

2 PROJECT DESCRIPTION

The proposed City of Elk Grove 2021-2029 Housing Element Update and Safety Element Update (Housing Element and Safety Element Update, or Project) would amend the City of Elk Grove General Plan (General Plan) to update the Housing Element, amend the General Plan land use designations and zoning designations for up to 43 sites in the City, and amend the General Plan to update the Safety Element.

2.1 PROJECT BACKGROUND AND HISTORY

State law requires each city and county to adopt a general plan containing at least eight elements including a housing element. The housing element, required to be updated regularly, is subject to detailed statutory requirements and mandatory review by the State Department of Housing and Community Development (HCD). This Housing Element Update is an update of the City's previous housing element, which was adopted by the Elk Grove City Council on February 12, 2014 and certified by HCD on March 21, 2014.

Housing element law requires local governments to plan adequately to accommodate their existing and projected housing needs, including their share of the regional housing need. Housing element law is the State's primary market-based strategy to increase housing supply, choice, and affordability. The law recognizes that in order for the private for-profit and non-profit sectors to adequately address housing needs and demand, local governments must adopt land use plans and regulatory requirements that provide opportunities for, and do not unduly constrain, housing development.

The timing for jurisdictions to update their housing elements is based on the update schedule of the regional transportation plans (RTPs) by the federally designated metropolitan planning organizations (MPOs). The City of Elk Grove is a member of the Sacramento Area Council of Governments (SACOG), which is the designated MPO for the region. SACOG is required to update its Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) every four years, which puts all member jurisdictions on a schedule to update their housing elements every eight years. The SACOG board adopted the 2020 MTP/SCS and accompanying documents at a special board meeting on November 18, 2019. For SACOG's member jurisdictions, the 6th Cycle Housing Element planning period extends from May 15, 2021 through May 15, 2029.

Approved in 2019, Assembly Bill (AB) 747 (Levine) requires jurisdictions to review and update as necessary their safety element to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. This information must be included by January 1, 2022, or upon approval of the next update to the Local Hazard Mitigation Plan. Also approved in 2019, Senate Bill (SB) 99 (Nielsen) requires jurisdictions, upon the next revision of the housing element on or after January 1, 2020, to review and update the safety element to include information identifying residential developments in hazard areas that do not have at least 2 emergency evacuation routes. The proposed Safety Element Update addresses the requirements of these bills.

2.2 PROJECT OBJECTIVES

The purpose of the Housing Element Update is to address the housing needs of the City and to meet the requirements of State law. The Housing Element Update includes the following goals:

GOAL H-1: Adequate sites to accommodate the City's housing needs.

GOAL H-2: Adequate housing stock to meet the needs of extremely low-, very low-, low-, and moderate-income households and special-needs groups.

GOAL H-3: Development regulations that remove constraints to the maintenance, improvement, and development of housing.

GOAL H-4: Maintenance and improvement of affordable housing conditions.

GOAL H-5: Housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

GOAL H-6: Preservation of assisted (subsidized) housing developments for lower-income households.

The purpose of the Safety Element Update is to meet the requirements of AB 747 (Levine) and SB 99 (Nielsen). AB 747 requires jurisdictions to review and update as necessary their safety element to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. SB 99 requires jurisdictions to review and update the safety element to include information identifying residential developments in hazard areas that do not have at least 2 emergency evacuation routes. The Safety Element Update includes revisions to Goal SAF-1: A Safe Community.

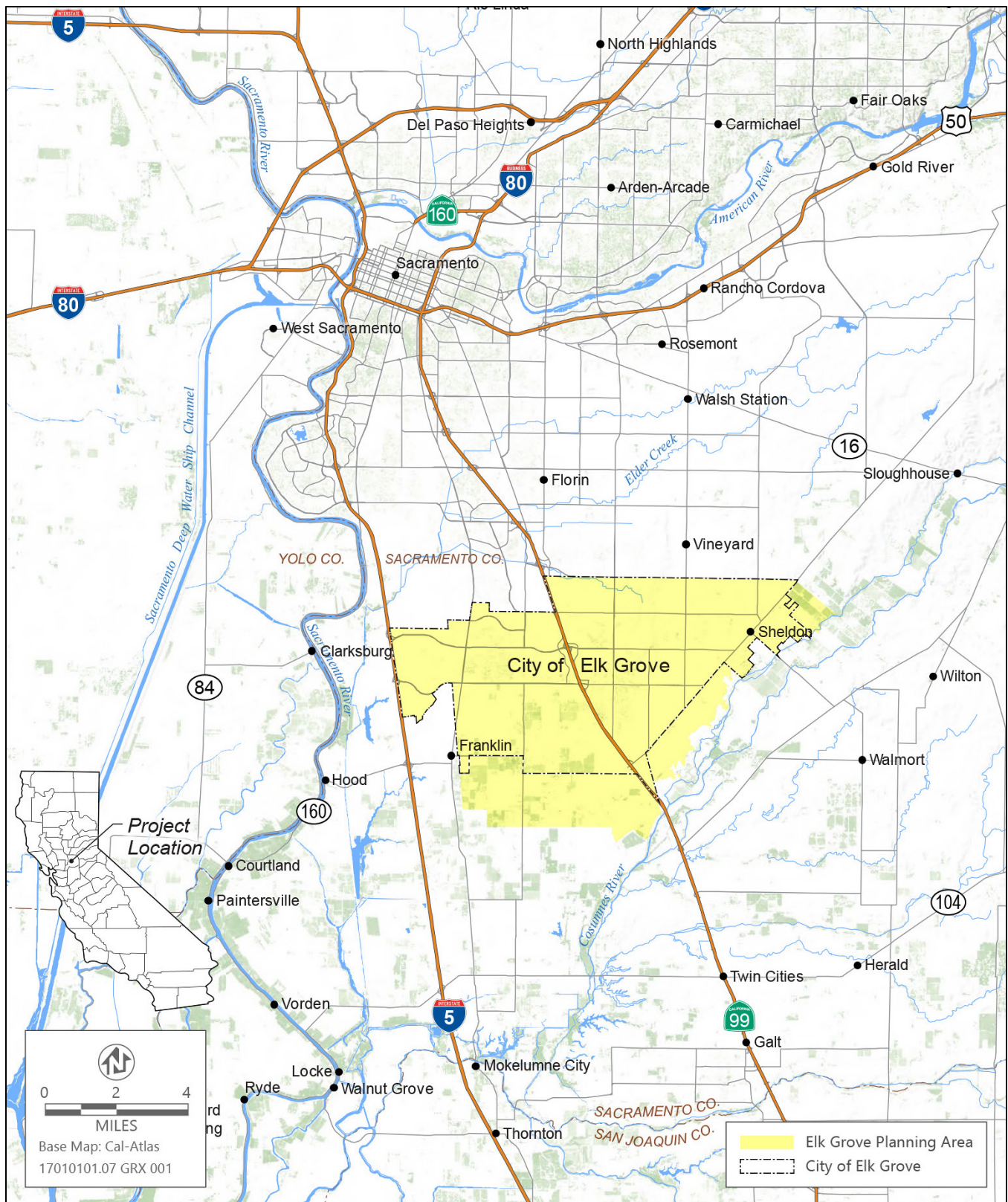
2.3 PROJECT LOCATION

The City is located in Sacramento County and consists of approximately 42 square miles within its boundary (see Figure 2-1). Land uses are regulated under the City General Plan, which was comprehensively updated in 2019. The City General Plan established a Planning Area (approximately 31,238 acres) which includes all land within the current City limits as well as lands outside the City limits. Existing land uses in the City consist of residential at varying densities, commercial, office, industrial, park, and open space. Beyond the City limits, the Planning Area primarily consists of agricultural lands and rural residential uses. Nearby natural open space and habitat areas include the Stone Lakes National Wildlife Refuge and the Sacramento River to the west, the Cosumnes River Preserve to the south, and the Sacramento Regional County Sanitation District (Regional San) bufferlands to the northwest. Major roadway access to the City is provided by Interstate 5 (I-5) and State Route 99 (SR 99).

2.4 PROJECT CHARACTERISTICS

As identified above, the General Plan was comprehensively updated in 2019. The 2019 update incorporated the 2013–2021 Housing Element into General Plan Chapter 4, “Urban and Rural Development,” and its provisions of sufficient land, with appropriate use designations, for the construction of the housing units that the City must accommodate according to the Regional Housing Needs Allocation (RHNA) by 2021 (7,401 housing units). The purpose of the 2021–2029 Housing Element Update is to establish parameters for future residential development and provide opportunities for purposeful expansion that are aligned with community desires, as well as regional growth objectives and State law. The proposed Housing Element Update is compliant with Government Code Section 65583, which identifies the requirements for General Plan Housing Element sections. In summary, Government Code Section 65583 requires that the Housing Element identify and analyze existing and projected housing needs, as well as establish goals, policies, and actions to address these housing needs, including adequate provisioning of affordable and special-needs (e.g., agricultural workers, homeless people, seniors, single-parent households, large families, and persons with disabilities) housing.

The General Plan also included Chapter 8, “Services, Health, and Safety,” which includes goals and policies related to the following topics: Disaster and Emergency Risk Reduction (ER); Disaster and Emergency Response and Public Safety (SAF); Urban Infrastructure (INF); Community Infrastructure and Facilities (CIF); Infrastructure Financing and Phasing (IFP); Community Health (HTH); Community Services (CS); and Noise (N). The Project includes revisions to the Safety Element of the General Plan. These changes are required by AB 747 and SB 99 and incorporate emergency access route information (context information with no new policies) and additional policies on community resiliency.



Source: Ascent 2019

Figure 2-1 Regional Location

2.4.1 Housing Element Update

The Housing Element Update addresses any changes that have occurred since adoption of the current (2013-2021) Housing Element. These changes include, among others, updated demographic information, housing needs data, and analysis of the availability of housing sites. The Housing Element map of available housing sites would be updated to identify sites that could accommodate the City's RHNA for the 2021–2029 planning period. The Project would also amend the General Plan land use designations and rezone sites in the City to accommodate the changes specified in the Housing Element Update.

The Housing Element includes the following components, consistent with the requirement of Government Code Section 65583:

- ▶ A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- ▶ An assessment of housing needs and an inventory of resources and constraints related to the meeting of these needs.
- ▶ An analysis and program for preserving assisted housing developments.
- ▶ A statement of community goals, quantified objectives, and policies relative to the preservation, improvement, and development of housing.
- ▶ A program which sets forth a schedule of actions that the City is undertaking or intends to undertake, in implementing the policies set forth in the Housing Element to identify adequate sites to accommodate the housing needs of all economic segments of the community. The program must do all of the following:
 - Identify actions that will be taken to make adequate sites available to accommodate the City's share of the regional housing need, if the need could not be accommodated by the existing inventory of residential sites.
 - Assist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate income households.
 - Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.
 - Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.
 - Promote and affirmatively further fair housing opportunities and promote housing throughout the City for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected any State and federal fair housing and planning law.
 - Preserve assisted housing developments for lower income households.
 - Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent for very low, low-, or moderate-income households.
 - Include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.
 - Include a diligent effort by the City to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.
 - Include an assessment of fair housing in the City.

HOUSING ELEMENT POLICIES AND ACTIONS

The Housing Element identifies policies and actions to assist the City in meeting its housing goals. The policies and actions address six topic areas:

Provide Adequate Sites

- ▶ Policies H-1-1 through H-1-5 and Actions 1, 2, 5, and 8

Assist in Development of Affordable Housing Stock

- ▶ Policies H-2-1 through H-2-5 and Actions 1, 2, 4 through 9, and 13 through 16

Remove Government Constraints

- ▶ Policies H-3-1 through H-3-3 and Actions 1, 2, 4 through 7, 9, 13, and 21

Maintain and Improve Affordable Housing Stock

- ▶ Policies H-4-1 through H-4-3 and Actions 3, 6, 10, 17, 18, and 20

Housing Opportunities for All Persons

- ▶ Policy H-5-1 and Actions 6, 8, 9, 11 through 16, and 19

Preserve Assisted Housing

- ▶ Policy H-6-1 and Actions 8, 11, 12, 17, 18, 22, and 23

HOUSING PROGRAM

Chapter 1 of the Housing Element establishes the City's housing program, which includes goals, policies, and actions to address the City's housing needs. The City's Housing Goals are described above in the Project Objectives. The policies support achievement of the Housing Goals. The actions established in Chapter 1 are specific steps that the City will take to address its housing needs. These actions are identified below. The majority of actions in the Housing Element commit the City to continuing to encourage the provision of affordable housing and housing appropriate for special needs groups and to encourage the maintenance of existing housing.

Action 1: Housing Inventory. To the extent that there are high-density residential sites identified as accommodating the City's Regional Housing Needs Allocation (RHNA) that ultimately develop with a use other than high-density residential development, the City will ensure that it maintains adequate inventory to accommodate the RHNA, including by rezoning as necessary.

Action 2: Rezone Housing Sites. The City has a lower-income regional housing need of 4,265 units. To meet the lower-income regional housing need, the City will, concurrently with adoption, identify and rezone sites in Table 34 and site E-1 in Table 33 to accommodate at least 4,265 units, of Chapter 12.4 (Technical Appendix) to provide for sufficient capacity to meet the City's RHNA.

The City has, since 2003, required Design Review for all multifamily development. Design Review would be required for multifamily projects on these sites. Projects under 151 units are reviewed at the "staff-level" through consideration by the Zoning Administrator, while larger projects are reviewed by the Planning Commission. All sites will accommodate a minimum of 20 units per acre (or more, depending upon the minimum density of the zoning district) and at least 16 units per site, pursuant to California State Law requirements.

Action 3: Unit Replacement (New, State Law). Pursuant to California Government Code, Section 65583.2, replacement units are required for all sites identified in the site inventory when any new development (residential, mixed-use, or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. Replacement requirements are set forth in Government Code Section 65915(c)(3).

This requirement applies to:

- ▶ non-vacant sites, and
- ▶ vacant sites with previous residential uses that have been vacated or demolished.

Action 4: Lot Configuration and Large Lot Development (New, Staff Recommendation). To facilitate the development of affordable housing and provide for development phases of 50 to 150 units, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units.

Additionally, the City will adopt incentives for development of high-density residential sites such as reducing minimum front and side yard setbacks to enhance design flexibility and create a more pedestrian-oriented environment and modifying parking standards.

Action 5: Lot Consolidation. To ensure that there is a sufficient supply of multifamily zoned land to meet the City's RHNA, the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by providing information on development opportunities and incentives for lot consolidation to accommodate affordable housing units available on the City's website and discussing with interested developers. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project basis:

- ▶ allow affordable projects to exceed the maximum height limits,
- ▶ lessen set-backs, and/or
- ▶ reduce parking requirements.

The City will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.

Action 6: Zoning for Missing Middle Housing Types (New, Missing Middle Study). The City shall review and amend the Zoning Code and applicable design guidelines to encourage and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g., duplexes, triplexes, fourplexes, courtyard buildings) to create housing for middle- and moderate-income households.

Action 7: Development Streamlining (New, State Law). The City will establish a written policy or procedure and other guidance, as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4.

Action 8: Financial Assistance. Support affordable housing development through provision of direct assistance from the Affordable Housing Fund and/or other City-controlled housing funding sources and, as needed, facilitate developers' applications for State and Federal affordable housing funding. City assistance could be provided in the form of land, in line with the City's strategic land acquisition program, or in the form of loans or grants for specific projects.

Action 9: Fee Waivers. When feasible, continue to provide deferrals or exemptions from select fees to all affordable housing projects and participate in the Sacramento Regional County Sanitation District's fee waiver and deferral program to reduce impact fees for affordable housing development.

Action 10: Parking Study (New, Staff Recommendation). Conduct a parking study to determine parking needs for senior housing and affordable housing projects. Based on results, continue to allow flexibility in development standards, such as parking reductions for senior projects, and by allowing development incorporating universal design measures.

Action 11: Homeless Needs Assessment. Continue to contribute funding to Elk Grove Homeless Assistance Resource Team (HART), Sacramento Self Help Housing, and other local and regional entities and work closely with these groups to assess the needs of people experiencing homelessness and develop plans to address homelessness at a regional level. The City will annually meet with local service providers and regional agencies (as applicable) to assess the needs regarding homelessness in the City and region.

Action 12: Developmental Disability Services. Work with the Alta California Regional Center to implement an outreach program that informs families within the City about housing and services available for persons with developmental disabilities. The program could include the development of an in-formational brochure, including information on services on the City's website, and/or providing housing-related training for individuals/families through workshops.

Action 13: Low-Barrier Navigation Centers (New, State Law). Amend the City's zoning regulations to add low-barrier entry practices to the City's Navigation Housing use and permit them by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses, if the center meets certain statutory requirements. See Government Code section 65662. Low-barrier practices may include, but are not limited to:

- ▶ permitting the presence of partners if it is not a population-specific site,
- ▶ allowing pets,
- ▶ providing space for the storage of possessions, and
- ▶ providing privacy such as partitions around beds or private rooms.

Action 14: Supportive Housing (New, State Law). Amend the zoning code to allow for the approval of 100-percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted.

Action 15: Affordable Housing Database. Continue to update the affordable housing unit database and to provide information regarding affordable housing opportunities, both through direct response to inquiries and making information available on the City's website.

Action 16: Development Incentives for Low Income Households and Special-Needs Groups. Continue to provide regulatory incentives for the development of units affordable to extremely low-, very low-, and low-income households, including second dwelling units, senior housing, infill projects, mixed-use and multifamily units, and housing for special-needs groups, including agricultural employees, persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing. The City will take subsequent action, as appropriate, to make the development of such units more financially feasible including providing financial incentives, such as reducing, waiving, and/or deferring fees, where feasible, offering fast track/priority processing, density bonuses, and flexibility in development standards.

Additionally, the City will amend the Zoning Code to comply with State Density Bonus Law.

Action 17: Rehabilitation Programs. Continue to operate housing repair and/or rehabilitation programs that assist lower-income households occupying housing in need of repair, including the Minor Home Repair Program, which offers forgivable loans to low-income homeowners whose homes have one or more health and safety hazards. Provide information on available housing repair programs to homeowners.

Action 18: Utility Assistance. Continue to refer individuals interested in utility assistance to the appropriate local energy provider, including the Sacramento Municipal Utility District (SMUD) and Pacific Gas and Electric (PG&E), both of which offer programs to assist with utility costs, and to nonprofit organizations that may offer utility assistance.

The City will also provide assistance with paying past-due utility bills (electric, gas, and water) to low-income households that are at risk of experiencing utility shutoff due to non-payment. Temporarily increase the level of funding available to serve households experiencing a COVID-related loss of income.

Action 19: Affirmatively Further Fair Housing (New, State Law). Implement the regional Analysis of Impediments to Fair Housing Choice (AI), prepared in 2019, to address disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

The City identified barriers to fair housing through the Fair Housing Assessment (see Chapter 12.4, Section 4, Housing Needs Assessment). Actions the City may take to address the identified barriers, and foster an inclusive community, include:

- ▶ Develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities.
- ▶ Work with fair housing providers such as Renters Helpline on an annual basis to track fair housing complaints and identify areas of fair housing law in need of increased enforcement.
- ▶ Assess whether the current e-Tran routes and frequency meet demand and determine additional needs, if necessary.
- ▶ Where possible, improve bus stops to allow the safe deployment of wheelchair lifts and, where not possible, determine if a new stop can be added near the original that does allow life deployment.
- ▶ Providing information about fair housing choices to residents by distributing fair housing materials upon request and contracting with a fair housing rights nonprofit to provide fair housing services, including fair housing complaint intake, investigation, resolution, general housing (landlord/tenant) counseling, mediations, assistance, referrals, and resolution.
- ▶ Proactively monitoring rental housing providers for discriminatory practices and using CDBG funds for fair housing enforcement and technical assistance activities.
- ▶ Providing training to landlords and property owners on avoiding discriminatory practices based on income or other protected classes, processing reasonable accommodation re-quests, and educating them on the Housing Choice Voucher Program, including new legal requirements pursuant to SB 329.
- ▶ Meeting with other jurisdictions in the region to identify fair housing strategies and discuss whether a regional fair housing strategy would be beneficial from a cost and/or efficiency perspective.
- ▶ Using local permitting and approval processes to ensure all new multifamily construction meets the accessibility requirements of the federal and state fair housing acts.
- ▶ Increasing residential infill opportunities through changes in zoning and long-range plans. Implement zoning and development incentives, such as inclusionary zoning, in-lieu fees, and density bonuses.
- ▶ Supporting development or resale of affordable homeownership opportunities through both developers' operations and obtaining resources to support low-income homebuyers, including affirmatively marketing to under-represented homeowners and developing and funding a first-time homebuyers' program.
- ▶ Providing financial support to organizations that provide counseling, information, education, support, and/or legal advice to lower-income households, including extremely low-income households, and persons experiencing homelessness.
- ▶ Affirmatively recruiting a diverse and multilingual staff.
- ▶ Analyzing and abating environmental hazards before developing affordable housing.
- ▶ Using data to identify areas of high need and areas of high opportunity; rezoning higher-density sites in identified areas of high opportunity.
- ▶ Collaborating with the City's transit department and other transit providers in the region to develop transit lines and route schedules based on community needs.
- ▶ Providing education to the community on the importance of completing Census questionnaires.

Action 20: Monitor At-Risk Units. Maintain and update the City's affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City may:

- ▶ Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing.
- ▶ Reach out to owners to see their intent on renewing affordability restrictions. In addition, the City will coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- ▶ Reach out to agencies interested in purchasing and/or managing at-risk units.
- ▶ Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Action 21: Innovative Housing Options (New, Staff Recommendation). Explore innovative and alternative housing options that provide greater flexibility and affordability in the housing stock. This may include consideration for further reduction in regulatory barriers for ADUs and junior ADUs, tiny houses, inclusionary housing, microhomes and other alternative housing types as well as explore a variety of densities and housing types in all zoning districts.

Action 22: Housing Choice Voucher Acceptance. Evaluate the rate of usage of tenant-based Housing Choice Vouchers (Section 8) in affordable housing properties in which the City has a financial investment, in order to ensure that voucher holders are fairly represented. Provide education to property owners and managers at properties where voucher usage is lower than expected.

Action 23: Housing Choice Voucher Education. Implement a Housing Choice Voucher (Section 8) education program to share information about the program and available incentives with rental property owners and managers. When the waitlist for tenant-based vouchers is open, publicize the opportunity through the City's social media and/or other public information channels.

GENERAL PLAN AMENDMENT AND REZONE

The RHNA quantifies the need for housing in each region statewide and is determined by the California Department of Housing and Community Development. The Sacramento Area Council of Governments (SACOG) is responsible for allocating the RHNA to each city and county in its region, which includes Elk Grove. The SACOG Regional Housing Needs Plan for the 2021–2029 planning period was adopted in March 2020 and provides the RHNA methodology that applies to the Project. Elk Grove's total RHNA for the 2021–2029 planning period is 8,263 units, allocated to specific income groups as shown in Table 2-1.

Table 2-1 City of Elk Grove Regional Housing Needs Allocation

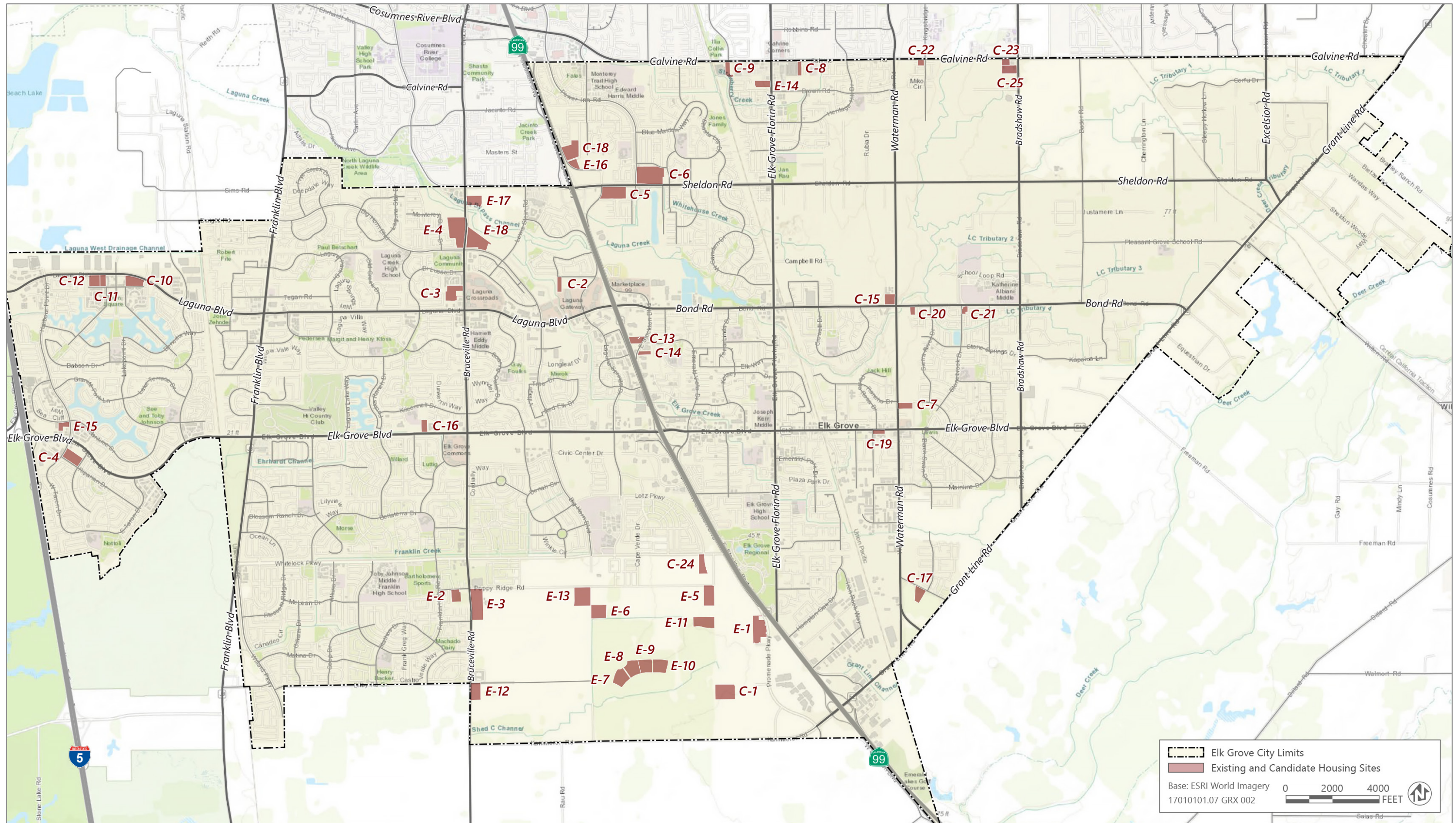
	Very Low Income Level	Low Income Level	Moderate Income Level	Above Moderate Income Level	Total RHNA Income Level
2021-2029 RHNA	2,661	1,604	1,186	2,812	8,263

Source: SACOG 2020:ES-3

The City currently has an adequate number of zoned residential sites to meet RHNA requirements for the moderate and above moderate income groups.

The City has identified 43 possible housing sites (18 existing sites and 25 new candidate sites) located within City limits that could accommodate housing to meet the RHNA very low and low income groups (see Figure 2-2). Each site's map ID, location, acreage, existing zoning, existing General Plan designation, proposed rezoning, proposed General Plan designation, and the number of dwelling units that could be developed under the proposed rezoning based upon average density are shown in Table 2-2. The 25 candidate sites, sites C-1 through C-25, would require rezoning. The City Council will select sites from this list of existing and candidate sites to be designated as meeting the RHNA requirement for low and very-low income units. All of the 43 sites, or some combination of the 43 sites, would be approved to accommodate RHNA. Those sites chosen from the candidate list would be subject to a General Plan Amendment and/or rezoning, as necessary, to meet the density obligations to qualify for listing in the RHNA. Additionally, the City is considering rezonings to some existing sites to increase the minimum density required on the site in order to increase the potential yield of these sites and reduce the overall number of sites that are listed in the RHNA.

The comprehensive scenario of approving the re-designation and rezoning of all sites is analyzed in this Draft SEIR. For existing or candidate sites where no General Plan Amendment and rezoning is proposed (e.g., Site E-2), development of these sites was considered in the 2019 General Plan EIR and no further analysis is required under this SEIR.



Source: Housing data provided by the City of Elk Grove in 2020

Figure 2-2 Existing and Candidate Sites

Table 2-2 Existing Sites and Candidate Sites for Very Low and Low Income Groups

Map ID	General Location	Acreage	Existing General Plan Designation	Existing Zoning	Proposed General Plan Designation	Proposed Rezoning	Dwelling Units
E-1	M&H Site in Lent Ranch	12.8	HDR	RD-20	HDR	RD-20	230
E-2	Quail Run	4.88	HDR	RD-25	HDR	RD-25	102
E-3	Southeast corner of Bruceville Road and Poppy Ridge Road	15.48	HDR	RD-20	HDR	RD-30	418
E-4	Northwest corner of Bruceville Road and Big Horn Boulevard	6.5	HDR	RD-25	HDR	RD-30	178
E-5	SEPA, Clark Property, Poppy Ridge at Lotz Parkway	9	HDR	SEPA-HDR (15.1-30)	HDR	SEPA-HDR (25-30)	243
E-6	SEPA, Suyanaga Property, Southeast corner of Poppy Ridge and Big Horn	8.6	HDR	SEPA-HDR (15.1-30)	HDR	SEPA-HDR (25-30)	233
E-7	SEPA, Souza Lot 1096	7.1	HDR	SEPA-HDR (15.1-30)	HDR	SEPA-HDR (15.1-30)	192
E-8	SEPA, Souza Lot 1097	7.9	HDR	SEPA-HDR (15.1-30)	HDR	SEPA-HDR (15.1-30)	198
E-9	SEPA, Souza Lot 1098	6.5	HDR	SEPA-HDR (15.1-30)	HDR	SEPA-HDR (15.1-30)	163
E-10	SEPA, Souza Lot 1098	7.2	HDR	SEPA-HDR (15.1-30)	HDR	SEPA-HDR (15.1-30)	180
E-11	SEPA, Souza Lot 1105	9.3	HDR	SEPA-HDR (15.1-30)	HDR	SEPA-HDR (15.1-30)	233
E-12	SEPA, Bruceville Meadows	8.4	HDR	SEPA-HDR (15.1-30)	HDR	SEPA-HDR (25-30)	227
E-13	Laguna Ridge, Backer Property, Southwest corner of Big Horn and Poppy Ridge	11.1	HDR	RD-25	HDR	RD-25	300
E-14	Elk Grove Florin Road at Brown Road	4.4	HDR	RD-25	HDR	RD-30	119
E-15	Harbour Point Drive and Maritime Drive	3.06	HDR	RD-25	HDR	RD-30	83
E-16	East Stockton Boulevard at Bow Street	2.9	HDR	RD-25	HDR	RD-30	78
E-17	Sheldon Farms North, Stein	5.3	HDR	RD-25	HDR	RD-30	143
E-18	Sheldon Farms South, Arsone	9	HDR	RD-25	HDR	RD-25	243
C-1	Sterling Meadows HDR Site (southeast corner of Lotz Parkway and Bilby Road)	10.68	HDR	RD-20	HDR	RD-30	289
C-2	End of Dunisch Road	2.87	RC	SC	HDR	RD-25	72
C-3	Laguna Boulevard and Bruceville Road (COBRA/Pacific Properties)	7.6	MDR	RD-15	HDR	RD-30	205
C-4	2804 Elk Grove Boulevard (Samos)	7.49	MDR	RD-15	HDR	RD-30	202
C-5	Southeast corner Sheldon Road and East Stockton Boulevard	12.3	RC	SC	HDR	RD-30	332
C-6	Northeast corner Sheldon Road and Power Inn Road	8	CC	GC	HDR	RD-30	216
C-7	Waterman Road at Rancho Drive	3.5	LDR	RD-4	HDR	RD-25	88
C-8	8994 Calvine Road	2.32	RC	RD-5	HDR	RD-25	58

Map ID	General Location	Acreage	Existing General Plan Designation	Existing Zoning	Proposed General Plan Designation	Proposed Rezoning	Dwelling Units
C-9	8770 Calvine Road	3.5	HDR	RD-20	HDR	RD-25	88
C-10	Laguna Boulevard and Haussmann Street	6.96	CC	LC	HDR	RD-30	198
C-11	Laguna Vaux	2.59	CC	LC	HDR	RD-30	70
C-12	Laguna Boulevard and Gropius Street	5.85	EC	MP	HDR	RD-30	158
C-13	9296 E Stockton Boulevard	3.81	HDR	RD-20	HDR	RD-30	103
C-14	9343 E Stockton Boulevard	1.96	EC	BP	HDR	RD-30	53
C-15	Northwest corner Bond Road and Waterman Road	4.6	CC	GC	HDR	RD-25	115
C-16	Stathos Property (Elk Grove Blvd, west of Carlton assisted care facility)	3.19	LDR	RD-5	HDR	RD-30	86
C-17	Waterman 75 (Mosher Road and Grant Line Road)	5	RC	RD-10	HDR	RD-30	135
C-18	Bow Street Northwest	10.3	LDR	RD-6	HDR	RD-30	258
C-19	Old Town, southwest corner of Elk Grove Boulevard and Webb Street	1.87	CC	OTSPA	HDR	RD-25	53
C-20	Southeast corner Bond Road and Waterman Road	1.5	RR	AR-2	HDR	RD-25	38
C-21	Bond Road and Stonebrook Drive	1.66	MDR	RD-15	HDR	RD-25	42
C-22	Calvine Road and Jordan Ranch Road	2.06	ER	RD-4	HDR	RD-25	52
C-23	Calvine Road and Bradshaw Road	2.02	CC	GC/AR-5	HDR	RD-25	21
C-24	Southwest corner Lotz Parkway and Whitelock Parkway	5	LDR	RD-5	HDR	RD-25	125
C-25	Bradshaw, just south of Calvine, behind/adjoining Eden Gardens Event Center	5.17	ER	AR-5	HDR	RD-25	129
Total		261.5 acres					6,749

E: Existing Housing Site

C: Candidate Housing Site

AR: Agriculture Residential Zone (AR-X: 1 primary dwelling unit per X acres)

RD: Residential District Zone (RD-X: dwelling units per acre)

GC: General Commercial Zone

LC: Limited Commercial Zone

SC: Shopping Center Zone

BP: Business Professional Office Zone

MP: Industrial-Office Park Zone

SEPA-HDR: Southeast Planning Area High Density Residential Zone

OTSPA: Old Town Special Planning Area Zone

As shown in Table 2-2, the proposed Housing Element Update would accommodate up to 6,749 units for the RHNA very low and low income groups, which exceeds the City's requirement of providing 4,265 units for these income groups.

Table 2-3 below identifies the potential number of units under the adopted General Plan and the maximum number of units under the proposed Housing Element Update. As shown in Table 2-3, the adopted General Plan and current zoning anticipates 4,027 units on the existing and candidate housing sites. Under the proposed Housing Element Update, up to an additional 2,722 units would be provided based upon the assumed average density. The proposed rezoning of candidate housing sites C-2, C-5, C-6, C-10, C-11, C-12, C-14, C-15, C-17, C-19, and C-23 would result in the loss of planned nonresidential uses and approximately 1,419 jobs under buildout of the General Plan.

Table 2-3 Existing and Proposed Development Potential under the General Plan

Map ID	Potential Dwelling Units Adopted General Plan Land Use Designations	Potential Dwelling Units Housing Element Update	Development Potential Change From Adopted General Plan
E-1	230	230	0
E-2	102	102	0
E-3	310	418	108
E-4	163	178	15
E-5	225	243	18
E-6	215	233	18
E-7	178	192	14
E-8	198	198	0
E-9	163	163	0
E-10	180	180	0
E-11	233	233	0
E-12	210	227	17
E-13	300	300	0
E-14	110	119	9
E-15	77	83	6
E-16	73	78	5
E-17	133	143	10
E-18	225	243	18
C-1	192	289	97
C-2	0	72	72
C-3	91	205	114
C-4	90	202	112
C-5	0	332	332
C-6	0	216	216
C-7	14	88	74
C-8	12	58	46
C-9	63	88	25
C-10	0	198	198
C-11	0	70	70
C-12	0	158	158
C-13	67	103	36
C-14	0	53	53

Map ID	Potential Dwelling Units Adopted General Plan Land Use Designations	Potential Dwelling Units Housing Element Update	Development Potential Change From Adopted General Plan
C-15	0	115	115
C-16	16	86	70
C-17	40	135	95
C-18	62	258	196
C-19	0	53	53
C-20	1	38	37
C-21	20	42	22
C-22	8	52	44
C-23	0	21	21
C-24	25	125	100
C-25	1	129	128
Total	4,027	6,749	2,722

2.4.2 Safety Element Update

The Project also includes an update to the Safety Element for consistency with AB 747 (Levine) and SB 99 (Nielsen). The revisions incorporate information on existing residential developments in hazard areas, along with a new policy related to evacuation route planning in new developments.

The following portions of Chapter 8: Services, Health, and Safety, are proposed for amendment. New text is shown in *italics*, deleted text is shown in ~~strikeout~~.

GOALS AND POLICIES: DISASTER AND EMERGENCY RESPONSE AND PUBLIC SAFETY (SAF)

Goal SAF-1: A Safe Community

Police Services

Police protection in Elk Grove is provided by the Elk Grove Police Department (EGPD), which operates from its headquarters on Laguna Palms Way and has four divisions: Field Services (Patrol), Investigative Services, Support Services, and Administrative Services. The EGPD is a public safety agency charged with the preservation of constitutional rights, maintenance of civil order, assurance of public health and safety, detection and prevention of crime, enforcement of federal and State law, and administration of the laws, Elk Grove Municipal Code, and regulations of the City.

Fire and Emergency Medical Services

The CCSD provides fire protection, fire prevention, and emergency medical and rescue services to the cities of Elk Grove and Galt, as well as unincorporated areas in the region covering over 157 square miles. The CCSD Fire Department operates out of eight fire stations: six in Elk Grove and two in Galt, and a state-of-the-art training facility. The fire stations are currently located in Elk Grove, East Franklin, East Elk Grove, Laguna Creek, Lakeside, the Elk Grove-West Vineyard area and Galt.

Fire Protection

The Cosumnes Fire Department maintains an extensive system of fire stations throughout Elk Grove and a portion of the Planning Area outside the City limits. Because the City of Elk Grove does not furnish fire protection services, this

General Plan does not contain policies or action items that provide for the construction or operation of fire stations or related facilities; these facilities will be constructed pursuant to the Cosumnes Fire Department's Master Plan. This chapter instead focuses on providing for land uses to accommodate fire and other emergency facilities outside potential hazard areas, and policies and action items aimed at coordinating the City's efforts with those of the Cosumnes Fire Department to ensure an adequate level of fire protection is available at all times in Elk Grove. The established response time goal for the department is the first unit should arrive on the scene within seven minutes of the receipt of the 911 call in the dispatch center, 90 percent of the time.

Emergency Medical Services

The Cosumnes Fire Department also provides *Emergency Medical Services (EMS)* ~~EMS~~ to Elk Grove. The department includes emergency medical technicians and paramedics, and operates full-time ambulance companies serving both Elk Grove and Galt.

Automatic and Mutual Aid Agreements

The CCSD is the primary fire protection and emergency medical response service within the SOIA Area. Sacramento Metropolitan Fire District (SMFD), the City of Sacramento Fire Department (SFD), and the CCSD share common jurisdictional boundaries and participate in a regional automatic/mutual aid agreement. The CCSD Fire Department also has a mutual aid agreement with the surrounding volunteer fire districts in southern Sacramento County, including Wilton, Courtland, Walnut Grove, and Herald Fire Districts. As a result of the existing automatic and mutual aid agreements the closest unit available is dispatched to an incident and fire district boundaries are not an issue when an incident occurs.

Evacuation Routes

In the event of a major natural disaster or significant incident (e.g., plane crash, explosion), it may be necessary to evacuate portions of the City. The extent of the evacuation and route(s) that may be utilized depend upon the nature of the incident, anticipated extent of the impact, and available routes. Generally, the arterial and collector roadway network illustrated in Figure 3-7 (Elk Grove Roadway Classifications) will be utilized as evacuation routes.

In order to ensure that viable evacuation routes are available in residential areas of the City, the City requires (through Municipal Code Chapter 22.110) that new subdivision have adequate public access for safety and emergency egress. Specifically, for subdivisions of forty units or more, two points of public access are required unless otherwise approved by the City Engineer through a design exception. Additional design requirements in the Fire Code may also be applicable.

Pursuant to Government Code Section 65302(g)(5), the City has conducted an analysis of existing residential developments within hazard areas in the City. For purposes of this analysis, a hazard area includes both the 100-year and 200-year floodplain (see Figures 8-1 and 8-2), dam inundation areas (see Figure 8-3), fire hazard areas (see Figure 8-5), and risk probability areas (see Tables 8-1 and 8-2). Residential developments that were reviewed in the analysis focused on those that did not have a minimum of two points of access to a arterial or collector roadway as provided in EGMC Chapter 22.110. The results of this analysis are provided in Figure 8-6 [presented as Figure 2-3 in this SEIR], Residential Development in Hazards Areas with Limited Access. The analysis shows three unique conditions as follows:

- ▶ *One site in Laguna West has a single primary point of access to Harbour Point Drive, though there is a minor connection to an adjoining subdivision adjoining the Harbour Point Drive access.*
- ▶ *Seven subdivisions in the Lakeside area of Laguna West near Elk Grove Boulevard. These are gated subdivisions. No secondary access is provided to these subdivisions, including emergency vehicle access.*
- ▶ *Two sites on the east side are subdivisions with extremely long cul-de-sacs or private drives with multiple residences, or with the potential for further subdivision. One site is located in the Rural Area and another is adjacent to the Rural Area.*

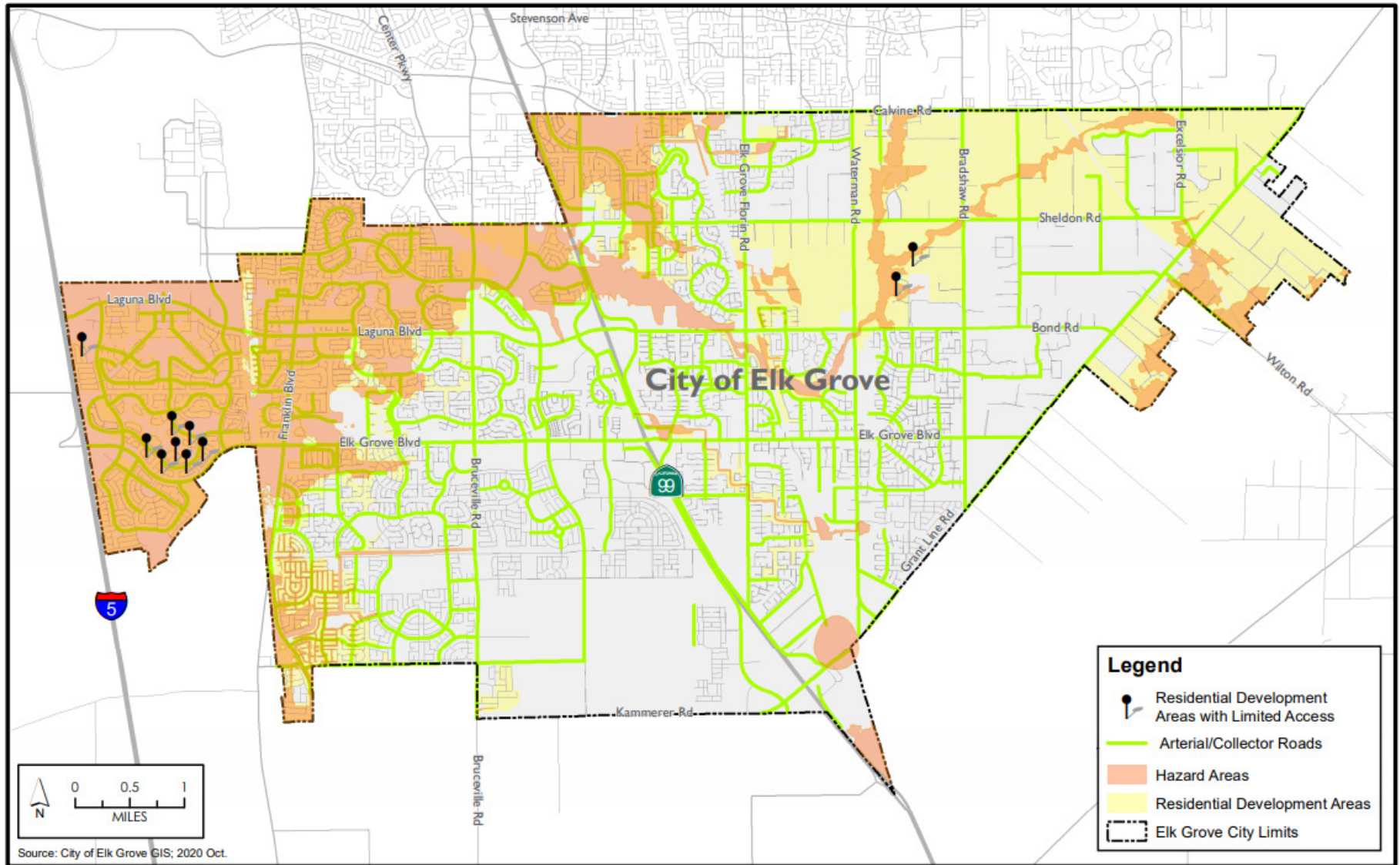


Figure 2-3 Residential Development in Hazards Areas with Limited Access

Policies: Police Services

- ▶ **Policy SAF-1-1:** 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.
- ▶ **Policy SAF-1-2:** Encourage the use of Crime Prevention Through Environmental Design (CPTED) principles in the design of projects and buildings, as well as parks and trails.

Policies: Fire Protection and Emergency Medical Services

- ▶ **Policy SAF-1-3:** Coordinate with the CCSD Fire Department to ensure that new station siting and resources are available to serve local needs. Policies: Emergency Response Services
- ▶ **Policy SAF-1-4:** Expand emergency response services as needed due to community growth.
- ▶ **Policy SAF-1-5:** Address traffic congestion in areas that have been identified as being detrimental to achieving targeted response times.

Policies: Evacuation Routes

A properly planned and implemented roadway system will facilitate the efficient movement of police and firefighting equipment and the safe evacuation of residents. Please refer to Chapter 6: Mobility, for policies related to the City's overall circulation system.

- ▶ **Policy SAF-1-6:** *Require adequate emergency access for new development projects.*

2.5 PROJECT APPROVALS

If approved, the Project would:

- ▶ Amend the City's General Plan to update the current Housing Element and to revise the Land Use Map for any or all of the sites as described in Table 2-1;
- ▶ Amend Elk Grove Municipal Code (EGMC) Title 23, Zoning Code, to revise the Zoning Map to rezone any or all of the sites as described in Table 2-1; and
- ▶ Amend the City's General Plan to update the Safety Element policy provisions.

After adoption, the updated Housing Element will be submitted to HCD for certification.

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