Goal 1-2: Outdoor recreation opportunities for all residents</p>
<p>Focused Goal 1-7: Active and passive park facilities and recreation programs that satisfy the leisure time and recreation needs of all residents</p>
<p>Focused Goal 1-8: Creation and maintenance of a strong, positive community image for Elk Grove</p>
<p>Guiding Goal 2: Diversified Economic Base</p>
<p>Focused Goal 2-3: Creation of Elk Grove as a desired place to locate major employment-generating uses</p>
<p>Guiding Goal 3: Protection of the Natural Environment</p>
<p>Focused Goal 3-2: Open space lands in proximity to Elk Grove which provide for agricultural use and habitat for native species</p>
<p>Focused Goal 3-3: Natural resources managed and protected for the use and enjoyment of current and future generations</p>
<p>Focused Goal 3-4: Preservation and enhancement of Elk Grove's natural areas, in particular the areas within the floodplain of the Cosumnes River</p>
<p>Guiding Goal 4: Preservation and Enhancement of Elk Grove's Unique Historic and Natural Features</p>
<p>Focused Goal 4-2: Preservation of the large oak and other tree species which are an important part of the City's historic and aesthetic character</p>

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

Focused Goal 5-2: Maintenance of those features that provide the character of Elk Grove's rural areas, including: large oak and other trees, small local roadways, animal keeping and raising, equestrians, agriculture, and limited commercial opportunities

PARKS, TRAILS, AND OPEN SPACE POLICIES: PARKS AND TRAILS

PTO-1 The City of Elk Grove supports the development, maintenance, and enhancement of parks and trails serving a variety of needs at the neighborhood, area, and citywide level. The City may seek to accomplish the provision of parks and trails in cooperation with the Elk Grove Community Services District.

PTO-1-Action 1 As part of the review of development projects, ensure that public parks and trails are provided which meet the City's criteria and which implement the City's Parks and Trails Master Plan.

PTO-2 The City specifically supports the provision of parkland at a rate which exceeds the levels historically (prior to adoption of this General Plan) provided in Elk Grove. Parks shall be provided which meet community needs and desires.

PTO-2-Action 1 The City shall conduct a "nexus study" to determine the demand for parkland in the city and the reasonable relationship between the demand and the type of development project to support the imposition of parkland dedication and/or fees.

PTO-2-Action 2 To the extent consistent with applicable state law, the City shall develop criteria defining the types of parks and trails to be developed, including criteria defining desired:

- Park types and sizes

- Park facilities by type
- Locational criteria
- Spacing
- Trails and related facilities by type and function

PTO-2-Action 3 The City shall adopt a comprehensive Parks and Trails Master Plan which provides information on parks criteria, planned parks, and off-street recreational, walking, equestrian, and multi-use trails. Prior to the adoption of the parks standards and the Parks and Trails Master Plan, the City shall require the provision of parks as part of development projects to implement the City's parkland standards. The size, location, and facilities provided in these parks may be determined on a case-by-case basis.

PTO-3 Funding for maintenance of parks and/or trails shall be assured to the City's satisfaction prior to the approval of any Final Subdivision Map which contains or contributes to the need for a public parks and facilities.

PTO-3-Action 1 The City shall pursue the implementation of funding mechanisms to provide for the long-term maintenance of parks and/or trails in those instances where funding is not available from other sources. Such mechanisms may include local or regional assessment districts, homeowners associations, or other methods as determined appropriate by the City.

PTO-4 New residential developments may be required to, at a minimum, provide parks consistent with the Quimby Act (CA Govt. Code Section 66477), through land dedication, fees in lieu, or on-site improvements at a standard of five (5) acres of land for parks per 1,000 residents. Land dedication and/or payment of in-lieu fees shall be required consistent with state law. Land dedication and/or fees may be required pursuant to other policies in this Element with or without the use of the authority provided in the Quimby Act, or in

combination with the Quimby Act and other legal authority.

PTO-4-Action 1 The City shall adopt standards designating which types of lands shall be considered "parks" for the purpose of implementing Quimby Act requirements.

PTO-5 The City encourages the Elk Grove Community Services District to develop self-supporting recreation programs for those activities that go beyond providing for basic recreation needs. Examples include outdoor and indoor sports complexes, aquatic centers, and community centers. The City may also develop and operate such programs independently.

PTO-6 The City encourages park development adjacent to school sites and the formation of joint use agreements between school and park districts.

PTO-6-Action 1 During the review of proposed development projects, comment to the Elk Grove Community Services District and the Elk Grove Unified School District to encourage location of schools adjacent to parks.

Please see the Public Facilities/Finance Element for additional policies related to the locations of public schools.

PTO-7 The trails system in Elk Grove should provide for connectivity, so that all trails are linked to the extent possible for greater use as recreational and travel routes. The following features should be included in the trails system in Elk Grove:

- Trails should link residential areas with parks, commercial and office areas, and other destinations.
- Trails along major roadways should avoid meanders or other design features which make bicycle use less convenient or safe.
- Trails should be located off-street to the extent possible.

- Easements such as access roads should be placed in joint use as trails.

PTO-8 The City's desired trails system is shown in Figure PTO-2. Flexibility shall be considered when making decisions on specific trail locations within projects, so long as the trails shown in figure PTO-2 are implemented and other policies (such as connectivity) are incorporated in the trails system.

PTO-8-Action 1 As part of the review of development projects, ensure that trails are provided which meet the City's criteria and which implement the City's desired trails plan.

PTO-9 Funding for maintenance of City trails shall be assured prior to the approval of any project which contains a City-owned trail.

PTO-10 Trailheads should be provided at appropriate locations to provide safe starting points on the trails system for equestrians, cyclists, and pedestrians.

PTO-10-Action 1 Develop standards for and locations of potential trailhead locations, including sufficient space for the off-street parking of equestrian trailers and vehicles.

PTO-10-Action 2 To the extent possible, coordinate with the Elk Grove CSD in the review of projects containing trails.

PTO-11 Trails which parallel streams should be primarily located beyond the riparian corridor and wetlands to minimize wildlife impacts and shall be restricted to non-motorized traffic.

PTO-12 Trails should be designed with the safety of users and adjacent property owners in mind. To the extent possible, the bicycle trails system should provide safe, off-street options suitable for use by children and less-experienced riders.

PTO-12-Action 1 Involve the Elk Grove Police Department in the review of proposed trail locations and designs.

PTO-13 Recreational trails should not be placed adjacent to or on farmland if feasible alternative routes exist elsewhere in the vicinity. However, if no other feasible routes exist, trail facilities should be designed in cooperation with adjacent property owners to minimize adverse impacts on farming practices.

PTO-14 The City supports the use of volunteers and community groups to provide maintenance and safety patrols on trails.

PARKS, TRAILS, AND OPEN SPACE POLICIES: OPEN SPACE

PTO-15 The City views open space lands of all types as important resource which should be preserved in the region, and supports the establishment of multi-purpose open space areas to address a variety of needs, including, but not limited to:

- Maintenance of agricultural uses;
- Wildlife habitat
- Recreational open space
- Aesthetic benefits
- Flood control

To the extent possible, lands protected in accordance with this policy should be in proximity to Elk Grove, to facilitate use of these areas by Elk Grove residents, assist in mitigation of habitat loss within the city, and provide an open space resource close to the urbanized areas of Elk Grove.

PTO-15-Action 1 Consider the establishment of a citywide fee and/or assessment system which would provide funding for the purchase of open space land or easements and the maintenance of these areas.

PTO-15-Action 2 Work with the County of Sacramento and other resource

agencies to develop a regional open space plan which provides for multiple uses of open space (e.g., agriculture and wildlife foraging)

PTO-15-Action 3 Consider using funds collected under existing (2003) fee programs (e.g., Swanson's Hawk mitigation and East Franklin Specific Plan agricultural mitigation) to fund this expanded open space program.

PTO-16 Stream corridors, floodways, electrical transmission corridors, and similar features shall be considered for inclusion in the citywide trails and open space system.

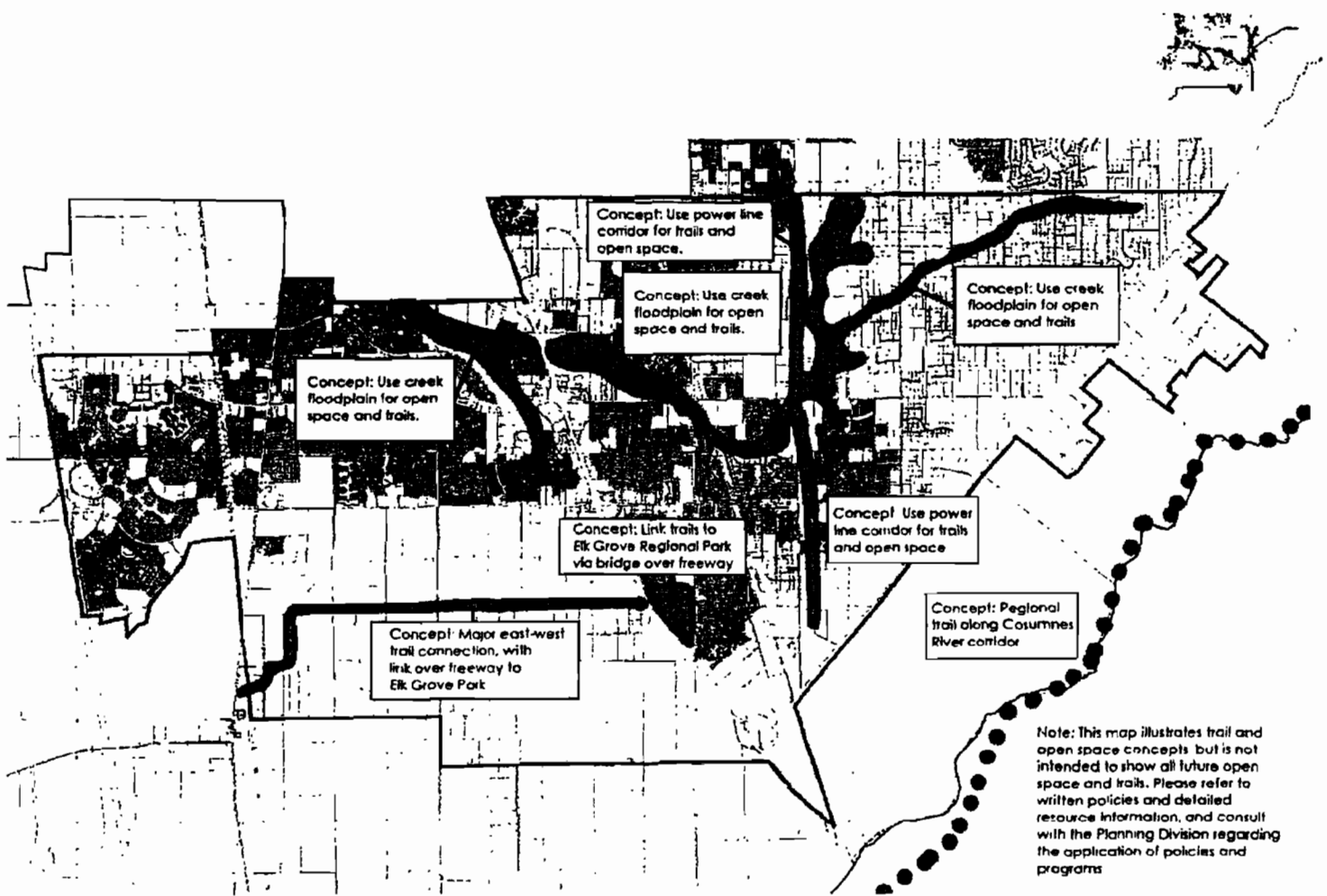
PTO-16-Action 1 Involve the Elk Grove CSD in the identification of appropriate open space and trails corridors which could be identified in this General Plan and the Elk Grove CSD's Master Plan.

PTO-17 The City encourages the creation of a regional trail/open space system which links the Cosumnes River with the Sacramento River and provides for trail connections between Elk Grove and these open space areas. The City's vision for regional open space and trails is shown in Figure PTO-1 and in the "Planning Area Land Use Concept" in the Land Use Element of this General Plan.

PTO-17-Action 1 Within the Cosumnes River floodplain, the City will encourage the dedication or acquisition of easement or fee title for trails as part of an overall trail system linking the Cosumnes and Sacramento rivers. *Note: This policy affects lands within the planning area but outside of the 2002 city limits only.*

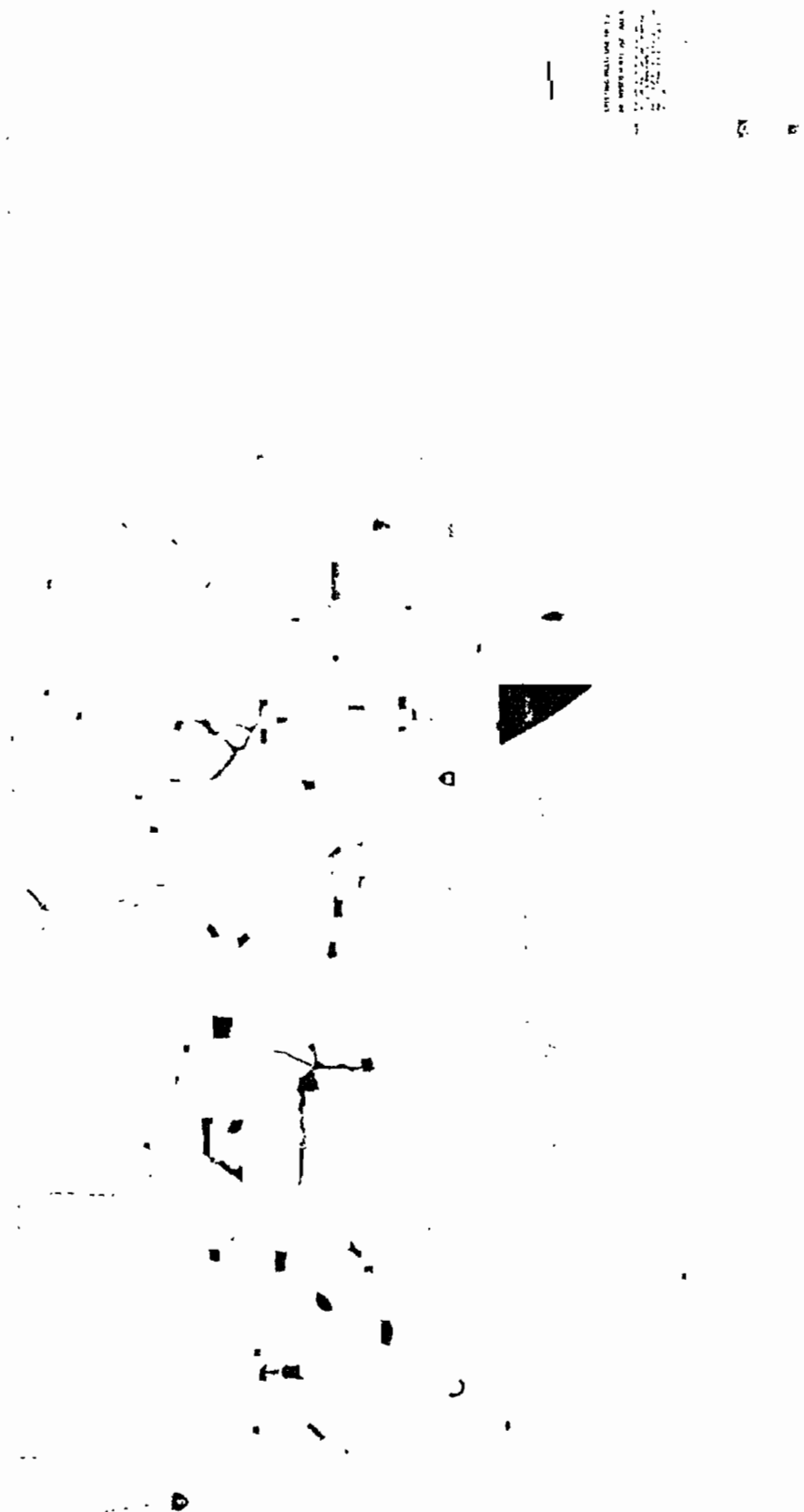
PTO-18 To the extent possible, retain natural drainage courses in all cases where preservation of natural drainage is physically feasible and consistent with the need to provide flood protection.

Figure PTO-1: Open Space Policy Map



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Figure PTO-2: Trails Plan



Public Facilities and Finance Element

This Element of the General Plan addresses the following public facilities issues:

- **Water Service**, including both potable (drinkable) and non-potable water delivery.
- **Sewer Service**, and
- **Financing and construction** of public facilities

This Element also addresses the following public services:

- **Public Libraries** and
- **Public Schools**

*Note: The City's policies related to **solid waste**, another public facility, are contained in the Conservation and Air Quality Element. Policies related to **police and fire protection** are in the Safety Element. Policies related to **parks** are located in the Parks, Trails, and Open Space Element.*

WATER SERVICE

Domestic water service in Elk Grove is provided by two public water service providers—the Sacramento County Water Agency and the Elk Grove Water Service—and, in the eastern portion of the city, by private wells tapping the underground aquifer.



Drinking water in Elk Grove comes from both surface water (such as rivers) and wells

Water supply is important both from the standpoint of health and convenience, but also the need for water to help suppress fires and support the efforts of the Elk Grove Community Services District's fire personnel.

For detailed information on water service in Elk Grove, please see the Background Report.

SEWER SERVICE

Sewer service in the Planning Area is provided by County Sanitation District 1 (CSD-1), which maintains an extensive system of sewer lines and treatment facilities.

For detailed information on CSD-1, please see the Background Report, which accompanies this General Plan.

FINANCE OF PUBLIC FACILITIES

Because they involve projects which—that will ultimately be owned and/or operated by public agencies, and because they involve substantial costs, public facilities projects (roads, water lines, etc.) are often financed either totally or in part with public funds.



So-called "zipper streets" that combine narrow and wide sections are the result of deferred roadway construction policies in place prior to the incorporation of Elk Grove

Although many variations of public funding are available, most types involve the collection of money from either new development or existing development, or both. Funds can be collected in

the form of:

- Property assessments
- Connection or "hookup" fees (such as for connection to a public water system)
- Impact fees

The funds collected are then used to fund the construction of facilities in one of several basic ways:

- Construction is funded directly when sufficient money is available (commonly known as "pay-as-you-go" financing)
- The public agency uses its ability to borrow funds (often through the issuance of bonds) to provide "up-front" financing, repaying the loans through fees or assessments charged on future development.

In Elk Grove, much of the infrastructure development which occurred prior to the incorporation of the City used a "pay-as-you-go" approach (although bond financing was used for some facilities). The policies of the County of Sacramento also allowed the incremental construction of roadways—for instance, a planned 6-lane roadway would first be built with 2 or 4 lanes, with the final lanes added at a later date.

Based on a review of past practices, the County also apparently attempted to avoid building facilities (primarily roadways) on land which ~~that~~ was not being developed at the time.

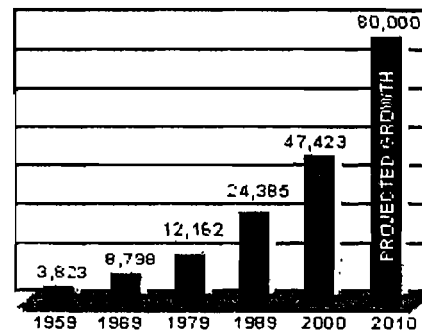
The most visible result of these policies in Elk Grove is the so-called "zipper street," which goes from a fully improved section to a narrow, two-lane section and then back again to a four-lane roadway (as shown in the photo on the previous page). Other, less visible examples of infrastructure built in increments have included sewer, drainage, and water systems.

This Element expresses the City's policy to construct infrastructure facilities through the use of "up front" financing so that roadways, drainage facilities, etc., can be completed with the initial phase of construction, avoiding the use of interim facilities and the creation of traffic congestion and other problems resulting from insufficient capacity.

PUBLIC SCHOOLS

Public schools in Elk Grove and the Planning Area are provided by the Elk Grove Unified School District (EGUSD), an independent agency which provides elementary, middle school, and high schools, as well as special education facilities and services.

The Elk Grove Unified School District is known for the high quality of its schools, which consistently perform well in standardized tests. Growth in the District's service area in recent years has resulted in the need to add substantial new capacity, both at new schools and at existing schools. Projected student enrollment in EGUSD schools as of 2002 is shown below:



Source: EGUSD web site, 11/2002

Under state law, the Elk Grove Unified School District can in most cases act independently of the City in the location, construction, and operation of public schools. In practice, the City and the EGUSD have enjoyed a cooperative working relationship; however, this General Plan recognizes that the District is not bound by the City's policies or regulations, and that the City is limited by state law in its ability to coordinate development of new homes and other uses with the availability of public schools.

This Element of the General Plan, therefore, stresses cooperation with the District to the extent permitted by law, and expresses the City's desires with regard to public schools.

Additional information on the Elk Grove Unified School District is included in the General Plan Background Report.

The following Goals of the City of Elk Grove are implemented in this Public Facilities and Finance Element:

<p>Guiding Goal 1: A High Quality of Life for All Residents</p>
<p>Focused Goal 1-4: High quality public facilities and services</p>
<p>Focused Goal 1-5: Excellence in the design of new development</p>
<p>Focused Goal 1-8: Creation and maintenance of a strong, positive community image for Elk Grove</p>
<p>Guiding Goal 2: Diversified Economic Base</p>
<p>Goal 2-4: Creation of Elk Grove as a desirable place to establish a business, particularly major employment-generating uses</p>
<p>Guiding Goal 5: Preservation of the Rural Character of Elk Grove</p>
<p>Focused Goal 5-1: Retention of those areas identified for 2-acre and larger lots on the Land Use Map as a rural area through land use and infrastructure controls</p>

PUBLIC FACILITIES AND FINANCE POLICIES: GENERAL POLICIES

PF-1 Except when prohibited by state law, the City shall require that sufficient capacity in all public services and facilities will be available on time to maintain desired service levels and avoid capacity shortages, traffic congestion, or other negative effects on safety and quality of life.

PF-1-Action 1 Consider participating in efforts to develop regional water solutions, such as the Water Forum.

PF-2 The City shall coordinate with outside service agencies—including water and sewer providers, the Elk Grove Community Services District, and the Elk Grove Unified School District—during the review of plans and development projects.

PUBLIC FACILITIES AND FINANCE POLICIES: WATER SERVICE

PF-3 Water supply and delivery systems shall be available in time to meet the demand created by new development, or shall be assured through the use of bonds or other sureties to the City's satisfaction.

PF-3-Action 1 The following shall be required for all development projects, excluding subdivisions:

- An assured water supply and delivery system shall be available at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.
- All required water infrastructure for the project shall be in place at the time of project approval, or shall be assured through the use of bonds or other sureties to the City's satisfaction. Water infrastructure may be phased to coincide with the phased development of large-scale projects.

PF-3-Action 2 The following shall be required for all subdivisions to the extent permitted by state law:

- Proposed water supply and delivery systems shall be identified at the time of tentative map approval to the satisfaction of the City. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.
- The agency providing water service to the subdivision shall demonstrate prior to the approval of the Final Map by the City that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other approved projects in the same service area, and other projects

which ~~that~~ have received commitments for water service.

- Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the approval of the Final Map or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act.
- Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.

PF-4 The City shall require new utility infrastructure for electrical, natural gas and other infrastructure services avoid sensitive resources, be located so as to not be visually obtrusive, and, if possible, be located within roadway rights-of-ways or existing utility easements.

PF-5 The City supports the use of reclaimed water for irrigation wherever feasible.

PF-6 The City shall seek to protect the quality and quantity of groundwater resources, including those which serve households and businesses which rely on private wells.

PF-7 The City shall require that water flow and pressure be provided at sufficient levels to meet domestic, commercial, industrial, and firefighting needs.

PUBLIC FACILITIES AND FINANCE POLICIES: SEWER SERVICE

PF-8 Sewage conveyance and treatment capacity shall be available in time to meet the demand created by new development, or shall be assured through the use of bonds or other sureties to the City's satisfaction.

PF-8-Action 1 The following shall be required for all development projects, excluding subdivisions:

- Sewer/wastewater treatment capacity shall be available at the time of project approval.
- All required sewer/wastewater infrastructure for the project shall be in place at the time of project approval, or shall be assured through the use of bonds or other sureties to the City's satisfaction.

PF-8-Action 2 The following shall be required for all subdivisions to the extent permitted by state law:

- Sewage/wastewater treatment capacity shall be available at the time of tentative map approval.
- The agency providing sewer service to the subdivision shall demonstrate prior to the approval of the Final Map by the City that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other approved projects using the same conveyance lines, and projects which have received sewage treatment capacity commitment.
- Onsite and offsite sewage conveyance systems required to serve the subdivision shall be in place prior to the approval of the Final Map, or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act.
- Sewage conveyance systems within the subdivision shall be in place and connected to the sewage disposal system prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.

PF-9 Development along corridors identified by sewer providers in their Master Plans as locations of future sewerage conveyance facilities shall incorporate appropriate easements as a condition of approval.

PF-10 The City shall strongly discourage the extension of sewer service into any area designated for Rural Residential land uses. Sewers shall not be used to accommodate lot sizes smaller than 2 (two) gross acres in the Rural Residential area, and lot sizes shall be large enough to accommodate septic systems. This policy shall not be construed to limit the ability of any sewer agency to construct "interceptor" lines through or adjacent to the Rural Residential area, provided that no "trunk" or service lines are provided within the Rural Residential area.

PF-11 The installation of "dry sewers" shall not be required as a condition of approval of development in the Rural Residential land use category.

PF-12 To reduce the potential for health problems and groundwater contamination resulting from the use of septic systems, the City shall take the following actions:

PF-12-Action 1 The City shall prepare and implement a public information campaign aimed at homeowners in areas with septic systems on the proper design, use, and care of septic systems.

PF-12-Action 2 The City shall consider adopting Plumbing Code revisions to allow the use of updated technologies which offer an alternative to septic systems for the treatment of sewage on individual sites.

PF-13 Residential development on lots smaller than two (2) ~~net~~ gross acres shall be required to connect to public sewer service. This policy shall not apply to lots smaller than 2 ~~net~~ gross acres in the Rural Residential land use category which existed as legal lots as of the date of adoption of this General Plan; these lots shall not be required to connect to public sewer service as a condition of development.

PF-14 Independent community sewer systems may not be established for new development.

PUBLIC FACILITIES AND FINANCE POLICIES: PUBLIC LIBRARIES

PF-15 The City shall cooperate with the County of Sacramento in the planning and implementation of future library facilities and facility expansions in Elk Grove.

PUBLIC FACILITIES AND FINANCE POLICIES: PUBLIC SCHOOLS

PF-16 Specific plans shall identify all existing and planned school sites and should include guidelines and conceptual examples for incorporating new schools into overall neighborhood design.

PF-17 While recognizing that school siting and development are not within the jurisdiction of the City to control, the City strongly encourages the School District to consider the following criteria:

- Traffic impacts on nearby roadways are addressed and mitigated to meet City standards for level of service.
- Schools should serve as a focal point of neighborhood activity and be interrelated with churches, parks, greenways and off-street paths whenever possible.
- Almost all residences will be within walking distance of a school (one mile or less) and all residences are within two miles of a school whenever possible.
- New schools are adjacent to neighborhood and community parks whenever possible and designed to promote joint use of appropriate facilities.
- New schools should link with trails, bikeways, and pedestrian paths wherever possible.

PF-18 The City supports state legislative efforts to secure additional state funding for school construction and ensure maintenance of local district priorities for funds in the state school bond program.

**PUBLIC FACILITIES AND FINANCE POLICIES:
FINANCING AND PHASING OF PUBLIC FACILITIES**

PF-19 Public facilities should be phased in a logical manner which avoids "leapfrog" development and encourages the orderly development of roadways, water and sewer, and other public facilities. The City shall not provide public financing or assistance for projects that do not comply with the planned phasing of public facilities. Interim facilities may be used only if specifically approved by the City Council.

PF-20 The City shall require secure financing for all components of the transportation system through the use of special taxes, assessment districts, developer dedications, or other appropriate mechanisms in order to provide for the completion of required major public facilities at their full planned widths or capacities in one phase. For the purposes of this policy, "major" facilities shall include the following:

- Any roadway of a collector size or above, including any roadway shown on the Circulation Plan in this General Plan.
- All wells, water transmission lines, treatment facilities, and storage tanks needed to serve the project.
- All sewer trunk and interceptor lines and treatment plants or treatment plant capacity.

The City shall use its financial capacity to facilitate implementation of this policy if necessary, including, but not limited to:

- Issuing bonds,
- Using City funds directly, with repayment from future development fees
- Fee programs
- Developer financing

PF-21 New development shall fund its fair share portion of its impacts to all public facilities and infrastructure as provided for in state law.

PF-22 Infrastructure financing plans which specify the extent, timing and estimated cost of all necessary infrastructure shall be required for the approval of urban uses in the Laguna Ridge and Southeast Policy Areas, as defined in this General Plan. The resulting financing mechanisms shall be implemented prior to the development of urban uses.

PF-23 The City will coordinate with independent public service providers, including schools, parks and recreation, reclamation, water, transit, electric and other service districts, in developing financial and service planning strategies.

PF-24 Fee programs and/or other finance mechanisms for roadway and related infrastructure shall include sufficient funding for all of the following items:

- Design, engineering, environmental compliance, and construction of roadway lanes, traffic signals, and bridges.
- Right of way acquisition, design, engineering, environmental compliance, and construction costs sufficient to ensure that "zipper streets" are not created by non-participating owners. *(Please see the introduction to the Circulation Element for a discussion of the "zipper street" phenomenon.)*
- Drainage and other facilities related to new roadway construction.
- Installation of landscaped medians and streetscaping where appropriate.
- Installation of sidewalks or other facilities where needed to provide safe passage for pedestrians.

PF-25 Fee programs and/or other finance mechanisms for roadway and related infrastructure shall include sufficient funding for all of the following items:

- Design, engineering, environmental compliance, and construction of roadway lanes, traffic signals, and bridges.

- Right of way acquisition and design/engineering/environmental compliance/construction costs sufficient to ensure that "zipper streets" are not created by non-participating owners. *(Please see the introduction to the Circulation Element for a discussion of the "zipper street" phenomenon.)*
- Drainage and other facilities related to new roadway construction.
- Installation of landscaped medians and streetscaping where appropriate.

Fee programs and/or other finance mechanisms shall be reviewed regularly to ensure that sufficient funding will be available to construct all required facilities.

PF-26 To minimize damage to roadways and to reduce inconvenience to residents and businesses, the City shall seek to ensure that all utilities located in roadways are installed in a single operation. Multiple installations in which separate utilities are installed at different times and/or in different trenches, are specifically discouraged.

PF-26-Action 1 Work with utility providers to coordinate the installation or upgrading of utilities and eliminate multiple trenching of city streets.

PUBLIC FACILITIES AND FINANCE POLICIES: OPEN SPACE ACQUISITION

Please see the Conservation Element and the Parks, Trails, and Open Space Element for policies related to the public financing of open space acquisition.

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Safety Element

Ensuring that Elk Grove is a safe community is a major goal of the City of Elk Grove. This Safety Element identifies the policies and programs which the City will implement to make sure that the city's residents and businesses are safe from known and reasonably foreseeable hazards.

POTENTIAL SAFETY HAZARDS

Several major sources of potential safety hazards exist in Elk Grove and are addressed in this Safety Element:

- Potential release of toxic or hazardous substances as the result of accidents on truck routes and/or railroad lines which pass through Elk Grove.
- The release of toxic or hazardous substances which are used by commercial and industrial businesses in Elk Grove.
- Flooding
- Regional seismic activity and other geologic hazards
- Traffic accidents at at-grade railroad crossings

This Safety Element provides the City's policies for ensuring that the risk associated with these hazards can be reduced to an acceptable level; the City acknowledges that actions or policy statements on the behalf of the City cannot eliminate *all* risks.

This Element also provides policies related to police and fire protection and steps the City can take to assist in the prevention of fire hazards and crime.

POTENTIAL RELEASE OF HAZARDOUS SUBSTANCES

A number of uses throughout Elk Grove—from dry cleaners to filling stations to industrial users—maintain stocks of hazardous substances on site, and therefore raise the potential for the accidental release of these substances.

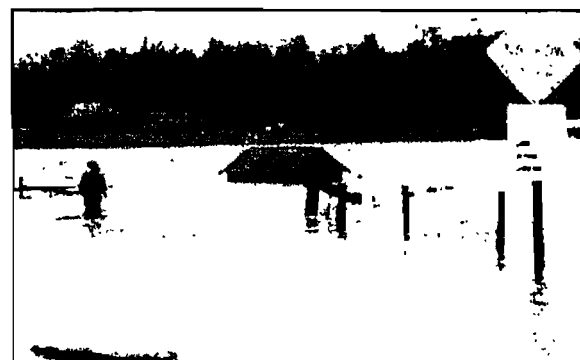
In addition, two freeways, several major surface routes, and two active rail lines traverse the Planning Area. Vehicles and rail cars carrying hazardous materials use all of these routes, and therefore bring the risk of an accident involving hazardous substances to large areas of Elk Grove.



Both of the freeways in the planning area carry heavy truck traffic, including trucks carrying hazardous and toxic materials.

FLOODING

Flooding affects a large part of the Planning Area, primarily in the eastern portion where major drainage facilities have not been built and stormwater flows either in natural channels or small ditches whose capacity is frequently exceeded. In the "Sheldon" area of Elk Grove, local flooding is widespread but generally minor; the flat land causes floodwaters to spread out, reducing threats to life.



Land inundated by the Cosumnes River near Michigan Bar in 1997, a year that saw historic flooding levels.

Along the eastern and southern edges of the Planning Area, the Cosumnes River represents a major flood hazard. The Cosumnes River is the last river in California, which remains undammed along its entire length, so flooding caused by this river can be extensive.

For more information on flooding in the Planning Area, please refer to the General Plan Background Report.

REGIONAL SEISMIC ACTIVITY/GEOLOGIC HAZARDS

No known earthquake faults pass through the city limits or the Planning Area. However, faults even far from the Planning Area have the potential to generate earthshaking which could cause damage in Elk Grove. (for more information on seismic and geologic conditions, please refer to the Background Report.)

This Safety Element provides the City's policies related to reducing the risk of property damage and injury to persons as the result of groundshaking.

INDUSTRIAL USES

A variety of industrial uses are located in Elk Grove and the Planning Area, primarily in the southern portion of Elk Grove and in the Laguna West area west of the city. Many of these industrial facilities use and/or store chemicals and other materials which that could result in damage both on- and off-site in the event of an accident.

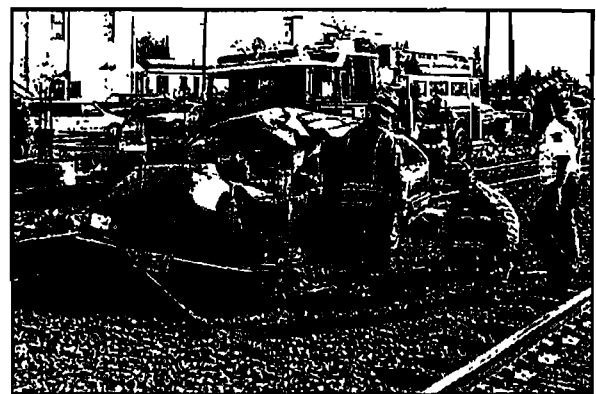


Storage tanks are visible in this aerial photograph of industrial facilities on Waterman Road in Elk Grove

This Safety Element sets forth the City's policies associated with the placement of land uses near facilities of all kinds which that pose a threat of injury in the event of accidental or deliberate incidents.

AT-GRADE RAILROAD CROSSINGS

Most of the roadway/railroad crossings in Elk Grove are "at-grade"—the roadway crosses the rails, with crossing gates provided to halt vehicle traffic while the train passes through. Two major crossings—on Elk Grove Boulevard and Laguna Boulevard in the western area of Elk Grove—are provided with a bridge crossing to carry the roadway over the rails.



This accident in February 2001 at Elk Grove Boulevard led to calls for increased safety at railroad crossings.

While at-grade crossings are safe, a history of accidents—particularly at the Elk Grove Boulevard crossing in Old Town—have demonstrated the potential for accidents and injuries at these locations.

WATER SUPPLY FOR FIREFIGHTING

The issue of providing sufficient water supply (both water pressure and storage capacity) is addressed in the Public Facilities and Finance Element of this General Plan. *Please see the Background Report for information on the water systems and master plans maintained by the agencies that provide water service to Elk Grove.*

FIRE HAZARDS

There are no known fire hazards in Elk Grove that require the implementation of specific policies in this General Plan. *Please see the Background Report for further information on the fire Department Master Plan maintained by the Elk Grove Community Services District.*

EVACUATION ROUTES

The roadway system in Elk Grove provides numerous evacuation routes—please see the Circulation Element of this General Plan for information and policies related to roadways.

POLICE PROTECTION



Police protection in Elk Grove is provided by the Elk Grove Police Department, which operates from headquarters on Bond Road. Detailed information on current staffing levels and service levels provided by the Elk Grove Police Department is

included in the General Plan Background Report.

FIREFIGHTING

Fire protection services in Elk Grove are provided by a separate agency, the Elk Grove Community Services District (EGCSD). The EGCSD maintains an extensive system of fire stations throughout Elk Grove and a portion of the Planning Area outside the city limits.



Elk Grove firefighters in action in June 2000

~~Because fire protection services are not provided by the City of Elk Grove the City of Elk Grove does not provide fire protection services, this General Plan does not contain policies or action items which items that provide for the construction or operation of fire stations or related facilities; these facilities will be constructed pursuant to the EGCSD's Master Plan (summarized in the General Plan Background Report). This Element, instead, focuses on policies and action items aimed at coordinating the efforts of the City with those of the EGCSD to ensure that an adequate level of fire protection is available at all times in Elk Grove.~~

This Safety Element implements the following Goals of the City of Elk Grove:

<p>Guiding Goal 1: A High Quality of Life for All Residents</p>
<p>Focused Goal 1-1: A safe community, free from manmade and natural hazards</p>

The following are the Safety Policies of the City of Elk Grove:

GENERAL SAFETY POLICIES

SA-1 The City will seek to maintain acceptable levels of risk of injury, death, and property damage resulting from reasonably foreseeable safety hazards in Elk Grove.

SA-2 In considering the potential impact of hazardous facilities on the public and/or adjacent or nearby properties, the City shall consider the hazards posed by reasonably foreseeable events.¹ Evaluation of such hazards shall address the potential for events at facilities to create hazardous physical effects at offsite locations that could result in death, significant injury, or significant property damage. The potential hazardous physical effects of an event need not be considered if the occurrence of an event is not reasonably foreseeable as defined in Policy SA-3. Absent substantial evidence to the contrary, a "hazardous physical effect" from an event shall be a level of exposure to a hazardous physical effect in excess of the levels identified in Policy SA-4.

SA-3 For the purpose of implementing Policy SA-2, the City considers an event to be "reasonably foreseeable" when the probability of the event occurring is greater than one in one million (1 * 10⁻⁶) per year.

SA-3-Action 1 As part of the environmental review process for proposed projects, the City shall analyze potential safety-related

impacts resulting from or affecting new development which could cause or be affected by reasonably foreseeable events. This analysis shall include the potential for events to occur at the facility, and the potential for hazardous physical effects to result from such events with respect to the hazards listed in Table SA-A.

SA-3-Action 2 The City shall maintain a database which records, in maps and text, the identified off-site hazards from any reasonably foreseeable events at hazardous facilities in Elk Grove, and shall make this information available to the public.

SA-4 The Maximum Acceptable Exposure standards shown in Table SA-A shall be used in determining the appropriateness of either:

- (1) Placing a use near an existing hazardous facility which could expose the new use to hazardous physical effects, or
- (2) Siting a hazardous facility that could expose other nearby uses to hazardous physical effects.

Absent substantial evidence to the contrary, the placement of land uses which that do not meet the Maximum Acceptable Exposure standards shall be considered to result in a significant, adverse impact for the purposes of CEQA analysis.

SA-5 The City will cooperate with other local, regional, state, and federal agencies, and with rail carriers in an effort to secure the safety of all residents and businesses in Elk Grove.

SA-5-Action 1 Establish an Emergency Operations Center (EOC) to coordinate and direct overall emergency response operations. The establishment of the EOC should be coordinated with the Elk Grove Police Department, appropriate City departments, the Elk Grove CSD Fire District, and the County Sheriff's Department.

¹ Please see the Glossary for a definition of "event" as used in this policy.

**Table SA-A
Maximum Acceptable Exposure Criteria
For Agricultural, Residential, and Non-Residential Land Uses**

Land Use	Maximum Acceptable Exposure			
	Over-pressure	Airborne Toxic Substances	Radiant Heat	Shrapnel
Agriculture	3.4 psig ⁽¹⁾	Dose = ERPG-2 ⁽²⁾ ppm for 60 min Exposure time = 60 min	Radiant dose = 200 kJ/m ² ⁽³⁾	All uses shall be located such that the possibility of injury for an unprotected person due to shrapnel released by a reasonably foreseeable event ⁽⁴⁾ is less than 1/10 ⁻⁶ (1/1,000,000)
Residential (all density ranges) ⁽⁵⁾	1.0 psig	For example: chlorine ERPG-2 = 3 ppm Dose = 3 ppm x 60 min = 180 ppm-min	Exposure time = 30 sec Target radiant energy = Radiant dose/Exposure time	
Office/ Commercial	1.0 psig	Target concentration = Dose/Exposure time Target concentration = (180 ppm-min) / 60 min Target concentration = 3 ppm chlorine	Target radiant energy = (200 kJ/m ²) / 30 sec Target radiant energy = 6.67 kW/m ²	
Light industrial	1.25 psig	Dose = ERPG-2 ppm for 60 min Exposure time = 30 min For example: chlorine ERPG-2 = 3 ppm Dose = 3 ppm x 60 min = 180 ppm-min Target concentration = Dose/Exposure time Target concentration = (180 ppm-min) / 30 min Target concentration = 6 ppm chlorine	Radiant dose = 200 kJ/m ² Exposure time = 15 sec Target radiant energy = Radiant dose/Exposure time	
Industrial	3.4 psig	Dose = ERPG-2 ppm for 60 min Exposure time = 15 min For example: chlorine ERPG-2 = 3 ppm Dose = 3 ppm x 60 min = 180 ppm-min Target concentration = Dose/Exposure time Target concentration = (180 ppm-min) / 15 min Target concentration = 12 ppm chlorine	Target radiant energy = (200 kJ/m ²) / 15 sec Target radiant energy = 13.34 kW/m ²	

- (1) psig: pounds per square inch gauge
- (2) ERPG-2: Emergency Response Planning Guidelines. The maximum airborne concentration below which it is believed that nearly all individuals could be exposed for up to one hour without experiencing or developing irreversible or other serious health effects or symptoms which could impair an individual's ability to take protective action; ppm: parts per million
- (3) kJ/m²: kiloJoules per square meter (a measure of radiant heat received); kW/m²: kilowatts per square meter; 1.0 kJ/m² = 1.0 kW/m² for 1 sec = 1 kW/[m²-sec]
- (4) As defined in Policy SA-3
- (5) Includes schools, parks, libraries, and other similar public gathering places regardless of their location.

SA-5-Action 2 Establish an emergency response organization consisting of representatives from the Elk Grove Police Department, City departments, the Elk Grove CSD Fire Department, County agencies, utility agencies, schools, and the public.

SA-5-Action 3 Participate in State mutual aid agreements with neighboring cities and counties; State and federal emergency relief agencies; and private enterprises such as Red Cross, Salvation Army, and local medical institutions to assist in shelter, relief, and first aid operations. Encourage cooperation among adjacent communities to provide backup fire suppression and law enforcement assistance in emergency situations.

SA-5-Action 4 Participate in the Standard Emergency Management System.

SA-5-Action 5 Comply with the State of California Emergency Services Act.

SA-6 Consider developing and adopting a pre-disaster ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, re-occupancy and building moratorium criteria, fee waivers and deferrals, and expedited permitting procedures for repair and reconstruction.

SAFETY POLICIES: ACCIDENTAL RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES

SA-7 The City of Elk Grove will work to identify and eliminate hazardous waste releases from both private companies and public agencies.

SA-8 Storage of hazardous materials and waste shall be strictly regulated, consistent with state and federal law.

SA-8-Action 1 Regularly review the City's codes to ensure that City regulations reflect the most up-to-date standards for the storage, handling, and use of hazardous and toxic materials.

SA-8-Action 2 Secondary containment and periodic examination shall be required for all storage of hazardous and toxic materials, consistent with the requirements of state or federal law.

SA-8-Action 3 As part of the review and approval of development plans and building permits, ensure that secondary containment is provided for hazardous and toxic materials.

SA-8 Action 4 Prior to site improvements for properties that are suspected or known to contain hazardous materials and sites that are listed on or identified on any hazardous material/waste database search shall require that the site and surrounding area be reviewed, tested, and remediated for potential hazardous materials in accordance with all local, state, and federal regulations.

SA-9 The City shall seek to ensure that all industrial facilities are constructed and operated in accordance with up-to-date safety and environmental protection standards.

SA-9-Action 1 Support continued enforcement of permitting requirements for radioactive materials, and enforce public safety standards for the use of these materials, including the placarding of transport vehicles.

SA-10 Industries which store and process hazardous or toxic materials shall provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone shall be determined by the City of Elk Grove.

SA-10-Action 1 Consider the impact of proposed industrial development projects with respect to transport of hazardous materials within the city. To the extent feasible, uses requiring substantial transport of hazardous materials should be located to direct such traffic away from the city's residential and commercial areas.

SAFETY POLICIES: TRANSPORT OF HAZARDOUS MATERIALS

SA-11 Support continued coordination with the State Office of Emergency Services, the State Department of Toxic Substances Control, the State Highway Patrol, the Sacramento County Department of Environmental Health Services, the Elk Grove CSD Fire District, the Sheriff's Department, and other appropriate agencies in hazardous materials route planning and incident response.

SA-11-Action 1 Assist all appropriate state and federal agencies which regulate the transport of vehicles carrying hazardous materials through the city.

SA-11-Action 2 Request that state and federal agencies with responsibilities for regulating the transportation of hazardous materials review regulations and procedures, in cooperation with the City, to determine means of mitigating the public safety hazard in urbanized areas.

SAFETY POLICIES: DRAINAGE AND FLOODING

Note: The reader should also consult the Conservation and Air Quality Element for additional policies dealing with development within floodplain areas.

SA-12 The City opposes the construction of flood control facilities which ~~that~~ would alter or reduce flows in the Cosumnes River and supports retention of the Cosumnes River floodplain in non-urban uses consistent with location in an area subject to flooding.

SA-13 The City shall require that all new projects not result in new or increased flooding impacts on adjoining parcels on upstream and downstream areas.

SA-14 The City shall give priority to the designation of appropriate land uses in areas subject to flooding to reduce risks to life and property. Construction of new flood control projects shall have a lower priority, unless land use controls (such as limiting new development in flood-prone areas) is not sufficient to

reduce hazards to life and property to acceptable levels.

SA-15 Development shall not be permitted on land subject to flooding during a 100-year event, based on the most recent floodplain mapping prepared by the Federal Emergency Management Agency (FEMA) or updated mapping acceptable to the City of Elk Grove. Potential development in areas subject to flooding may be clustered onto portions of a site which are not subject to flooding, consistent with other policies of this General Plan.

SA-16 A buildable area outside the 100-year floodplain must be present on every residential lot sufficient to accommodate a residence and associated structures. Fill may be placed to create a buildable area only if approved by the City and in accordance with all other applicable policies and regulations.

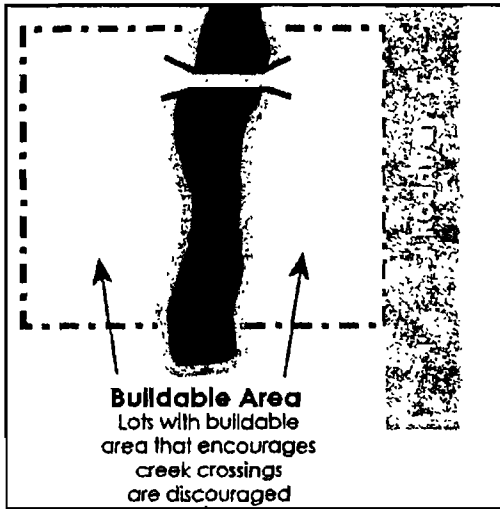
The use of fill in the 100-year floodplain to create buildable area is strongly discouraged, and shall be subject to review to determine potential impacts on wildlife, habitat, and flooding on other parcels.

SA-17 Vehicular access to the buildable area of all parcels must be at or above the 10-year flood elevation.

SA-18 Creation of lots whose access will be inundated by flows resulting from a 10-year or greater storm shall not be allowed. Bridges or similar structures may be used to provide access over creeks or inundated areas, subject to applicable local, state, and federal regulations.

SA-19 Discourage the number of crossings of natural creeks in order to reduce potential flooding and access problems.

SA-19-Action 1 Lots or parcels which will contain two or more buildable areas on both sides of a creek or floodplain shall be discouraged. See the figure below.



SA-20 Parcels should not be created on which the presence of easements, floodplain, marsh or riparian habitat, or other features would leave insufficient land to build and operate structures. This policy shall not apply to open space lots specifically created for dedication to the City or another appropriate party for habitat protection, flood control, drainage, or wetland maintenance.

SA-21 Where necessary due to clear dangers to life or property, the City will support the construction of flood control projects.

SA-21-Action 1 The City will participate through the Sacramento Area Flood Control Agency in obtaining federal authorization for construction of a backbone flood control project along the Sacramento River and the immediate connection of local internal streams to this river.

SA-21-Action 2 The City will continue local efforts that encourage implementation of the Federal Flood Insurance Program.

SA-21-Action 3 The City will participate with the City of Sacramento, the Army Corps of Engineers and other Federal, State and local governments and agencies to develop policies to finance, construct, and

plan flood improvements to eliminate flooding in Elk Grove.

SA-22 New and modified bridge structures shall not cause an increase in water surface elevations of the 100-year floodplain exceeding one foot, unless analysis clearly indicates that the physical and/or economic use of upstream property will not be adversely affected.

SA-23 The City shall require all new urban development projects to incorporate runoff control measures to minimize peak flows of runoff and/or assist in financing or otherwise implementing Comprehensive Drainage Plans.

SA-23-Action 1 As part of the review of development projects, ensure that runoff control measures are planned and provided.

SA-24 Drainage facilities should be properly maintained to ensure their proper operation during storms.

SAFETY POLICIES: GEOLOGIC AND SEISMIC HAZARDS

SA-25 The City supports efforts by Federal, State, and other local jurisdictions to investigate local seismic and geological hazards and support those programs that effectively mitigate these hazards.

SA-25-Action 1 Implement the Uniform Building Code to ensure that structures meet all applicable seismic standards.

SA-26 The City shall seek to ensure that new structures are protected from damage caused by geologic and/or soil conditions.

SA-26 Action 1 Require that a geotechnical report or other appropriate analysis be conducted to determine the shrink/swell potential and stability of the soil for public and private construction projects and identifies measures necessary to ensure stable soil conditions.

SAFETY POLICIES: RAILROAD CROSSINGS

SA-27 The City shall initiate as well as cooperate in improvements at existing railroad-at-grade crossings to improve public safety. This may include construction of grade-separated crossings and other appropriate safety features.

SA-28 The City shall take all appropriate measures to ensure that railroad crossings in Elk Grove are made as safe as possible.

SA-28-Action 1 The City will coordinate with the railroads operating in Elk Grove to ensure that all appropriate safety measures are implemented in their operations in the city.

SA-28-Action 2 The City will seek to improve the safety at rail crossings by continuing to investigate improvements in crossing gates and warning devices.

SA-28-Action 3 The City will make available information on railroad crossing safety at City Hall and on the City's web site to encourage safe practices by Elk Grove residents and businesses.

SAFETY POLICIES: EVACUATION ROUTES

A properly planned and implemented roadway system within the city will facilitate the efficient movement of police and fire fighting equipment and the safe evacuation of residents. Please refer to the Circulation Element for policies related to the city's overall circulation system.

SAFETY POLICIES: POLICE PROTECTION

SA-29 The City shall regularly monitor and review the level of police staffing provided in Elk Grove, and ensure that sufficient staffing and resources are available to serve local needs.

SA-30 Design neighborhoods and buildings in a manner that prevents crime and provides security and safety for people and property when feasible.

SAFETY POLICIES: DESIGN OF SITES AND BUILDINGS

SA-31 Encourage the use of Crime Prevention Through Environmental Design (CPTED) principles in the design of development projects and buildings. These basic principles include:

Natural Surveillance

A design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas and building entrances: doors and windows that look out on to streets and parking areas; pedestrian-friendly sidewalks and streets; front porches; adequate nighttime lighting.

Territorial Reinforcement

Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. Promoted by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and "CPTED" fences.

Natural Access Control

A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating in offenders a perception of risk. Gained by designing streets, sidewalks, building entrances and neighborhood gateways to clearly indicate public routes and discouraging access to private areas with structural elements.

Target Hardening

Accomplished by features that prohibit entry or access: window locks, dead bolts for doors, interior door hinges.

SAFETY POLICIES: FIRE PROTECTION

SA-32 Cooperate with the Elk Grove Community Services District (EGCSD) Fire Department to reduce fire hazards, assist in fire suppression, and promote fire safety in Elk Grove.

SA-32-Action 1 Review new development for adequate water supply and pressure, fire hydrants, and access to structures by fire fighting equipment and personnel.

SA-32-Action 2 Review projects for compliance with the Fire Code as part of the building permit process.

SA-32-Action 3 Work with the EGCSD to develop high visibility fire prevention programs, including those which provide voluntary home inspections and awareness of home fire prevention measures.

SA-32-Action 4 Require, where appropriate, on-site fire suppression systems for all new commercial and industrial development to reduce the dependence on fire department equipment and personnel.

SA-32-Action 5 The City shall continue to maintain, periodically update, and test the effectiveness of its Emergency Response Plan.

SA-32-Action 6 The City shall require the installation of earthquake-triggered automatic gas shut-off sensors in high-occupancy facilities and in industrial and commercial structures.

SA-32-Action 7 Work with the EGCSD Fire Department to enforce all existing codes and ordinances regarding fire protection, including building inspection and vegetation management.

SAFETY POLICIES: WATER SUPPLY FOR FIREFIGHTING

Please see the Public Facilities and Finance Element for policies related to water supply.