



ELK GROVE

A BRIGHTER FUTURE

GENERAL PLAN







CITY OF ELK GROVE

GENERAL PLAN

Amended
December 13, 2023

Submitted to:
CITY OF ELK GROVE
8401 Laguna Palms Way
Elk Grove, CA 95758





TABLE OF CONTENTS

Chapter 1: Introduction.....	1-1
Chapter 2: Vision.....	2-1
Chapter 3: Planning Framework.....	3-1
Chapter 4: Urban and Rural Development.....	4-1
Chapter 5: Economy and the Region.....	5-1
Chapter 6: Mobility.....	6-1
Chapter 7: Community and Resource Protection.....	7-1
Chapter 8: Services, Health, and Safety.....	8-1
Chapter 9: Community and Area Plans.....	9-1
Chapter 10: Implementation Strategy.....	10-1
Chapter 11: Glossary and Acronyms.....	11-1
Chapter 12: Technical Appendix.....	12-1

LIST OF TABLES

Table 1-1: Mandated Elements by General Plan Chapter.....	1-12
Table 3-1: Consistency Matrix.....	3-19
Table 3-2: General Plan Development Capacity.....	3-24
Table 4-1: North Study Area Land Use District Program Standards.....	4-24
Table 4-2: East Study Area Land Use District Program Standards.....	4-26
Table 4-3: South Study Area Land Use District Program Standards.....	4-29
Table 4-4: West Study Area Land Use District Program Standards.....	4-31
Table 6-1: Vehicle Miles Traveled Limits by Land Use Designation.....	6-8
Table 6-2: Study Area Total Vehicle Miles Traveled Limits.....	6-9
Table 6-3: Intersection Performance Targets.....	6-11
Table 6-4: Segment Performance Targets.....	6-12
Table 7-1: 2013 Citywide Emissions by Sector.....	7-20
Table 8-1: Acceptable Probability of Reasonably Foreseeable Risks.....	8-9
Table 8-2: Policy Threshold of Exposure Criteria.....	8-11
Table 8-3: Maximum Allowable Noise Exposure, Transportation.....	8-56
Table 8-4: Noise Level Performance Standards, Non-Transportation.....	8-57
Table EEG-1: Eastern Elk Grove Development Capacity	9-26

LIST OF FIGURES

Figure 1-1: City of Elk Grove’s Regional Context.....	1-4
Figure 1-2: General Plan Planning Area.....	1-9
Figure 1-3: Mandated Elements by General Plan Chapter.....	1-12
Figure 1-4: Example Policy Chapter Organization.....	1-16
Figure 1-5: General Plan Relationship to Other Planning Documents.....	1-19
Figure 3-1: General Plan Study Areas.....	3-3
Figure 3-2: Composite Map.....	3-6
Figure 3-3: Floor Area Ratio Calculations.....	3-11
Figure 3-4: Land Use Diagram.....	3-22
Figure 3-5: Community Plans, Specific Plans, and Land Use Policy Areas.....	3-25
Figure 3-6: Transportation Network Diagram.....	3-32
Figure 3-7: Elk Grove Roadway Classifications.....	3-34
Figure 3-8: Resource Conservation Diagram.....	3-43
Figure 4-1: Potential Activity and Infill Areas in Elk Grove.....	4-6
Figure 4-2: Community Plan and Land Use Policy Areas.....	4-9
Figure 4-3: Study Area Boundaries.....	4-16
Figure 4-4: Conceptual Illustration of General Siting Criteria.....	4-18
Figure 4-5: North Study Area Land Use Diagram.....	4-24
Figure 4-6: East Study Area Land Use Diagram.....	4-25
Figure 4-7: South Study Area Land Use Diagram.....	4-28
Figure 4-8: West Study Area Land Use Diagram.....	4-30
Figure 4-9: Housing Inventory Sites.....	4-44
Figure 5-1: Jobs/Housing Ratio in Elk Grove 2001-2013.....	5-7
Figure 5-2: Desired Future MTP/SCS Employment Centers.....	5-12
Figure 6-1: Location of Aviation Facilities.....	6-14
Figure 7-1: Map of Water Service Providers/Districts.....	7-22

Figure 8-1: 100-Year Floodplain Zones.....	8-14
Figure 8-2: 200-Year Floodplain Zones.....	8-18
Figure 8-3: Dam Inundation Areas.....	8-24
Figure 8-4: Levees and Levee Flood Protection Zones.....	8-27
Figure 8-5: Fire Responsibility Areas Within the Planning Area.....	8-34
Figure 8-6: Residential Development in Hazard Areas with Limited Access.....	8-41
Figure 8-7: Future Noise Contours.....	8-61
Figure SEPA-1: Southeast Policy Area Land Use Map.....	9-7
Figure RA-1: Rural Area Land Use Map.....	9-20
Figure EEG-1: Eastern Elk Grove Land Use Map.....	9-28
Figure EEG-2: Major Stream Corridors.....	9-37
Figure 10-1: General Plan Implementing Documents.....	10-4

Figure 10-2: Implementation Matrix.....10-10

LIST OF POLICY TOPICS BY CHAPTER

CHAPTER 4- URBAN AND RURAL DEVELOPMENT

Policies: Development Pattern.....4-13

Policies: Employment Land Uses.....4-14

Policies: Infill Development.....4-15

Policies: Study Area Organizing Principles.....4-16

Policies: Activity District General Components.....4-17

Policies: Residential Neighborhood District General Components.....4-20

Policies: Open Space/Conservation District General Components.....4-21

Policies: Study Area Land Use Programs.....4-23

Policies: North Study Area Development Pattern.....4-24

Policies: East Study Area Development Pattern.....4-25

Policies: South Study Area Development Pattern.....4-28

Policies: West Study Area Development Pattern.....4-30

Policies: City Expansion.....4-32

Policies: Annexation Criteria and Submittal Requirements.....4-33

Policies: Infrastructure Financing.....4-36

Policies: Service Levels.....4-37

Policies: Activity Centers.....4-37

Policies: Street-front Visual Character.....4-38

Policies: Low Impact Development.....4-41

Land Use Policy Area: Old Town.....4-41

Land Use Policy Area: Laguna Ridge.....4-41

Land Use Policy Area: Sheldon Farms.....4-42

Land Use Policy Area: South Pointe.....4-42

Policies: Rural Area Preservation.....4-43

Policies: Agriculture.....4-50

CHAPTER 5- ECONOMY AND THE REGION

Policies: Business Diversity.....	5-9
Policies: Business Attraction and Expansion.....	5-9
Policies: Local Employment Opportunities.....	5-10
Policies: Businesses Reflecting Local Values.....	5-10
Policies: Employment Centers.....	5-12
Policies: Interagency Coordination.....	5-14
Policies: Regional Mobility.....	5-15

CHAPTER 6- MOBILITY

Policies: Vehicle Miles Traveled Limits.....	6-6
Policies: Roadway Performance Targets.....	6-10
Policies: Land Use Standards and Compatibility around Airports.....	6-13
Policies: Complete Streets Design.....	6-15
Policies: Safety for All Users of the Mobility System.....	6-16
Policies: Vehicle Parking.....	6-17
Policies: Improvements to the Bicycle and Pedestrian Network and Overall Experience.....	6-18
Policies: Transportation Demand Management.....	6-19
Policies: Transit-Supportive Land Use Planning.....	6-20
Policies: Effective Transit Operation.....	6-21
Policies: Freight Rail.....	6-23
Policies: Construction of the Roadway System.....	6-24
Policies: Efficient and Innovative Operation of the City Roadway System.....	6-25

CHAPTER 7- COMMUNITY AND RESOURCE PROTECTION

Policies: Decision-Making Process.....	7-6
Policies: Community Engagement.....	7-7

Policies: Public Art.....7-8

Policies: Accessible Art.....7-9

Policies: Historic Resources.....7-11

Policies: Cultural Resources.....7-11

Policies: Historic Design Considerations.....7-12

Policies: Park Facilities.....7-13

Policies: Recreation Programs.....7-14

Policies: Open Space in New Development.....7-14

Policies: Park and Trail Connections.....7-15

Policies: Open Space.....7-25

Policies: Cluster Development.....7-29

Policies: Tree Preservation and Canopy Expansion.....7-30

Policies: Water Quality.....7-31

Policies: Water Supply and Conservation.....7-32

Policies: Air Pollutant Emissions Requirements.....7-33

Policies: Greenhouse Gas Emissions.....7-36

Policies: Energy Conservation.....7-37

Policies: Renewable Energy Resources.....7-37

Policies: Sustainability.....7-39

Policies: Green Building7-39

CHAPTER 8- SERVICES, HEALTH, AND SAFETY

Policies: Community Safety and Disaster Management.....8-7

Policies: Hazardous Facilities and Acceptable Risks.....8-9

Policies: Storage of Hazardous Materials.....8-12

Policies: Transport of Hazardous Materials.....8-13

Policies: Flooding and Drainage Risk Mitigation and Preparation.....8-28

Policies: Geotechnical and Seismic Activity Preparation.....8-32

Policies: Fire Protection.....8-35

Policies: Water Supply for Firefighting.....	8-36
Policies: Railroad Crossing Design.....	8-36
Policies: Increased Temperature, Extreme Heat, and Heat Waves.....	8-37
Policies: Loss of Snowpack and Decreased Water Supplies.....	8-38
Policies: Fire Protection Adaptation.....	8-38
Policies: General Climate Adaptation.....	8-38
Policies: Police Services.....	8-42
Policies: Fire Protection and Emergency Medical Services.....	8-42
Policies: Emergency Response Services.....	8-42
Policies: Evacuation Routes	8-42
Policies: Water Service.....	8-43
Policies: Water Conservation.....	8-45
Policies: Recycled Water.....	8-45
Policies: Wastewater Service.....	8-45
Policies: Septic Systems.....	8-46
Policies: Reduced Solid Waste Generation.....	8-47
Policies: Utility Undergrounding.....	8-47
Policies: Infrastructure Improvement Coordination.....	8-47
Policies: Technology Infrastructure.....	8-48
Policies: School Siting.....	8-49
Policies: Community Facilities.....	8-50
Policies: Infrastructure Financing.....	8-51
Policies: Infrastructure Phasing.....	8-53
Policies: Environmental and Community Equity.....	8-53
Policies: Opportunities for Physical Activity.....	8-54
Policies: Access to Healthy Food Options.....	8-54
Policies: Access to Medical and Related Healthcare Services.....	8-54
Policies: Library Facilities and Services.....	8-55

Policies: Child, Youth, and Senior Services.....8-58

Policies: Noise Sources and Land Use Compatibility.....8-60

Policies: Sensitive Land Uses.....8-60

Policies: Noise Reduction Strategies.....8-62

CHAPTER 9- COMMUNITY AND AREA PLANS

SOUTHEAST POLICY AREA (SEPA)

Policies: Circulation.....9-7

Policies: Conservation and Air Quality.....9-9

Policies: Housing.....9-9

Policies: Land Use.....9-10

Policies: Noise.....9-11

Policies: Park, Trails, and Open Space.....9-11

Policies: Public Facilities and Finance.....9-12

Policies: Sustainability.....9-14

RURAL AREA (RA)

Policies: Land Use.....9-19

Policies: Sewer Service.....9-20

Policies: Water Service.....9-20

Policies: Mobility Improvements.....9-21

Policies: Commercial Uses.....9-22

EASTERN ELK GROVE (EEG)

Policies: Community Plan Land Use Character.....9-25

Policies: Stream Corridor Recreation.....9-27

Policies: Circulation.....9-28

LIST OF POLICIES ALPHABETICALLY

Access to Healthy Food Options.....	8-55
Access to Medical and Related Healthcare Services.....	8-55
Accessible Art.....	7-09
Activity Centers.....	4-37
Activity District General Components.....	4-17
Agriculture.....	4-50
Air Pollutant Emissions Requirements.....	7-33
Annexation Criteria and Submittal Requirements.....	4-33
Business Attraction and Expansion.....	5-9
Business Diversity.....	5-9
Businesses Reflecting Local Values.....	5-10
Child, Youth, and Senior Services.....	8-58
Circulation.....	9-7
Circulation.....	9-28
Circulation.....	9-36
City Expansion.....	4-32
Cluster Development.....	7-29
Commercial Uses.....	9-22
Community Engagement.....	7-7
Community Facilities.....	8-49
Community Plan Land Use Character.....	9-24
Community Safety and Disaster Management.....	8-7
Complete Streets Design.....	6-15
Conservation and Air Quality.....	9-9
Construction of the Roadway System.....	6-24
Cultural Resources.....	7-11

Decision-Making Process.....	7-6
Development Pattern.....	4-13
East Study Area Development Pattern.....	4-25
Economic Development.....	9-10
Effective Transit Operation.....	6-21
Efficient and Innovative Operation of the City Roadway System.....	6-25
Emergency Response Services.....	8-41
Employment Centers.....	5-12
Employment Land Uses.....	4-14
Energy Conservation.....	7-37
Environmental and Community Equity.....	8-54
Fire Protection Adaptation.....	8-38
Fire Protection and Emergency Medical Services.....	8-42
Fire Protection.....	8-35
Flooding and Drainage Risk Mitigation and Preparation.....	8-28
Freight Rail.....	6-23
General Climate Adaptation.....	8-38
Geotechnical and Seismic Activity Preparation.....	8-32
Green Building	7-39
Greenhouse Gas Emissions.....	7-38
Hazardous Facilities and Acceptable Risks.....	8-9
Historic Design Considerations.....	7-12
Historic Resources.....	7-11
Housing.....	9-11
Improvements to the Bicycle and Pedestrian Network and Overall Experience.....	6-18
Increased Temperature, Extreme Heat, and Heat Waves.....	8-37
Infill Development.....	4-15
Infrastructure Financing.....	4-36

Infrastructure Financing.....	8-51
Infrastructure Improvement Coordination.....	8-47
Infrastructure Phasing.....	8-53
Interagency Coordination.....	5-14
Land Use Policy Area: Old Town.....	4-41
Land Use Policy Area: Laguna Ridge.....	4-41
Land Use Policy Area: Sheldon Farms.....	4-42
Land Use Policy Area: South Pointe.....	4-42
Land Use Standards and Compatibility around Airports.....	6-13
Library Facilities and Services.....	8-54
Local Employment Opportunities.....	5-10
Loss of Snowpack and Decreased Water Supplies.....	8-38
Low Impact Development.....	4-41
Noise Reduction Strategies.....	8-62
Noise Sources and Land Use Compatibility.....	8-60
Noise	9-11
North Study Area Development Pattern.....	4-24
Open Space in New Development.....	7-14
Open Space.....	7-25
Open Space/Conservation District General Components.....	4-21
Opportunities for Physical Activity.....	8-54
Park and Trail Connections.....	7-15
Park Facilities.....	7-13
Park, Trails, and Open Space.....	9-11
Police Services.....	8-41
Public Art.....	7-8
Public Facilities and Finance.....	9-12
Railroad Crossing Design.....	8-36

Recreation Programs.....7-13

Recycled Water.....8-42

Reduced Solid Waste Generation.....8-46

Regional Mobility.....5-15

Renewable Energy Resources.....7-37

Residential Neighborhood District General Components.....4-20

Roadway Performance Targets.....6-10

Rural Area Preservation.....4-43

Safety for All Users of the Mobility System.....6-16

School Siting.....8-48

Sensitive Land Uses.....8-60

Septic Systems.....8-45

Service Levels.....4-37

Sewer Service.....9-20

South Study Area Development Pattern.....4-28

Storage of Hazardous Materials.....8-12

Stream Corridor Recreation.....9-26

Street-front Visual Character.....4-38

Study Area Land Use Programs.....4-23

Study Area Organizing Principles.....4-16

Sustainability.....9-14

Technology Infrastructure.....8-46

Transit-Supportive Land Use Planning.....6-20

Transport of Hazardous Materials.....8-13

Transportation Demand Management.....6-19

Tree Preservation and Canopy Expansion.....7-30

Utility Undergrounding.....	8-46
Vehicle Miles Traveled Limits.....	6-6
Vehicle Parking.....	6-17
Wastewater Service.....	8-44
Water Conservation.....	8-44
Water Quality.....	7-31
Water Service.....	8-42
Water Service.....	9-19
Water Supply and Conservation.....	7-32
Water Supply for Firefighting.....	8-36
West Study Area Development Pattern.....	4-30

