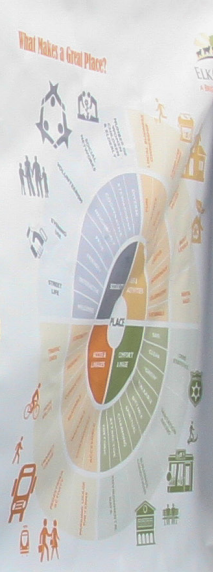




NEIGHBORHOOD

Ranker to rate the qualities of the area where you live.

GOOD				
1	2	3	4	5
1	2	3	4	5
1	2	3	4	5
POOR				
1	2	3	4	5
1	2	3	4	5
1	2	3	4	5
1	2	3	4	5
GOOD				
2	3	4	5	
2	3	4	5	
2	3	4	5	
2	3	4	5	
GOOD				
2	3	4	5	
2	3	4	5	
2	3	4	5	
2	3	4	5	



WHAT'S YOUR VISION ?

When you imagine Elk Grove in the future, what do you want to see?

- Step 1: Review the key topics to be addressed in the General Plan update (below).
- Step 2: Write down your ideas for the future of Elk Grove on the sticky notes provided and add them to the poster surrounding each associated key topic.
- Step 3: Did we miss anything? Share your ideas on the large note pad.

Key topics of the General Plan update

- Economic Vitality
- Rural Areas
- Regional Goals and Influence
- Infill Development and Outward Expansion
- Neighborhood, Districts, and Community Identity
- Sustainable and Healthy Community
- Coordinated Services, Technology, and Infrastructure
- Open Space and Resource Management

CHAPTER I: INTRODUCTION





A PLAN FOR A BRIGHTER FUTURE

The Elk Grove General Plan sets a direction for a brighter future for the City. This document expresses shared future hopes and ideas from the community.

The General Plan is a fundamental planning document that directs future growth, development, and conservation policy and reflects the long-range vision of the community. The Plan capitalizes on the City’s assets: its diversity, its family-oriented community values, its rural and agricultural heritage, its open space and natural resources, and its human capital. This General Plan presents a framework of goals and policies about issues of great relevance to the community, describing its imagined future, adapting to an ever-changing environment and economy, and providing workable solutions to matters affecting the quality of life in Elk Grove.

The City’s first General Plan was adopted in 2003, three years after the City’s incorporation. Various elements were amended over the subsequent 15 years to address changes in legislation or respond to specific requests for development; however, during this period, the General Plan was not comprehensively updated. During this 15-year period, the City underwent a shift in demographics, roughly doubling in population and becoming increasingly diverse in its racial and ethnic makeup. The legal framework governing planning in California also changed. This General Plan reflects the community’s updated vision of how to accommodate future growth, as well as what resources to protect and how quality of life is maintained or enhanced in the City while recognizing and adjusting for changes in the physical and legal framework.

Through the General Plan, the City informs the public of its goals, policies, and development and conservation priorities. The Plan is organized around issues that are considered integral to maintaining and improving the quality of life in Elk Grove. These issues emerged from community discussions about where the City has been, where it is going, and how it is going to get there. This General Plan and its goals and policies are structured around these concepts and context, and they are important parts of how Elk Grove will continue to move toward a brighter future.

ABOUT ELK GROVE

HISTORICAL SETTING

Elk Grove was established in 1850 as a stagecoach stop for those traveling between Sacramento and San Francisco. Because of its proximity to Sutter’s Fort to the north, it became a focus for business, entertainment, and agriculture, as well as a base for gold miners during the Gold Rush. In 1868, the Central Pacific Railroad was located a mile east of Elk Grove, attracting additional hotels and businesses.

Elk Grove remained a small agricultural community until the late 1980s, when rapid growth and development caused a spike in population. Elk Grove incorporated on July 1, 2000, through the “Yes on J” campaign, the result of years of work by residents

Key City Facts at a Glance (2003 v. 2015):

Area of the City:
34.8 square miles (2003)
42.24 square miles (2015)

Population:
88,954 (2003)
164,997 (2015)

Housing Units:
28,886 (2003)
52,723 (2015)

Persons per Household:
3.18 (2003)
3.23 (2015)

Jobs:
20,623 (2003)
30,287 (2015)

2015 is the baseline year used for existing conditions analysis.



and businesses in the community that saw the need for local control over decisions which affected the quality of life in this area.

Elk Grove's agricultural history remains a strong part of the community's identity, although increased pressures for housing and retail development have reduced the amount of agricultural land in the Planning Area. Livestock, vineyards, orchards, and row crops are still prevalent, but recently developed high-tech and professional employment and services have also gained prominence.

REGIONAL LOCATION

The City of Elk Grove covers approximately 42.24 square miles in southern Sacramento County. Elk Grove is bordered by the City of Sacramento to the northwest and by the unincorporated county in all other directions. The surrounding area to the east, south, and west is mostly rural residential and agriculture. Elk Grove is a primarily residential community, providing homes and a family-based lifestyle for a regional workforce. As such, most residents travel to other communities for work.

The City is located in a fast-growing region with a wide array of land uses and economic engines supporting a regional population of over 1.4 million. The metropolitan region includes six counties and 22 cities that are members of the Sacramento Area Council of Governments (SACOG)—an organization that provides transportation planning and funding for the region and serves as a forum for the study and resolution of regional issues, including land use and economic planning decisions.

Elk Grove's location, shown in Figure 1-2, allows easy access to other areas in the Sacramento metropolitan region and to other regions in California, including the Bay Area to the west and the San Joaquin Valley to the south. Two major freeways (Interstate 5 and State Route 99) and two active rail lines carrying both passenger and freight cargo provide direct access to other regions and link Elk Grove to major points of connection, including Sacramento International Airport and three major ports (the Port of Sacramento, the Port of Stockton, and the Port of Oakland). The City's location in the region and its direct access to major transportation routes and connections provide a strategic economic advantage.

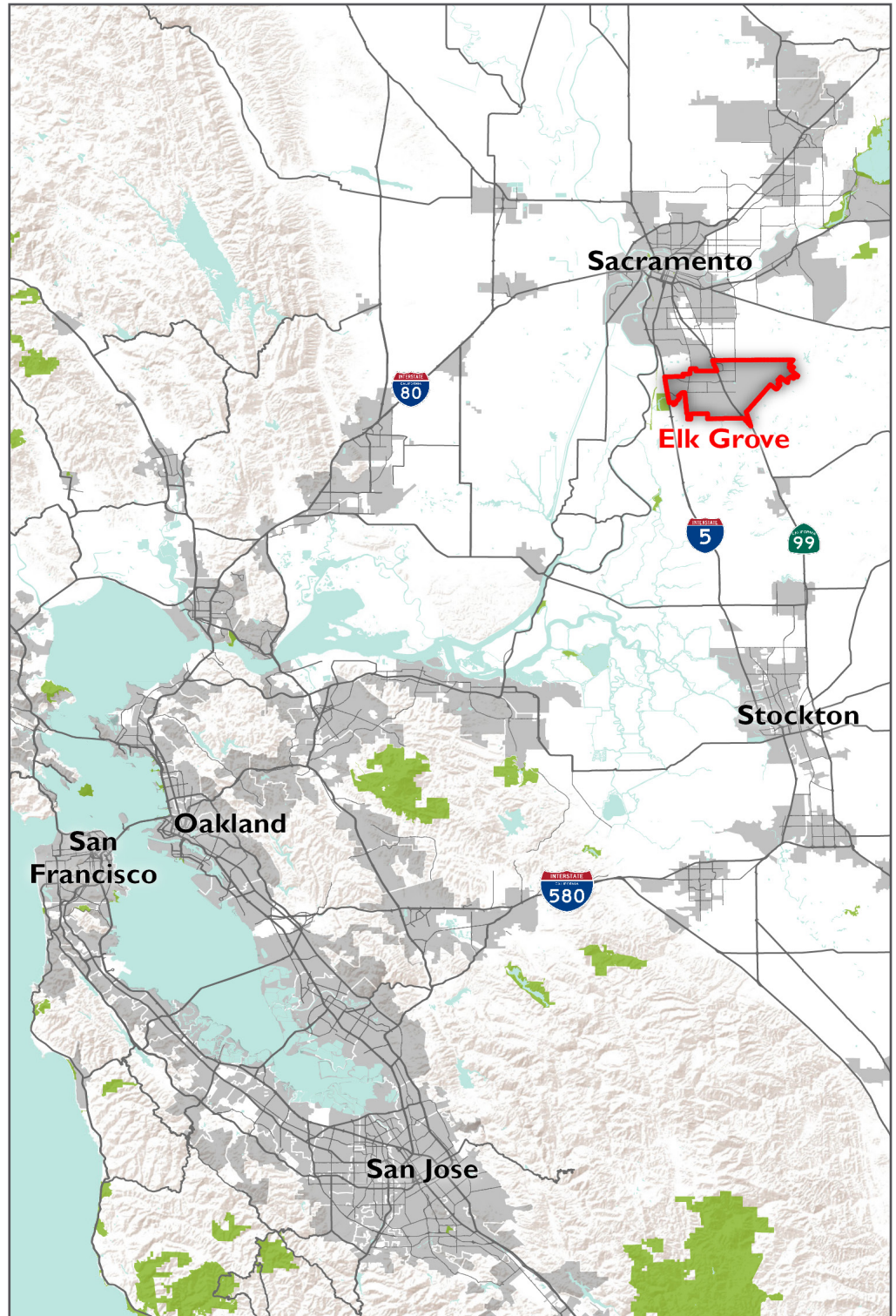
In addition to access to major transportation routes, Elk Grove is located near a number of natural open space and habitat resources, including the Stone Lakes National Wildlife Refuge to the west, the Cosumnes River Preserve directly to the south, and the Regional County Sanitation District Bufferlands to the northwest. Opportunities to increase local and regional access to these resources present a range of potential benefits for residents and contribute to a quality of life that is unique to Elk Grove's location.



Historical Photo of Elk Grove



FIGURE I-1:
CITY OF ELK GROVE'S
REGIONAL CONTEXT



GROWTH AND DEVELOPMENT PATTERNS

At the time of the last comprehensive General Plan update in 2003, the City covered approximately 34.8 square miles with a population of 88,954.¹ Since then, the City has seen significant population growth with some expansion in City boundaries. The annexation of the developed Laguna West area in 2004 contributed to that expansion, adding a population of approximately 13,000 to the City overnight.

Elk Grove was the fastest-growing city in the United States in 2004 and 2005, when population growth peaked. Since 2010, residential development in Elk Grove has continued, but at a more traditional growth rate. Nonresidential construction activity also began to decline in 2005 as the building industry was impacted by an economic downturn.

Despite a relative slowdown in growth compared to years past, Elk Grove's population in 2015 when the General Plan update was initiated was 164,997,² which is nearly double that at the time of the last comprehensive General Plan update, making Elk Grove the second largest city in the Sacramento metropolitan region. In the two years since this plan update was initiated, the City has continued its pace of rapid growth to a total population of 172,116 (2018).

Over time, Elk Grove has developed with a variety of land uses typically found in a suburban setting, concentrated primarily in the western portion of the City. The City's eastern portion also includes a large rural community. The Rural Area reflects Elk Grove's rural and agricultural heritage and culture and contributes to the diversity of the community and its values. The City has made and continues to honor a long-standing commitment to maintain this heritage by protecting and supporting the character of the Rural Area.

Today, Elk Grove is a geographically and ethnically diverse, family-oriented community with an exceptional quality of life. The City is known for having a range of housing options at all levels, an award-winning school district, a historic district, and a first-rate parks system. Elk Grove has a prosperous business community with an entrepreneurial spirit that boasts a variety of shops and services.

In the coming decades, the City will continue to promote a high quality of life and diverse living options, while at the same time achieving a strengthened identity within the region and providing greater recreational opportunities, better access to higher education, improved lifestyle amenities, and expanded employment opportunities.



Community outreach booth at a civic event

1. California Department of Finance E-4 Population Estimates, January 2003.
2. California Department of Finance, 2015.



OVERARCHING ISSUES AND CONSIDERATIONS

The General Plan was informed by the following issues and considerations identified through a community engagement process, analysis of existing conditions,³ and a shared Community Vision.

Regional Role. The Plan focuses on communicating the role Elk Grove plays in the larger Sacramento area and moving Elk Grove forward as a prominent player in the region. Within the larger regional context, Elk Grove is often considered a bedroom community, with a large number of residents who live in the community but work elsewhere. Through the General Plan, the City will continue to encourage nonresidential development to provide opportunities for local employment. Designating areas for employment centers to act as hubs for new jobs and spaces for innovation is a central component of the Plan.

Growth Management. The Plan strikes a desirable balance between growth—and the requisite increase in jobs, development, and amenities—and preserving existing structures, resources, and community character. These items are not necessarily in direct competition, but can become so if growth is not managed carefully and aligned with community desires and values. By establishing clear parameters for future development, the General Plan facilitates development on vacant or underutilized lots in the City while also providing opportunities for purposeful expansion aligned with the Community Vision and regional growth objectives.

Economic Vitality. The Plan supports balanced and diverse growth to increase the level of commercial and industrial activity in the City and improve opportunities for residents to work in the community and/or have improved accessibility to their place of employment. Economic development goals and policies focus on business retention and expansion, business attraction, and economic diversity by promoting advanced technologies such as fiber optic Internet and Citywide information services. The Plan also reaffirms the City's ongoing commitment to the preservation of rural lands in Elk Grove's eastern portion, providing an opportunity to showcase this aspect of Elk Grove's heritage through agritourism. A variety of housing across income levels and lifestyles creates options for employers and employees to live close to work or in an area with increased accessibility to work.

Community Identity. The Plan promotes a welcoming and thriving civic core, preservation of Old Town as a showcase for community heritage, and a continued focus on the integration of parks and schools as focal points in the community.

Rural and Agricultural Heritage. The Plan ensures that the character of Elk Grove, based on a legacy of agriculture and a rural lifestyle, is preserved. Rural housing and infrastructure options continue to protect agricultural uses.

3. See the Existing Setting discussions in the General Plan Environmental Impact Report for existing conditions analysis.

The community engagement process included a series of outreach activities designed to solicit input from the community and other interested parties on important topics.

The existing conditions analysis is a current snapshot of existing conditions in Elk Grove.

A shared Community Vision outlines a unified Vision Statement for the City and identifies a series of Supporting Principles on topics important to the General Plan and desired outcomes for Elk Grove's future.



Parks, Trails, and Open Space. The Plan maintains the high level of safety, cleanliness, and well-kept amenities that characterize the City’s local parks. Supporting walking and biking connections locally and regionally increases access to and enjoyment of both active and passive open spaces, including enhanced access to natural resources such as the Cosumnes River Preserve.

Mobility. The Plan recognizes the need to tailor mobility infrastructure to an area’s surrounding context, particularly in the eastern, more rural portions of the City where the population density is lower. A complete street in a rural area will be different from one in an urban area. The Plan recognizes local, regional, and State transportation objectives, reflecting a need to shift goals and policies regarding how roadway operations are measured and analyzed. The Plan provides for a range of transportation choices, including transit as a clean, safe, and accessible mobility option.

Healthy Living. The Plan addresses sustainability and healthy living options in Elk Grove, such as improving resiliency to a changing climate, encouraging green technologies, and promoting resource conservation.

Community Services. The Plan considers the needs of all demographic segments of the community, including youth, the elderly, and disadvantaged families. The Plan encourages access to public services that provide assistance for community members as well as promoting gathering spaces throughout the community that meet basic needs and improve the quality of life.

These issues and considerations are expressed through nine Supporting Principles that provide specific guidance for General Plan goals and policies (see Chapter 2: Vision).



Outreach Meeting on the General Plan Update



A general plan serves as the primary policy document for a community, designed to implement the long-term vision for what a community wants to be in the future and how it will grow in the coming decades.

THE GENERAL PLAN

PURPOSE AND USE OF THE GENERAL PLAN

Elk Grove’s General Plan establishes an overarching framework for future planning. It guides private and public development of the City in a manner that reflects the community’s vision and values. This General Plan is also adopted to comply with the State law requirement that each city prepare and adopt a comprehensive and long-range general plan for its physical development.⁴ Accordingly, this General Plan is a legal document fulfilling statutory requirements relating to background data, policies, and maps. The mandated elements of a general plan are incorporated throughout the chapters, and summarized in Table 1-1 and Figure 1-3 later in this chapter.

The General Plan is intended to be used by a variety of people for different purposes:

- The Planning Commission and the City Council will consult the General Plan in decision-making activities.
- City staff will refer to General Plan policies and standards when approving development and resource conservation programs and projects.
- The development community will use the General Plan as guidance when preparing development proposals.
- Community members can use the General Plan as a valuable resource for understanding the future of Elk Grove and the types of development that may occur in various locations.



Feedback Poster from the General Plan Update

Through implementation of the goals, policies, and standards in the General Plan, the City is able to guide the community forward in a way that realizes the stated vision and desires for the future.

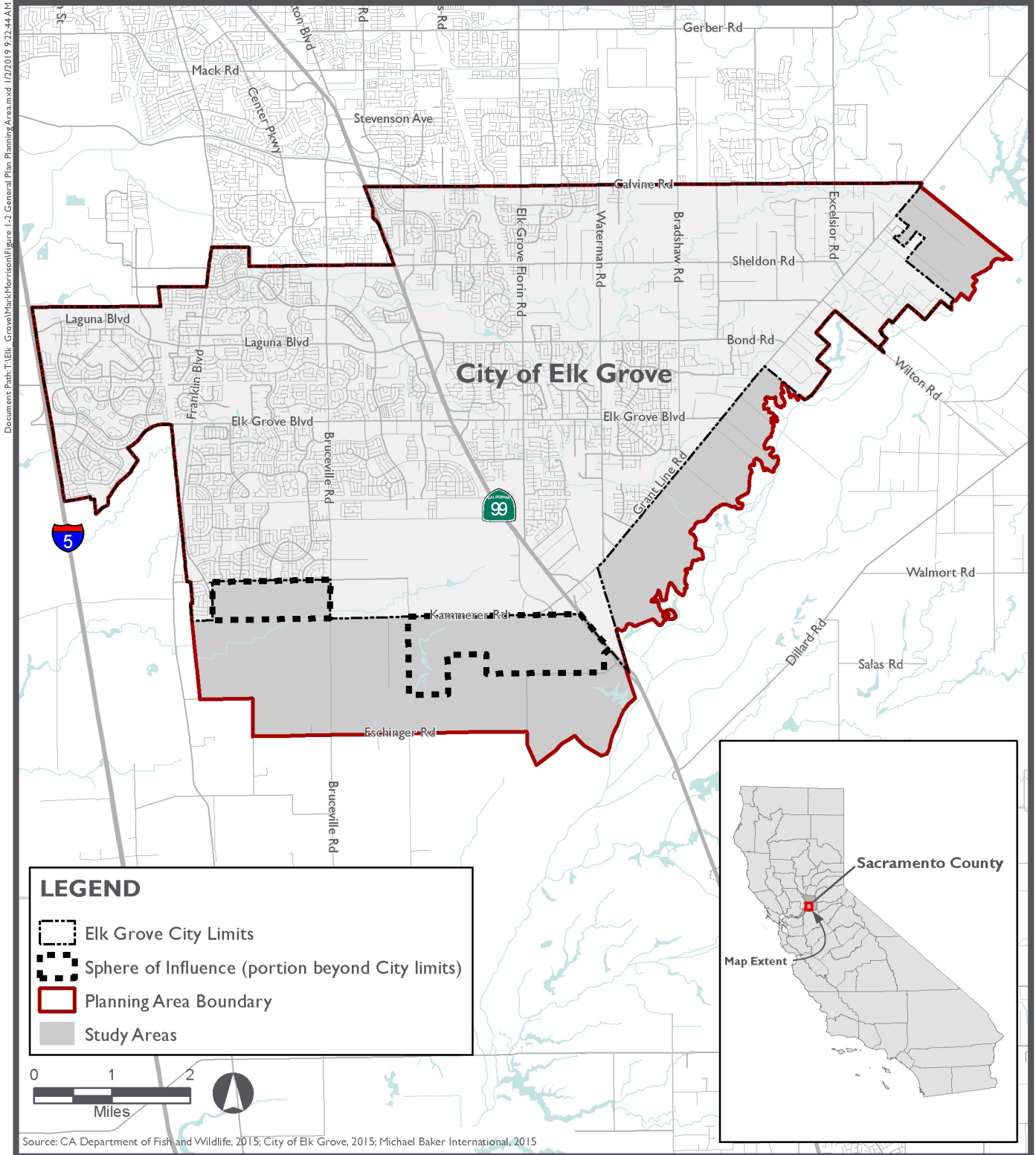
THE PLANNING AREA

The General Plan addresses all lands located within the City limits and an area beyond the City that, in the City’s judgment, bears relation to its planning efforts. This entire area is referred to as the General Plan Planning Area and encompasses 31,238 acres, or roughly 48.8 square miles, as illustrated in Figure 1-2, Elk Grove has an interest in guiding land use and circulation decisions within the Planning Area because of the impacts that decisions made for these lands may have on quality of life in the City. The Planning Area includes an area into which the incorporated City boundaries may eventually expand, subject to approval by the Sacramento Local Agency Formation Commission.

4. California Government Code Section 65300.



FIGURE I-2:
GENERAL PLAN PLANNING AREA





While State law allows for flexibility in how a general plan is structured, there are two requirements that must be met:

The general plan must be comprehensive. A general plan must address all mandated elements, regardless of organizational structure. Additionally, the geographic area addressed by the general plan must be comprehensive and cover all lands within the incorporated boundaries of a jurisdiction. The boundaries should also include lands that bear relation to planning efforts of the jurisdiction.

The general plan must be internally consistent. All chapters, including text and diagrams, of a general plan must be consistent with one another, meaning there are no internal conflicts in the provisions of any chapter. This requirement applies to mandated and optional topics addressed in the general plan, which are afforded equal weight.

Other policies and programs must be consistent with the General Plan. State law requires that the City's Municipal Code (including the Zoning Code), any specific plans, area plans, and other policies and standards must be consistent with the General Plan. For more information, see Chapter 10: Implementation Strategy.

Sacramento County has jurisdiction and land use authority over lands located outside of the City limits but within the Planning Area. While the City has no jurisdiction over the determination of land use policy in these areas, the City can communicate land use policy expectations to the County consistent with this Plan. Beyond the City limits, this General Plan is essentially advisory as it reflects the City's desire for the future uses in these areas.

TOPICS ADDRESSED IN THE GENERAL PLAN

State law mandates that general plans address eight topics (referred to as "elements"): land use, circulation, housing, conservation, open space, noise, safety, and environmental justice.⁵ The local agency may incorporate optional elements to address issues of local importance. All elements, whether mandatory or optional, have the same level of importance and legal weight, and the plan must be an integrated, internally consistent, and compatible statement of policies.⁶

State law also specifically provides that a general plan may be adopted in any format deemed appropriate or convenient by the legislative body.⁷ This flexibility in organization recognizes that each local agency should have discretion in determining a format that best fits its unique circumstances.

The Elk Grove General Plan takes advantage of this flexibility to organize chapters around a series of key themes to better reflect local issues and context and minimize redundancies between the mandated elements. This approach allows the General Plan goals and policies to focus on implementation of the Plan's vision while still incorporating the requirements of the eight mandated elements. Table 1-1 and Figure 1-3 demonstrates how each mandated element is addressed in the applicable chapter(s) of this General Plan.



5. *California Government Code Section 65302.*
6. *California Government Code Section 65300.5.*
7. *California Government Code Section 65301.*



**TABLE I-1:
MANDATED ELEMENTS BY GENERAL PLAN CHAPTER**

ELK GROVE GENERAL PLAN CHAPTERS	MANDATED ELEMENTS ¹							
	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	Environmental Justice
Chapter 1: Introduction								
Chapter 2: Vision								
Chapter 3: Planning Framework	O	O	O	O	O		O	O
Chapter 4: Urban and Rural Development ²	X		X					O
Chapter 5: Economy and the Region								
Chapter 6: Mobility		X					O	
Chapter 7: Community and Resource Protection				X	X			
Chapter 8: Services, Health, and Safety		O				X	X	X
Chapter 9: Community and Area Plans	O	O	O	O	O	O	O	O
Chapter 10: Implementation Strategy ^b	O	O	O	O	O	O	O	O
Chapter 11: Glossary and Acronyms								
Chapter 12: Technical Information	T	T	T			T	T	T

Key:

X = Chapter that primarily addresses element requirements pursuant to the Government Code.

O = Chapter that has policies or discussion that supports the element requirements or addresses components pursuant to the Government Code not addressed in the primary chapter.

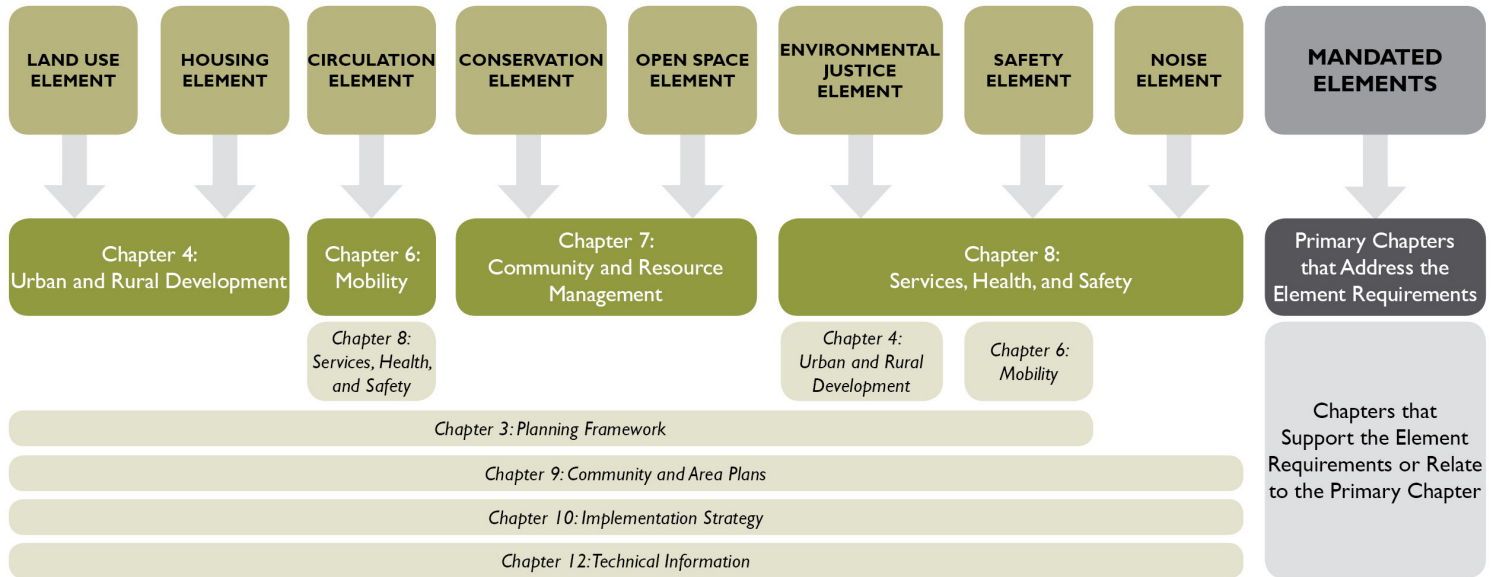
T = Chapter has technical information mandated by the element requirements in the Government Code.

Notes:

- 1. California Government Code Section 65302.*
- 2. Chapter 4: Urban and Rural Development contains the Housing Element goals and policies and Chapter 10: Implementation Strategy contains the Housing Element programs, which are updated separately from the remainder of the General Plan in order to comply with the mandated timelines for certification by the California Department of Housing and Community Development.*



FIGURE I-3:
MANDATED ELEMENTS BY GENERAL PLAN CHAPTER



GENERAL PLAN ORGANIZATION

This General Plan is organized around a series of key themes, allowing the Plan to focus on implementation of the vision in a manner that reflects issues of importance to the community. The chapters of the General Plan include:

Chapter 1: Introduction. This chapter provides an overview of the purpose, intent, and organization of the General Plan.

Chapter 2: Vision. This chapter identifies the Community Vision for the City of Elk Grove, expressed as a Vision Statement and Supporting Principles.

Chapter 3: Planning Framework. This chapter identifies the three main long-range planning policy diagrams—the Land Use Diagram, the Transportation Network Diagram, and the Resource Conservation Diagram—and lays out key concepts and factors underlying each diagram. These maps set the basic framework for all subsequent policy chapters.

Chapter 4: Urban and Rural Development. This chapter presents the City’s goals and policies for development and expansion of urban areas, including both infill development and annexation of new land into the City, as well as ongoing preservation of rural areas and agricultural uses. It also summarizes key goals and policies from the City’s Housing Element and how these relate to urban development and expansion.

Chapter 5: Economy and the Region. This chapter presents the City’s goals and policies for economic vitality and economic development. It also discusses regional coordination with public and private entities related to economic goals.

Chapter 6: Mobility. This chapter presents the City’s goals and policies for multimodal and active transportation circulation systems, including complete streets design, public transit, maintenance and expansion of the roadway system, and the rail transportation network. It also addresses related transportation topics, including safety and metrics for measuring roadway efficiency and vehicle miles traveled.

Chapter 7: Community and Resource Protection. This chapter presents the City’s goals and policies for preserving the character and identity of neighborhoods and districts, protecting historic and cultural resources, promoting arts and culture, providing public open spaces and recreational facilities, and conserving the environment and natural resources. It also summarizes community governance and decision-making goals and processes.

Chapter 8: Services, Health, and Safety. This chapter presents the City’s goals and policies for health and safety, including disaster and emergency preparedness, public safety services (police and fire), and noise. It discusses specific risks, such as hazardous materials and waste, flooding and drainage, and geologic and seismic hazards, and outlines policies to address these risks. It also discusses environmental equity/justice and community health and presents the City’s goals and policies for community services, including libraries, schools, and youth and senior services.

Chapter 9: Community and Area Plans. This chapter comprises four Community and Area Plans that further refine the goals and objectives of the General Plan in specific geographic areas of Elk Grove.

Chapter 10: Implementation Strategy. This chapter identifies actions to implement General Plan goals and policies and identifies the lead entity responsible for each action.

Chapter 11: Glossary and Acronyms. This chapter defines terms and lists common abbreviations and acronyms used throughout the General Plan.

Chapter 12: Technical Appendices. This chapter contains technical appendices to various sections of the General Plan, including a report on employment dynamics in Elk Grove, an analysis of disadvantaged communities in the Planning Area, a background report on the City’s Housing Element, and an assessment of Elk Grove’s vulnerability to risks related to climate change.



General Plan Update Event



POLICY CHAPTER ORGANIZATION

Chapters 4 through 9 of this General Plan contain the goals, policies, and standards related to the various policy topics covered by the Plan. Each policy chapter is organized as follows.

- **Overview.** This section briefly explains what the chapter is intended to do and the reason for the particular chapter. The overview includes a brief summary of background information and considerations to establish the context and basis for goals and policies.
- **Relationship to Other Chapters.** This section identifies the other chapters of the General Plan that are related to or may provide support to the goals and policies presented in the chapter.
- **Supporting Principles.** This section identifies applicable Supporting Principle(s) and explains how they are carried out by the goals and policies of the chapter.
- **Goals, Policies, and Standards.** The goals and policies included in each policy chapter provide a blueprint for achieving the Community Vision for Elk Grove and will help guide future decisions. Standards for compliance may also be identified in association with select policies in each policy chapter. Certain policies and standards noted throughout the Plan have been identified as mitigation measures in the General Plan EIR.

Goal: Goals are “end-state.” They are long-range statements of the desired outcomes for the community regarding a particular issue. Goals direct and organize the policies of the Plan.

Policy: A policy is a specific medium- or short-range statement of principle to guide decision-making so there is continuing progress toward the attainment of stated goals.

Standard: A standard is a specific metric identified to implement a policy.

Goals. Each goal is accompanied by discussion that provides a basis for the implementing policies.

Policies. Policies are organized by subject and identified by a policy topic. Because the General Plan is a comprehensive, coordinated document, many of the policies in each chapter are interrelated with policies in other chapters. Cross-references are provided at the policy topic level to assist the reader to make these connections and navigate to other applicable chapters of the General Plan.

Standards. Standards are associated with select policies and identify specific metrics that would implement that policy.



Community Outreach Event



FIGURE I-4:
EXAMPLE OF POLICY CHAPTER ORGANIZATION

GOALS AND POLICIES: COMMUNITY INFRASTRUCTURE AND FACILITIES (CIF)

GOALS

GOAL CIF-1: MINIMAL SOLID WASTE GENERATION

Elk Grove has implemented regulations to manage waste and promote the reduction, reuse, and recycling of materials. These regulations minimize the use of natural resources and encourage the use of innovative materials and technologies.

POLICY TOPIC POLICY

POLICIES: REDUCED SOLID WASTE GENERATION

Policy CIF-1-1: Facilitate recycling, reduction in the amount of waste, and reuse of materials to reduce the amount of solid waste sent to landfill from Elk Grove.

Policy CIF-1-2: Reduce municipal waste through recycling programs and employee education.

Standard CIF-1-2.a: Recycle waste materials for all municipal construction and demolition projects.

Policy CIF-1-3: Encourage businesses to emphasize resource efficiency and environmental responsibility and to minimize pollution and waste in their daily operations.

POLICY

STANDARD

POLICY

GOAL CIF-2: COORDINATED UTILITY INFRASTRUCTURE AND IMPROVEMENTS

To maximize the efficiency of utility infrastructure improvements, Elk Grove can coordinate improvement projects with utility providers. This would allow facilities to be upgraded or installed at the same time to minimize service disruptions and impacts to surrounding properties during construction. Combining utility projects could also result in financial savings.

POLICIES: UTILITY UNDERGROUNDING

CIF-2-1: Where existing overhead utilities are undergrounded by the City or a utility at the direction of the City, no future overhead utilities shall be added at that location. (See Standard LU-5-3.b regarding private undergrounding of existing overhead utilities as part of development project approval.)

POLICIES: INFRASTRUCTURE IMPROVEMENT COORDINATION

CHAPTER - PAGE NUMBER



FIGURE I-4: EXAMPLE OF POLICY CHAPTER ORGANIZATION

- Policy CIF-2-2:** Require that new utility infrastructure for electrical, telecommunication, natural gas and other services avoid sensitive resources, be located so as to not be visually obtrusive, and, if possible, be located within roadway rights-of-way or existing utility easements.
- Policy CIF-2-3:** To minimize damage to roadways and reduce inconvenience to residents and businesses, the City shall seek to coordinate roadway utility efforts so that they are installed in a single operation whenever possible. Multiple installations, in which separate utilities are installed at different times and/or in different trenches, are specifically discouraged.
- Policy CIF-2-4:** Maintain, improve, and modernize existing facilities and services when necessary to meet the needs of Elk Grove residents and businesses.

GOAL CIF-3: ELK GROVE IS A LEADER IN INNOVATIVE TECHNOLOGY INFRASTRUCTURE

To ensure Elk Grove's competitiveness for businesses and technologically focused residents, the City can partner with telecommunications providers to offer advanced technologies such as fiber optic internet and Citywide information services. Developing the infrastructure necessary for fiber optic internet can be hastened by requiring that fiber conduit be laid in new development areas. These technologies can be a significant incentive to companies and potential residents looking to relocate to Elk Grove.

POLICIES: TECHNOLOGY INFRASTRUCTURE

- Policy CIF-3-1:** Be a regional leader in technology infrastructure.
- Policy CIF-3-2:** Encourage and coordinate with service providers to utilize advanced technologies such as fiber optic internet and Citywide information services.
- Standard CIF-3-2.a: Conduit to support future technologies shall be laid in new development areas as a condition of project approval.
- Policy CIF-3-3:** Support technology that builds on the City's agricultural legacy.
- Policy CIF-3-4:** Acknowledge and adapt to innovations in technology





NAVIGATING THE GENERAL PLAN

To assist the user of the General Plan in understanding how this Plan is intended to be applied, consider the following:



Community Outreach During Development of the General Plan

Directive Terms. Terms in goals, policies, and standards such as “shall,” “require,” and “must” are directive and are to be narrowly construed. Other terms such as “should,” “encourage,” and “may” are less rigid and may be interpreted as a flexible directive.

Language of Approximation. Terms such as “about,” “approximately,” or “roughly” are intended to be used flexibly and should not be read to either represent a specific amount or to mandate ratios or a particular margin of variation.

Priorities. Some policies and actions may be identified as a priority. When multiple policies or actions are identified as a priority for the same subject matter, all priorities and related context should be considered prior to reaching a decision. Multiple priorities identified for the same topic are not intended to confer priority of one policy or action over another.

Guidance Text. Some policies may include guidance text, typically preceded by “examples include” or some variation on this term. This guidance text is intended to assist staff to implement the related policy.

AMENDMENTS TO THE GENERAL PLAN

While the General Plan is a long-range planning tool, it is important for the Plan to remain current and to reflect local issues and policies. State law allows the City to amend the General Plan up to four times each year to ensure it is consistent with the conditions, values, expectations, and needs of the community. California’s 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.

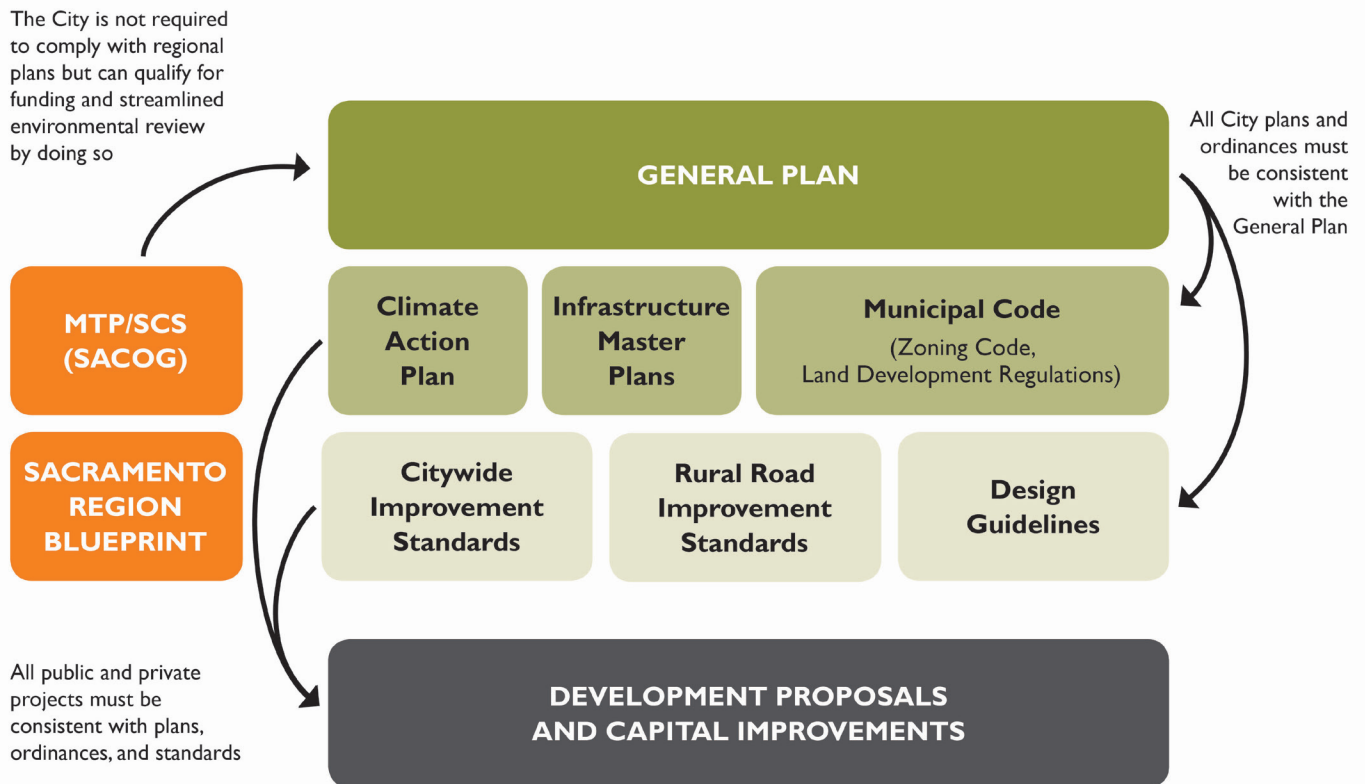
Good planning requires periodic review of the General Plan to accommodate changing conditions and priorities. As circumstances or the City’s desires change, this General Plan may be amended by the City Council following review by the Planning Commission. The City Council’s biannual retreat strategic planning process is one way in which the City will assess progress toward implementing the General Plan and ensuring it remains relevant on issues that may arise.

Periodic revisions to a jurisdiction’s housing element are required by State law, but there is no required regular update for any other portion of the general plan. However, the State often mandates updates to specific elements of a general plan as part of the required housing element update.

RELATIONSHIP TO OTHER PLANNING EFFORTS

While the General Plan is the primary policy document guiding City growth and decision-making related to development and conservation issues, it aligns with applicable regional planning efforts, as appropriate. The General Plan also relies on various related City documents to implement goals and policies (see **Figure 1-5**).

**FIGURE 1-5:
GENERAL PLAN RELATIONSHIP TO OTHER PLANNING DOCUMENTS**





REGIONAL PLANNING EFFORTS



The SACOG MTP/SCS

In 2004, SACOG developed a Blueprint Transportation and Land Use Plan (Blueprint) to plan for a future that could support anticipated regional growth through 2050. The Blueprint addressed coordinated land use, air quality, and transportation needs in the region and informed the development of the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), adopted by SACOG pursuant to Senate Bill (SB) 375. The MTP/SCS provides policy and strategy suggestions for local jurisdictions to promote smart land use, environmental quality and sustainability, financial stewardship, economic vitality, access and mobility, and equality and choice while addressing the State-required reduction of greenhouse gas emissions from passenger vehicles.

While the City may strive to achieve this regional vision, the policies in the MTP/SCS are not mandatory for the City to follow, and the MTP/SCS does not regulate local land use decisions. Rather, the MTP/SCS relies on voluntary land use decisions by SACOG member cities and counties. However, SACOG works with local jurisdictions in the development and implementation of the MTP/SCS to ensure that any city, county, or public agency has access to federal transportation funding for individual transportation improvement projects included in the MTP/SCS project list. As appropriate, applicable MTP/SCS strategies have been incorporated in this General Plan.

IMPLEMENTING DOCUMENTS

The City uses a number of plans and ordinances to implement General Plan goals and policies. Each provides additional guidance either for a specific topic or for subareas of the City, with varying levels of regulatory authority. These documents must remain consistent with the General Plan, as amended over time. See Chapter 10: Implementation Strategy for a summary of implementing documents.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The State legislature adopted the California Environmental Quality Act (CEQA) in response to a public mandate for thorough environmental analysis of projects that could affect the environment. The provisions of the law and environmental review procedures are described in the CEQA Statutes and Guidelines (Public Resources Code Sections 21000–21189). A separate Environmental Impact Report (EIR) prepared for the General Plan is the instrument for ensuring that the environmental impacts of the Plan are appropriately assessed and mitigated. Subsequent projects to the General Plan are also subject to CEQA review and may require further analysis.

GENERAL PLAN IMPLEMENTATION

While this General Plan includes policies and standards to guide Elk Grove’s growth and decision-making, it is not intended to answer every question that will be faced by the City over the lifetime of the Plan. This General Plan is also not intended to be a step-by-step guidebook for its own implementation. Future work will be needed to fully implement this General Plan, as identified in the Implementation Strategy (Chapter 10).

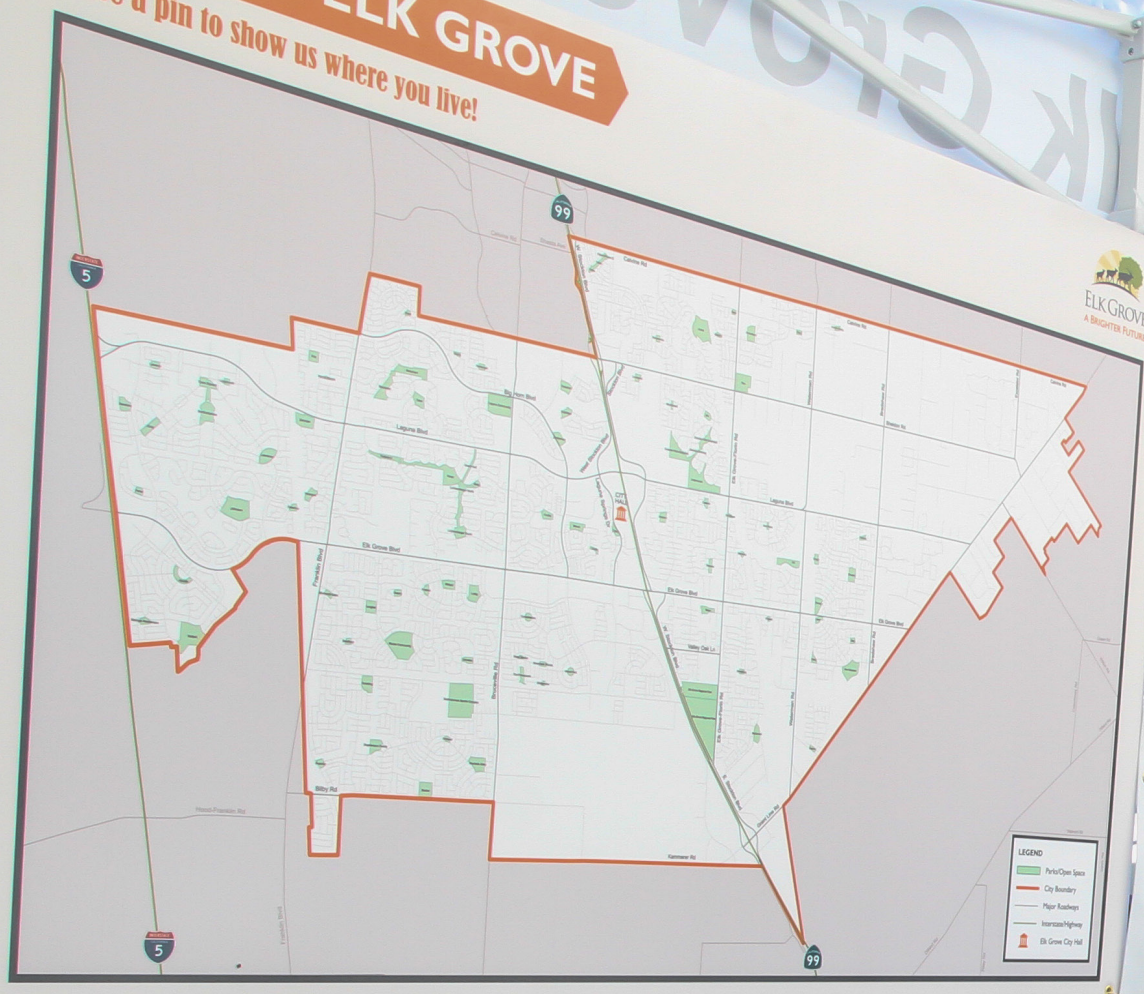
The implementation strategy provides a framework to coordinate Citywide efforts to execute the policies identified throughout the General Plan and is organized around a series of implementation actions. Additional guidance text is included in the implementation strategy to assist staff in developing more meaningful work tasks when carrying out identified actions.



Community Outreach During Development of this General Plan

CITY OF ELK GROVE

Place a pin to show us where you live!



RATE YOUR NEIGHBORHOOD

Consider your neighborhood and place a sticker

COMFORT & IMAGE

- Overall attractiveness
- Feeling of safety
- Cleanliness/quality of maintenance
- Comfort of places to sit

ACCESS & LINKAGES

- Connectedness of roads leading to the place
- Ease in walking or biking to the place
- Transit access
- Clarity of information/signage

USES & ACTIVITIES

- Mix of stores/services
- Frequency of community events/activities
- Overall busyness of area
- Economic vitality

SOCIABILITY

- Ease of getting to know neighbors
- Evidence of volunteerism
- Sense of pride and ownership
- Presence of children and seniors