



**CITY OF ELK GROVE
CITY COUNCIL STAFF REPORT**

AGENDA TITLE: City Council / Planning Commission
Joint Session: General Plan Update

MEETING DATE: May 26, 2016

PREPARED BY: Christopher Jordan, AICP,
Assistant to the City Manager
Jeff Henderson, AICP,
Special Projects Planner

DEPARTMENT HEAD: Laura Gill, City Manager

RECOMMENDED ACTION:

Staff recommends that the City Council and Planning Commission receive the report and presentation and provide direction on the General Plan update as appropriate.

The General Plan update is entering a phase where specific policy and land use direction will be necessary. As these policy questions arise, staff recommends that the Council and Commission consider the following process:

1. Receive staff's report and summary recommendations, including raising questions with staff.
2. Receive public comment on the information presented and possible policy direction.
3. Engage in a joint City Council-Planning Commission discussion and possible recommendation from the Commission.
4. Provide specific direction to staff from the Councilmembers.

The objective of this recommendation, and the Joint Study Session overall, is to provide a venue for all voices to be heard and considered in the process, and for the Planning Commission to make a recommendation to the Council, then conclude with specific direction from the Council on the matters at hand.

BACKGROUND:

The City has undertaken a comprehensive update to its General Plan. The General Plan is the City's overarching policy document, or blueprint, for creating a thriving, well-balanced, and sustainable community. All future development and actions of the City must be consistent with the General Plan. Since initiation of the project, staff has been working on a number of tasks and components. This has included:

- A Joint Study Session of the City Council and Planning Commission on June 1, 2015, to set the stage for the project, informing aspects of the scope and approach. Key issues and opportunities for the General Plan were also established, covering economic vitality; rural areas; regional goals and influences; infill development and outward expansion; neighborhood, district, and community identity; multimodal and active transportation; sustainable and healthy community; coordinated services, technology, and infrastructure; and open space and resource management.
- A one-day Citizen's Planning Academy, an educational workshop that introduced community members to the General Plan update and prepared community members for ongoing and productive participation in the process.
- Five mobile studios at community events between September and December 2015.
- Individual and group meetings with community members, community service providers, regional governmental agencies and non-resident interest groups (including non-profit and business interests).
- The community visioning workshop, which provided a forum for community members to come together to deliberate and provide input on the future of their community.
- Topic workshops on growth strategies and transportation.
- Workshops with homeowners and community groups.

RECENT PUBLIC OUTREACH:

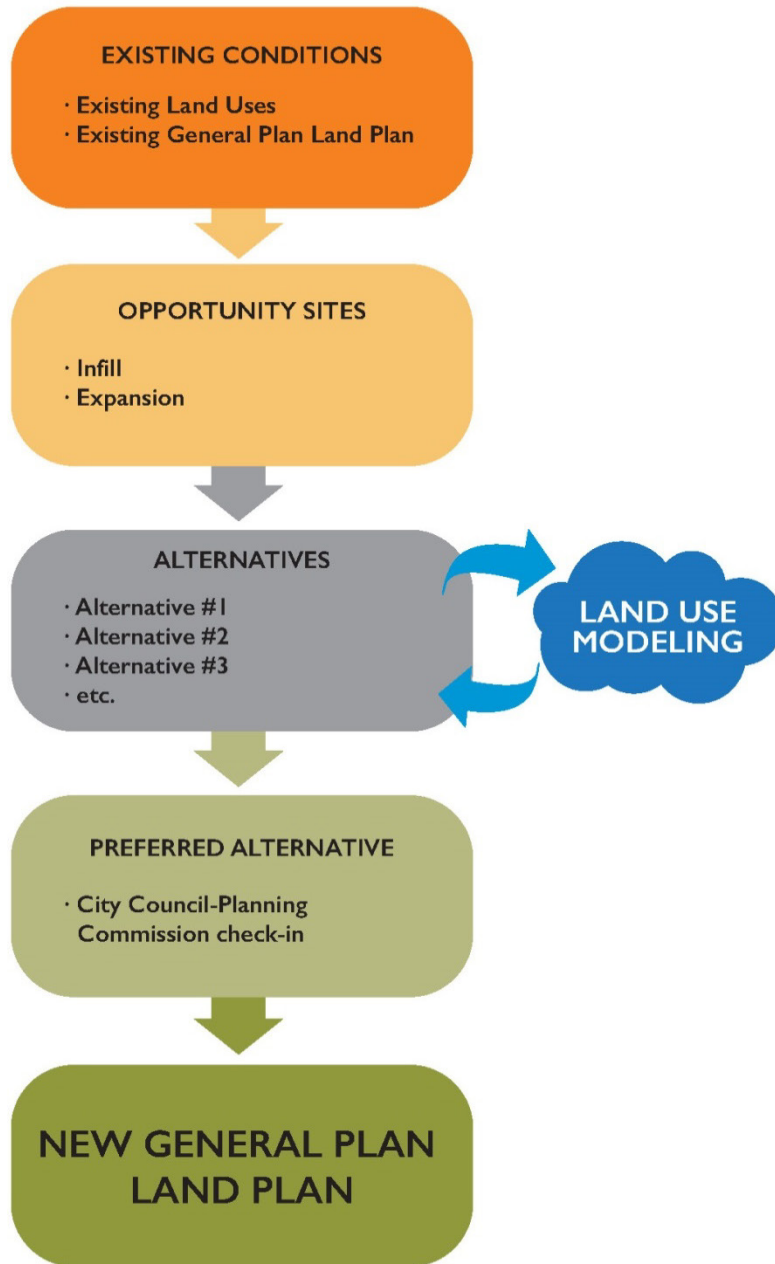
A number of outreach efforts have occurred since the last Joint Study Session meeting in February 2016. First, staff has reached out to over 40 homeowners and community groups to request one-on-one meetings to discuss the General Plan update and gain feedback on various issues. To date, staff has met with six groups with a few more planned in June. Notes from these meetings are included in Attachment 1.

In addition to these meetings, and based on Council–Commission feedback at the February meeting, an additional round of public input on growth and development was held, occurring through two channels. The primary mechanism of the outreach was an online workshop where participants could give feedback on 12 opportunity sites, or provide suggestions about other sites. In parallel with this on-line opportunity, staff facilitated an in-person listening session on May 2, followed by a report back meeting on May 10. The online format was chosen as the primary mechanism based upon extensive feedback received during the mobile and event workshops in 2015, where participants said they preferred to provide input this way, rather than through a scheduled public meeting. Over 140 people participated in the workshop. Results of the workshop are provided in Attachment 2. Staff will present a summary of the results during the study session. The results can also be viewed on the website at <http://gpworkshop.elkgrovecity.org/thank-you-your-input>.

LAND PLANNING

The focus of this Joint Study Session is on land planning. At this stage, staff would like to begin developing land use alternatives for public review and comment, as well as receive Council-Commission review and direction. Figure 1 describes how this process works. Based upon the results of the online workshop, staff will recommend a number of concept alternatives for preparation and analysis.

Figure 1 – Land Plan Development Process



Land Use Categories

Before the alternatives can be prepared, however, staff would like specific direction on the pallet of land use designations to include in the General Plan. As mentioned at the February meeting, the current General Plan includes over 25 land use categories. This update provides an opportunity to reevaluate this list and consider updates – both addition and consolidation.

At the February meeting, the Council and Commission provided preliminary feedback that extensive consolidation of categories was not desired. Several members appreciated that the current range provides some predictability to residents and property owners about what could happen on property adjacent to them. Staff has incorporated this feedback into the proposed revisions.

Attachment 3 summarizes the proposed land use category changes. Some of the key changes include:

- The commercial categories are realigned in a number of ways to better define the hierarchy of sites based upon access and location. This change will recognize the differences between the various commercial zoning districts at the Zoning level. Some sites will need to be concurrently rezoned with the General Plan (a task being planned now) to address nonconforming concerns. Staff will reach out to affected property owners as land planning proceeds.
- While the General Plan includes a “mixed-use like” framework in the Commercial / Office, Office / Multifamily, and Commercial / Office / Multifamily designations, the descriptions of these categories are nearly identical and, in some cases, rely on the Multifamily Overlay Zoning District to fully implement. Staff is proposing a number of changes to these categories to provide more “by-right” flexibility and improve the category descriptions. To fully implement some of these changes, new zoning district(s) may be necessary. The priority of creating these districts concurrent with the General Plan update will depend upon their applicability. In many cases, sites currently designated Commercial/Office and Commercial/Office/Multifamily may be changed to one of the new Commercial categories based upon either current or preferred future land uses.
- Realignment of the various Public, Quasi-Public, and Open Space land uses, including the elimination of the Private Streets designation (this designation is very fine-grained and not necessary at a General Plan level).
- Elimination of the Transit Oriented Development (TOD) overlay designation in favor of the new mixed use categories.
- Addition of an Urban Reserve designation to denote areas that are planned for future urbanization but where detailed land planning has not yet occurred.

The draft land use categories will be refined after this initial round of feedback and additional adjustments by staff. An updated version will be presented with the land use alternatives at the July meeting.

Policy Input and Direction

Staff is preparing a series of policy topic white papers that address policy issues relevant to the General Plan update. The first two in this series are on *Specific Plans and Special Planning Areas* and *Community and Area Plans* (Attachment 4). At the conclusion of each paper, staff proposes the following recommendations. At the study session, staff will provide an overview of each topic, then request direction on these recommendations.

1. Specific Plans and Special Planning Areas

- 1.1. Repeal the East Elk Grove Specific Plan and East Franklin Specific Plan. Follow this up with the following actions:
 - a. Establish an overlay zoning district for each plan area to retain development standards unique to the plan area in Title 23 Zoning.
 - b. Incorporate key policy components of the East Elk Grove Specific Plan into the General Plan through a new Community Plan.
- 1.2. Repeal the Laguna Community/Floodplain SPA, and establish a new future land plan for the area in the General Plan.
- 1.3. Repeal the Laguna Gateway SPA and rezone properties in the area to SC (Shopping Center) and BP (Office) zoning districts, consistent with the current uses and the General Plan.
- 1.4. Repeal the Calvine Road/Highway 99 SPA and establish an overlay zoning district to retain development standards unique to the plan area in Title 23 Zoning.

2. Community and Area Plans

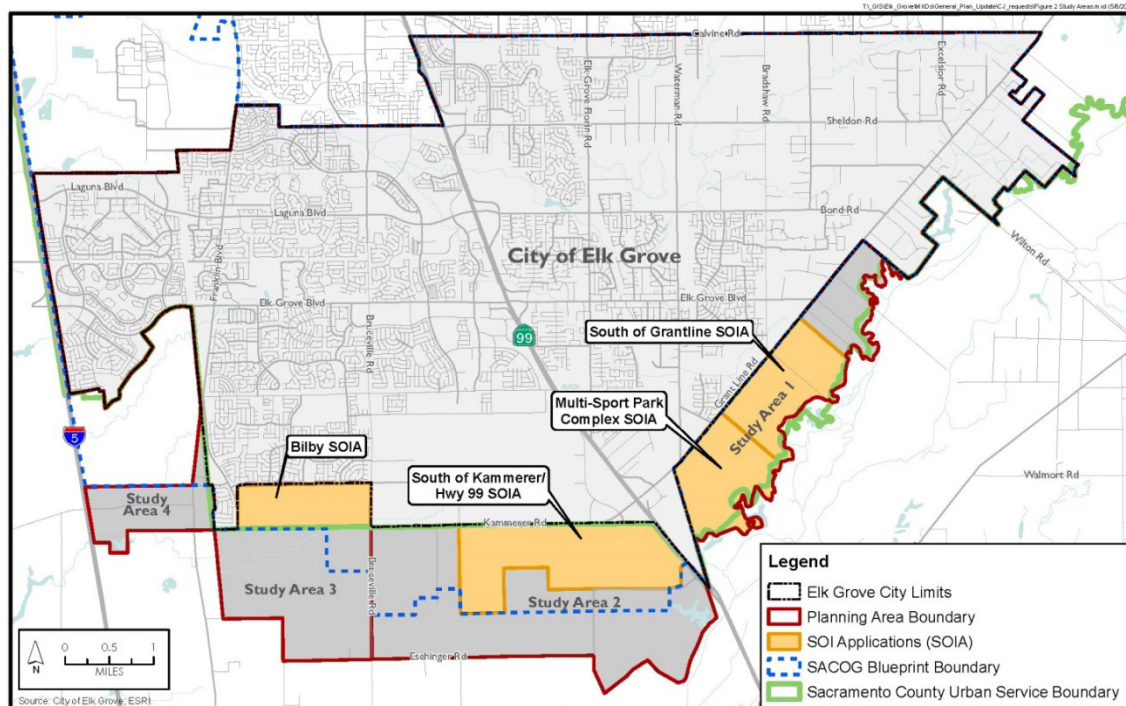
- 2.1. Further formalize provisions in the General Plan for the establishment and implementation of both existing and potential future community plans.
- 2.2. Retain the Southeast Policy Area Community Plan in the draft General Plan.
- 2.3. Establish a new Sheldon/Rural Area Community Plan as part of the draft General Plan.
- 2.4. Establish a new East Elk Grove Community Plan as part of the draft General Plan.
- 2.5. Establish a new Central Elk Grove Community Plan as part of the draft General Plan.

Approach to Study Areas

The existing (2003) General Plan identifies a “Study Area” south and east of the existing City limits that is both inside and beyond the County’s Urban Services Boundary (USB), where the County anticipates urban services (water and sewer) are to be extended in the future. The 2003 General Plan does not include a land plan for these Study Areas, deferring them to a future planning process. As part of this General Plan Update, direction has been provided to consider how areas beyond the City limits relate to the City and to what extent they should be included in the updated policy documents and maps. This direction is consistent with State law, which calls for general plans to address any land outside a city’s boundaries, which in the city’s judgement bears relation to its planning (Government Code §65300).

For purposes of the General Plan Update, staff utilized the boundary of the 2013 Sphere of Influence Amendment application as the outer bounds, dividing the approximately 8,000 acre area into four sub-areas, illustrated in Figure 2. This figure has been updated to show the Sacramento County Urban Services Boundary, the development area identified in the 2004 Sacramento Area Council of Governments (SACOG) Blueprint, and the four pending Sphere of Influence Amendment applications on file with the Sacramento Local Agency Formation Commission (LAFCo).

Figure 2 – Study Areas



The following options are available for how these areas could be shown in the General Plan:

1. Show one or more of the Study Areas with the agricultural, utility, and other land uses existing today.
2. Identify one or more of the Study Areas with an Urban Reserve designation, identifying the potential for future change. This option would not specify the arrangement or diversity of uses on the map but would include statements about density and intensity of development as required by law. It would allow existing uses to continue in perpetuity until development was proposed.
3. Develop draft conceptual land use plans for one or more of the Study Areas, which would specify future land uses at a very general level, pending detailed site-specific planning at a later date. Existing uses would continue until development was proposed.

At this stage, staff requests direction on how far the land use scenario alternatives should go in addressing the Study Areas. Since the modeling can calculate development yield based upon a mapping of uses, this work can be achieved. It would provide an opportunity to test jobs-housing opportunities and analyze the impacts of the various land plans on topics such as vehicle miles traveled. As a conceptual layout of land uses, the mapping could form the foundation for analyzing potential annexation questions and establish the City's expectations for these areas.

However, just because the tool exists doesn't mean it has to be used. The General Plan could continue to leave the question of land uses in these areas more open and focus instead on text-based performance metrics consistent with the requirements under State law.

Staff is not seeking explicit direction on what the final General Plan should include; rather, the question is how far the land use modeling should go at this stage. The more refined the modeling assumptions, the more detailed the resulting analysis. Therefore, staff is recommending that some conceptual land uses generally consistent with survey feedback and discussion amongst the Commission and Council be tested through the scenarios so that impacts to jobs, vehicle miles traveled, and other metrics can be analyzed and a more informed decision can be made at a later date in the General Plan Update process. Once the information is presented and discussed, a decision can be made on how the General Plan should address the Study Areas, both in policy and on the land use map.

Property Owner Requests

Staff is beginning to receive requests for changes to the land use map from specific property owners. As these requests come forward, staff is asking that they be made in writing for review and consideration by the Council and Commission at a future Joint Study Session. While the General Plan Update is not the appropriate forum to discuss specific development projects, this is an opportunity to discuss how some sites fit within the larger context and establish a new or different direction on a case-by-case basis.

NEXT STEPS:

Based upon the direction provided at this Joint Study Session, staff will proceed with the following next steps:

- Draft a number of land use scenario alternatives
- Prepare and conduct public outreach on the scenario alternatives
- Present the findings of the scenarios and outreach at the next Joint Study Session scheduled for **July 28, 2016**.
- Incorporate Commission and Council direction on the Policy White Papers presented at tonight's session in the Draft General Plan.
- Prepare the additional Policy White Papers for presentation at the upcoming Joint Study Sessions.

ATTACHMENTS:

1. Summary of Input on the General Plan to date
2. Online Workshop Results
3. Proposed Land Use Categories
4. Policy White Papers
 - A. Specific Plans and Special Planning Areas
 - B. Community and Area Plans



ELK GROVE GENERAL PLAN UPDATE

8401 Laguna Palms Way
Elk Grove, California 95758

www.elkgrovecity.org
Telephone: 916.683.7111
Fax: 916.691.6411

MEMORANDUM

TO: Christopher Jordan
FROM: Abby Woods
DATE: Last updated May 16, 2016
RE: Summary of Input on the General Plan

In response to community member requests that a summary of input collected to date be made available as soon as possible, we are sharing a draft document. Please be patient as we work to summarize meetings as they occur and fill in the gaps in this document.

This memorandum provides a summary of the input collected regarding the Elk Grove General Plan update. Efforts to gather input began in September 2015 and will continue through June 2017. As meetings are completed, this document will be updated and modified with additional results. Please check back often. When all outreach efforts have been completed, a notice will be shared with the General Plan update mailing list.

GENERAL PLAN UPDATE

The City of Elk Grove (City) is updating its General Plan. The City adopted its current General Plan in 2003. Since that time, the City has grown and changed. Additionally, new laws affecting General Plans have been passed, new social and environmental issues have emerged, and new planning strategies and practices have been developed.

This General Plan update is an opportunity to make adjustments now, based on current issues and emergent trends, which will best position the City for the future. The update will also bring the General Plan into compliance with new laws related to climate change, multimodal transportation, and floodplains.

ROLE OF PARTICIPANTS

Individual and group meetings with community members, community service providers, regional governmental agencies and nonresident interest groups (including non-profit and business interests) will ensure that a broad range of perspectives are included early in the General Plan update process. Feedback collected during these meetings will be used to enhance the project team's understanding of key issues, convey community interests to decision makers and to improve feedback activities included in broader public outreach events. To be clear, no decisions about the General Plan update will be made during any individual meeting, and all results will be reported through this document.

MEETINGS

Group	Meeting Type	Meeting Date	Number of Participants
Historic Preservation Committee	Committee Meeting	09/14/2015	2
Multi-Cultural Committee	Committee Meeting	09/15/2015	10
Community at Large	Educational Workshop (Planning Academy)	9/19/2015	50+
Trails Committee	Committee Meeting	09/21/2015	6
Industry Working Group	Roundtable Discussion	09/29/2015	10
Regional Agencies	Roundtable Discussion	09/30/2015	11
Community Based Organizations and Service Providers	Roundtable Discussion	09/30/2015	11
Community at Large	Mobile Studio (Neighborhood Summit)	9/30/2015	45*
Farm Bureau	Committee Meeting	09/30/2015	1
Youth Commission	Committee Meeting	10/13/2015	8
Chamber of Commerce	Committee Meeting	10/30/2015	
Community at Large	Mobile Studio (Safety Fair)	10/3/2015	55*
Community at Large	Mobile Studio (Food Truck Mania)	11/4/2015	50*
Community at Large	Interactive Workshop (Visioning)	11/7/2015	20+

Group	Meeting Type	Meeting Date	Number of Participants
Libraries	Committee Meetings	12/8/2015	4
Community at Large	Mobile Studio (Dickens Faire)	11/28/2015	149
Community at Large	Mobile Studio (Merry Movie Night)	12/12/2015	50*
Disability Advisory Committee	Committee Meeting	1/20/2016	6
Community at Large	Interactive Workshop (Transportation)	1/28/2016	12
Community at Large	Interactive Workshop (Growth)	2/1/2016	28
Community at Large	Online Survey	2/5/2016 – 2/25/2016	53
Committee for the Arts	Committee Meeting	3/17/2016	5
Greater Sheldon Road Homeowners Association (GRESHA)	Neighborhood Meeting	4/5/2016	20
The Arts Advocacy Project	Committee Meeting	4/6/2016	45
Valley Hi Country Club Estates	Neighborhood Meeting	4/13/2016	25
Camden Neighborhood Association	Neighborhood Meeting	4/21/2016	5
Old Town Foundation	Neighborhood Meeting	4/26/2016	9
Elk Grove Chamber of Commerce	Committee Meeting	4/28/2016	20
Fallbrook Neighborhood Association	Neighborhood Meeting	5/3/2016	20
Community at Large	Listening Session: Transform Areas	5/2/2016	5
Community at Large	Reporting Back Session: Transform Areas	5/10/2016	6
Community at Large	Online Workshop: Transform Areas	4/15/2016 – 5/8/2016	144

*Many families, couples, or groups of people participated in the activities as a unit. As such, the actual number of participants in the mobile studios could be up to 50% greater than the number reported above.

MEETING SUMMARIES

A summary of each meeting is included below.

HISTORIC PRESERVATION COMMITTEE

September 14, 2015

Attendees:

- Gabrielle Flynn, Committee Member
- Dennis Buscher, Committee Member

No members of the public were in attendance.

Staff presented an overview of the General Plan process and asked committee members for input on the priorities for the General Plan in the next 20 years, including immediate needs and challenges in achieving priorities for the City of Elk Grove. Of key importance to the committee were economic development, and the preservation of historic resources.

Discussion included the following comments from committee members:

Community Identity:

- Community identity should be at the top of our priority list. Elk Grove is still growing. This is a good opportunity to develop its own identity, different from a lot of other areas. It is different from Sacramento.
- Our neighborhood identity is currently based on school districts. Our neighborhoods should be unique in order for folks to identify with them.
- We have a reputation based on amazing schools and parks. The people with kids in schools here are very happy.

Historic Resources:

- We should focus on our amazing architecture and history in the 20th century. We need a list of historic resources that are important to the citizens of Elk Grove—designate “local resources” .
- Historic resources are connected to Economic Vitality. We have some better restaurants coming into Elk Grove. We need more?

- We need to preserve the historic stories of Elk Grove—it's not being done right now. What about plaques with virtual tours?
- Once the Council recognizes historic elements, we should tie it to technology. A "Walk Elk Grove" app.

Economic Vitality:

- Looking at a new district, consider the "wine district." We should develop that as a tourist area, including the property purchased from the Railroad (Old Town Plaza).
- We need to bring tourists downtown with the Railroad property. Elk Grove historic society just had an event there. We need to improve access. It needs a lot of transportation work.
- We have an immediate need to recognize our historic resources—we are in the midst of losing two structures—Capitol Nursery (1868). The last remaining ranch house for the ranch there—also a bungalow.
- What is Elk Grove? It's local business!
- We need a *jobs base*. The 2003 General Plan had space for jobs, it was overridden.

Land Use & Transportation:

- The General Plan (2003) did not set aside land for churches, there isn't land after build out—having churches in neighborhoods would help the community.
- Elk Grove is growing too fast—need to do something for the people who live here now.
- What our community wants and what the council wants may be different things.
- How will the General Plan impact the SOI expansion?
- Streetscape improvements in Elk Grove are not helping. People still avoid Old Town because of the traffic.
- We have traffic problems around schools. Why do school kids always have to drive? Where is our public transportation?

MULTI-CULTURAL COMMITTEE

September 15, 2015

Attendees:

- Scott Matsumoto, Committee Chair
- Mohinder Singh, Committee Vice Chair
- Orlando Fuentes, Committee Member
- Bernice M. Bass de Martinez, Committee Member
- Mukesh Patel, Committee Member

- Jinky Dolar, Committee Member
- Marie Mertz, Committee Member
- R. Ashok Shankar, Committee Member
- Jana Shober, Committee Member
- Kris Tan, Committee Member

3 members of the public were also in attendance.

Staff presented an overview of the General Plan process and asked committee members for input on the priorities for the General Plan in the next 20 years, including immediate needs and challenges in achieving priorities for the City of Elk Grove. Of key importance to the committee were neighborhood identity, diversity, transportation, and economic vitality.

Discussion included the following comments from committee members:

Land Use & Infill:

- More homes are being built—all of these issues are connected to one another—we have problems with parking.
- There are abandoned development projects around town. There are “new phase” signs that have been up for seven years. What are we going to do about the abandoned buildings?
- We have other potential main streets—not just old town.
- We should build up rather than out.

Transportation:

- Think about conservation and safety. Risk of fire. Long term impacts on soils, carbon emissions, and trees.
- Traffic between 99 & 5—Laguna and Elk Grove Blvd—a lot of non-local traffic is a concern.
- Laguna Blvd is packed with cars. A lot of traffic.
- Traffic around schools is horrible—it is dangerous for kids to walk to school. Need safe routes to school.
- Transportation is also a priority. It is connected to air quality and economic development.
- Transportation is really our biggest issue.
- What happened to school busses?
- We need to connect to light rail.

- How long does it take to build things like a freeway interchange—were the things they planned for in 2003 all built?
- We have spent a lot of money on the train tracks in Old Town, we can easily make improvements for rail.

Housing:

- We need nice houses that bring middle class jobs. But to balance that we need to address the need for lower income housing—need a mix of affordable housing.
- Safety and crime—we do pretty well, but we still need to keep our eyes out there.
- We need to complete our bike path network. We need a network where you don't need to cross at the intersection.
- Make housing more accessible.

Economic Vitality:

- We need a big university in Elk Grove. We need more economic vitality.
- Education—we need university extension buildings—like UC Davis.
- How much planning has been implemented since 2003?
- The City put an emphasis on economic development since 2003.

Culture and Diversity:

- We should be celebrating the diversity of Elk Grove. We need linguistic access, a cultural breadth of understanding, and representation in what the face of the City is.
- Will future employers welcome employment of diverse individuals? What can the City do to ensure we have these policies?
- There needs to be implementation that will ensure collaborative efforts as a part of the whole—we can't imagine what will look like in the General Plan Update—the plan needs to be able to adjust.

Identity:

- Neighborhood identity is really important. We should have more gatherings like the Neighborhood Summit.
- People identify with schools more than neighborhoods.

Services:

- Public safety—we need to send our police officers to the academy.

- Are our services distributed differently? Are there different standards for different neighborhoods?
- This is a good opportunity for things that are not just economic development.
- Can we divert stormwater?
- We need citywide WiFi to ensure everyone has access to the internet.
- We need community gardens—that is something really effective in other cities—do that here!

CITIZEN PLANNING ACADEMY

September 19, 2015

Attendees: 44 community members signed an optional sign-in sheet. Other community members attended but did not sign in. Based on seats filled, staff estimates approximate attendance by community members to be between 50 and 60 people.

This Citizen's Planning Academy was an educational workshop that introduced community members to the General Plan update and prepared community members for ongoing and productive participation in the process.

TRAILS COMMITTEE

September 21, 2015

Attendees:

- Mark Doty, Committee Member
- Mark D. Mendenhall, Committee Member
- Timothy Jordan, Committee Member
- Sharon Anderson, Committee Member
- Aaron Silva, Committee Member

Summary:

Following a brief project overview presentation, attendees made the following comments about the General Plan update:

Multi-Modal Transportation:

- The plan needs more teeth and a roadmap for trails.
- We want to build more character with our trails.

- Identifying 4 or 5 major corridors and getting those completed is a major issue for us—filling the gaps.
- In 15 years would love to see the main corridors completed. Develop spurs as opportunity presents itself.
- When properties are not being developed, purchase of property could resolve this.
- Currently, property acquisition is funded by grants or by the collection of in lieu fees for development projects.
- Help clarify this goal in the General Plan—to fill the gaps.
- Could the City advance payment to pay for a trail?
- We should also focus on using existing infrastructure to get it to function better for bikes and pedestrians: example, Davis—not all streets are the “Cadillac” version of an off street bikeway.
- Have destination focused facilities that connect people to places we want to go.
- A commuter corridor is needed—not just trails for recreation.
- Need a connection to City of Sacramento cycle track.
- Focus on retrofitting major arterials.

Regional Influence:

- We need to encourage vitality regionally and regional participation. For example, code enforcement in areas of the County to the north of us.
- We have historic things and people want to move here for those.
- Davis is thriving and they have limited growth.

Neighborhood Identity:

- People don't identify by neighborhood, maybe by school.
- There are a few identifiable neighborhoods: Camden, Lakeside, Ranch Park, East Franklin.

Open Space:

- Need more open space here, too many channelized corridors—need more like the Cosumnes River Preserve.
- Not a lot of undeveloped parkland—we are losing people to the foothills.

- Need more like Folsom—we’re attempting this along Laguna creek, but we don’t really have “wildland corridors”.

INDUSTRY WORKING GROUP (IWG)

September 29, 2015

Attendees:

- Brian Spillman, Silverado Homes
- Jay Pawlek, Taylor Morrison
- Jim Gillum, Gillum consulting
- Joe Anderson, McKay & Soms
- Ken Allred, Kamilos Companies
- Les Hock, HCM, Inc.
- Thad Johnson, Pappas Investments
- Todd Chambers, The True Life Companies
- Matt Spokey, Wood Rodgers

Summary:

Following a brief project overview presentation, attendees made the following comments about the General Plan update:

- The City should consider growth opportunities outside of the current boundary.
- While General Plan policies and a vision are good, people tend to look at compatibility with what is on the ground rather than what is in the Plan. Better education is needed on what is called for in the Plan and how to address it. There should be a clear dialogue that the Plan is a “vision document.”
- Don't set buffers for proposed land uses when adjacent areas are already the same use.
- The General Plan should not assume full build-out of the plan. Consider the staging of the infill sites versus outward growth, and acknowledge the potential infeasibility of development sites.
- The General Plan should minimize the introduction of new regulations, and the EIR should consider reasonable mitigations and not be afraid to override them. Workarounds are sometimes more painful than the impacts themselves.

- There is always a lot of talk about adding additional density and keeping things more urban. There needs to be a balance, and there will be some pushback from those who are buying homes. What we think is awesome isn't always perceived as such.
- There will likely be comments looking for new development projects to include civic amenities. As the EIR is prepared, consider that those are amenities that serve populations beyond new development and distribute costs accordingly.

REGIONAL AGENCIES

September 30, 2015

Attendees:

Sacramento Local Agency Formation Commission (LAFCo) (Peter Brundage and Don Lockhart)

Sacramento Area Council of Governments (SACOG) (Kacey Lizon)

Elk Grove Unified School District (EGUSD) (Kim Williams and Bill Heinicki)

Los Rios Community College District/Cosumnes River College (Kathy McClain)

Sacramento County Planning and Environmental Review Division (Surinder Singh)

Sacramento County Transportation Department (Dean Blank)

Sacramento Municipal Utility District (Susan Oto)

Cosumnes Community Services District, Parks and Recreation (Paul Mewton)

Note: Some agencies were represented by more than one person.

Summary:

A presentation was given by staff. Following this, discussion was initiated and the following comments were given by attendees:

Cosumnes River College

- Regarding the Elk Grove Center expansion: ensure there are transportation linkages to allow students to access the center from the Cosumnes River College campus.
- Growth and expansion have links and relationships to future growth and enrollment at CRC and Elk Grove Center.
- Since 95% of the travel to the Elk Grove Center is by automobile, there is a parking capacity issue. Three phases are planned for the expansion, but there will continue to be parking issues.

Elk Grove Unified School District

- The School District appreciates the focus on alternative transportation, but there is not enough infrastructure to handle the demand. The School District is working on active transportation, Safe Routes to Schools, and trail issues. Glad to see these are a focus of the General Plan update.
- The School District is interested in infill and densification because it affects existing facilities and it is not always easy to add facilities to existing sites. They would be interested in participating in discussions on infill locations, and have already seen this in some locations. Adding 200 – 300 homes to an area affects the capacity of existing schools and could create overcrowding—this is particularly acute at the middle school level. With new land use plans, we've gotten a system down to ensure we're factoring the proper facilities and fees.
- The School District is working on a ten-year master plan at this time, expected to be released early 2016. It could be used as a resource.

Sacramento Metropolitan Utility District

- Providing service to infill development areas is possible, but fitting the services and facilities into infill areas is a challenge. As lots are getting smaller, it is harder for the utilities to locate facilities because of tighter easements, more difficulty in locating sites for substations, and other concerns.
- Please consider alternative parking spaces, such as plug-in charging for electric vehicles, alternative fueling stations, and other technologies. There are also different types of generation and distributed generation. Battery storage should consider the needs for energy generation in the residential environment.

Community Services District, Parks Division

- The benefit of infill depends on where it is located. Older, established parks need attention, and infill development needs to help fund the improvement of parks. If adding population through infill, we need a way to improve existing parks, just as we would have required new parks for new development.
- Water management is a big issue. Managing water use so that parks meet community expectations is a challenge. People have certain expectations for what landscaping is like in a suburban community. Those perspectives need to change and the General Plan could help.
- Some parks were developed during lean financial times in an expanding economy, and we don't have what's needed. Expectations aren't well aligned with resources.

- Elk Grove needs a signature park. Historically, it has been the Elk Grove Regional Park, but funding mechanisms aren't there to support it.

Sacramento Area Council of Governments (SACOG)

- The issues identified in the presentation resonate – they are a microcosm of what's happening in the region. SACOG is looking forward to coordinating with Elk Grove.
- Regional planning relies on input from local jurisdictions. SACOG is preparing a financially constrained Metropolitan Transportation Plan (MTP). Demographics are changing, household structure is changing to later marriage and later children, and shared mobility is changing travel behavior. How does that work with (or not) the urban forms that we have? Different land use patterns and economics here affect how those services work. We are trying to understand and plan for the uniqueness of all of the communities to define the character of neighborhoods in Elk Grove. Through the Rural-Urban Connections Strategy, SACOG has profiled communities by economic assets, challenges, and opportunities, and these resources are available to the City.
- The region has grown quickly in 50 – 70 years. Lots of existing communities are in need of maintenance and reinvestment. There's a funding gap on the transportation side to maintain this, so how best can we maintain existing communities?

Sacramento County Local Agency Formation Commission

- The recent Sphere of Influence (SOI) expansion proposal brought out some consistent messages. Infill isn't really a cure-all. There are facility and service costs. City should fortify what an infill strategy looks like in the General Plan. There should be a program describing impacts, and spelling out how services will be provided.
- Regarding expansion with purpose – Elk Grove is seeing the development pressure now. The story of "why" needs to be told... why now, where is the demand, what's the benefit, how's the phasing going to work, etc. Incremental growth is more difficult for major facility planning and financing.
- Is everyone using the same baseline demographic numbers? Or does everyone use something different?
 - Response: Elk Grove baseline profile is based on SACOG baseline.
- As proposals are made to change SOIs and City limits, LAFCo has to rely on the City's General Plan to make findings of consistency. New guiding points/policies need to be in the General Plan

to address these. The City should develop some comprehensive annexation policies in the General Plan. It should also develop a comprehensive agriculture and open space preservation program. Perhaps base it on a regional program.

- Identify infill constraints. Describe the need for a balance, and set the stage for what's going to happen. The infill program needs to be multipronged: address vehicle miles traveled (VMT), services, infrastructure, and jobs. Not just housing.

Sacramento County

- The County is always amenable to having meetings with City staff. It is good to have check-ins and coordination. The County has done several commercial corridor infill programs, and a number of them have been adopted. If Elk Grove would like to meet to discuss how these have worked, the County is happy to do so. The County has also done Special Planning Area (SPA) plan updates and transit area plans for the Hazel and Butterfield light rail stations. They also just completed an extensive zoning code update with a new mixed use zoning category and design review process for certain projects.
- Keep similar orientation and coordination between jurisdictions regarding transportation. The County has interest in developing a more regional trail network. In new growth areas, they want an extensive trails network. They have a desire to facilitate longer distance travel on regional trails.
- The County is open to level of service policy updates. How does [SB 743](#) figure in? City is anticipating both level of service and vehicle miles traveled standards.
- Infill potential? How much is there? What's going to be the opportunity – is there really potential, or is it just a buzzword? It may be more "reuse" or "reinvestment" than infill. To the south and east, the County is rural and served by a number of rural roadways. As development occurs, it puts pressure on rural roadways.
- The County would like to be involved in greater coordination.

COMMUNITY-BASED ORGANIZATIONS AND SERVICE PROVIDERS

September 30, 2015

Attendance:

ECOS, Rob Burness

Sierra Club, Sean Wirth

Elk Grove Historical Society, Jim Entrican, Anna Claire Entrican

Sacramento Self Help Housing, Ken Bennett

Sacramento Housing Alliance, Darryl Rutherford

Point Pleasant United Methodist Church, Neal Harrell

Walk Sacramento, Chris Holm

Elk Grove Senior Center, Patricia Beal

Elk Grove Food Bank, Lynda Diaz

Summary:

A presentation was given by staff. Following this, discussion was initiated and the following comments were given by attendees. Note that comments shared may reflect the participant's personal opinions in addition to that of their organization.

ECOS:

- “Issues” are being addressed more as outcomes, whereas an issue is something that people disagree about. Suggest that the City can connect to people better if they can identify the issues within these topics and express them as key conflicts or tradeoffs. E.g., infill vs. outward expansion.
- A Community Resources Element may be a good idea.
- There is a jobs/housing imbalance. The City continues to keep jobs and housing as separate items. The Souza Dairy project recognized that housing has to come first. This General Plan needs to match jobs growth with housing growth in succession, with phasing.
- A Social Services Element should be included in the General Plan,
- The Plan needs actionable and accountable measures with timeframes and links to budgeting processes. There are a lot of general plans that end up in generalities. Too many terms like “encourage”, “should”, etc. that give Councils the ability to avoid a decision if they want to. Look for actionable types of policies and implementation strategies. There should be no policies without actions that are linked to timeframes and budget.

- Elk Grove needs to look more closely at its relationship with the nature preserves and refuges. How can they better relate? Is it possible to develop a bike path? Create better links to resources nearby.
- Cities don't have effective bus service unless you have the density to support it. The City needs to interlink parts of the General Plan to solve problems.
- Design a creative growth restriction strategy. The City has characterized reasons for outward expansion as a manifest destiny. Reasons for growth need to be driven by problems. Be creative and set your limits – be a great city!
- Look at strategies that address multiple issues simultaneously.
- Need to address these needs for the entire community (e.g., currently people with mobility limitations cannot safely cross existing intersections).

Elk Grove Historical Society:

- What is the tie between the budget and the plan? It would be beneficial to see what the dollar looks like when it is divided out, to see where resources are directed to see how preservation stacks up. We need to stop tearing down older houses. We want to keep our heritage, and it costs money.
- Implementation actions need to link to a process that is part of the annual or biannual budget process. This forces budget-makers to start from a different place.
- Elk Grove has really matured into an unbelievable town. Love the wider streets. Like what I'm seeing and would like to see more.

Point Pleasant United Methodist Church:

- Sustainability can enter the social services concept; the services need to be sustainable.
- Is there a set policy or attitude toward the value of farms or dairies? The existing plan attempts to talk about the need to support the importance of farmland. Outward expansion obviously has an impact on agricultural resources. The General Plan needs to set this forth.

Elk Grove Food Bank:

- We have poor folks along with those of higher income; we need to find a way to provide financially-stable services.

- There needs to be a master plan for social services. No social services are represented in the General Plan. Food Bank is serving many people, particularly an increase in seniors. They are feeding almost 1,200 seniors and 1,000 children. The General Plan should address social services in some capacity.
- It would address the needs of some of the neediest members of the community and guide requirements. The Housing Element addresses homelessness, but can go beyond just the minimum requirements of housing laws.

Sacramento Housing Alliance:

- County Social Services aren't represented here, including homeless and mental health. Often, people need to be transported downtown for treatment and assistance. There is no space for social services to have offices, facilities, etc.
- Regarding affordable housing, even the most affordable housing is too high-priced. We need affordable housing for the very low income families. Elk Grove clients are being sent to South Sacramento.
- We need more public transportation to support lower income families and needs. Nobody wants a food bank in their back yard, so it is in an industrial location that people can't get to via transit. Homeless are being hounded out by police.

Elk Grove Senior Center:

- There is a need for a high-functioning adult day care. They need more assistance to connect to County services.
- There's no service that gets seniors downtown for treatment. Para transit won't come down here, so users have to go to Calvine Road.

Sierra Club:

- Infill is not just demolition and redevelopment. There's a lot of underdeveloped land here, and we need to maximize what's been set aside first. Regarding conservation: Sierra Club believes that Elk Grove walked away from the Habitat Conservation Plan when the SOI expansion area wasn't removed from the plan. The General Plan needs to say how the City is going to do conservation planning in a regional context and go beyond the Swainson's hawk.

- The Plan should address how conservation planning occurs within the regional context and should consider the existing undeveloped area before allowing for new development.
- The City needs to show how Elk Grove is going to be consistent with the Sustainable Communities Strategy.
- There is a big water issue. Zone 40 improvements were predicated on being involved with the Habitat Conservation Plan.

Sacramento Self Help Housing:

- This may not be the time to discuss housing, but housing issues are at the forefront.
- The biggest obstacle to low income housing is financing. We need to look at ways to increase available financing. The Housing Element is a living document, and must be revised and updated. Think more outside the box.
- Elk Grove is still thinking about expansion? Need to start thinking inward and put efforts toward infill. Take a slow growth path. Look at greenfields within the City first, and grow upwards a bit. These are all obstacles that can be overcome with a good plan in place.
- Active transportation is key. The streets in Elk Grove are almost freeway-like, and are a big barrier to biking and walking. Make sure there are sidewalks everywhere, and make it safer to walk or bike.
- If it is determined that expansion is fundamental, that will reduce the resources available to retrofit and improve the transportation system for active users such as pedestrians and bicyclists.

Elk Grove Historical Society:

- Fully support historic preservation, sustainability, etc., but not at the expense of positive growth. These are sometimes used as NIMBY (not in my backyard) strategies. Don't empower anything to be a tool for NIMBYs.
- Create a landscape where we can maintain some of our most treasured properties and buildings.

Walk Sacramento:

- Walk Sacramento is also working toward improved health outcomes. Many people don't get enough activity. Get people walking then change the community design so that people can get out there and walk. Putting an emphasis on active transportation in the General Plan is key.

- New growth may not provide the resources needed to address the transportation needs of the older community, both in terms of health, community design, and mobility (see: Surgeon General's recent publication about community design).

SACRAMENTO COUNTY FARM BUREAU

September 30, 2015

Attendees: Charlotte Mitchell, Executive Director

Summary:

The following comments were offered:

- Please consider the regional aspect of development. It is assumed that the General Plan update will include more development, and this will likely put additional pressure on agricultural lands.
- The only important agricultural land left in the [City] is between the Cosumnes River and Grant Line Road.
- Be good stewards. Even if you build to a certain line, recognize that impacts extend beyond.
- Farmers are looking for the Regional Connector to solve some agricultural traffic issues. Grant Line Road is very dangerous.
- Build something together that is comprehensive and looks to the future. To Elk Grove that means development, having a balance of housing and high-paying jobs. But, be equally responsible for preserving the working landscape and farm-to-fork strategies.
- Technology is everything. It makes for more efficient service provision.
- Farm-to-Fork: land conservation is an important priority. Value-added agriculture is another priority. Processing has moved out of the region, and is mostly located south in San Joaquin County. There are no tractor companies anymore, and limited chemical products are available. This region prioritized things differently.
- How do we fix our agricultural issues? Elk Grove needs a business culture to ensure that agricultural processing works here. Processors need to be able to run 12 months a year to be economically viable. (e.g., Campbell's left, Solano County). We need commodity, we need enough of it, and it needs to be economically viable.
- Incubator centers were floated as an earlier idea in Elk Grove. But, it's hard to make this pencil.

- There are no good city examples of agricultural policies. Counties have good examples of working with agriculture.
- Cities should look regionally and participate in that way. Have a plan when the City wants to take additional agricultural land.
- Consider the neighbors around you when considering growth strategies. Don't ignore the different things going on. Why build a soccer stadium that will be surrounded by agricultural land? The south side of Grant Line Road will be gone sooner based on the purchase of 100 acres for soccer fields.
- The City should use the General Plan to describe its relationship to the lands around it. How will the land be viewed? Is it preserved agricultural land; is it future development area? What is the City's view toward agricultural lands? It can't be dissected with Chevrons and soccer stadiums.
- Change the culture in the City – recognize the values that neighboring agriculture provides to local residents. Keep agricultural production as good neighbors.
- People's perceptions of being close to agriculture are different. Buffers should not be large-lot residential. They should be green buffers that allow for wildlife preservation. Do not have trail systems onto agricultural lands; it introduces theft, trespassing, etc.
- Two-acre residential could be a buffer, if clustered, perhaps. Are there models for what works well in terms of development buffers? Don't let the agriculture folks create the buffers. Guard against trespassing, people wandering, etc.

YOUTH COMMISSION

10/13/2015

Attendees: Youth Commissioners

No members of public in attendance

Summary:

The following comments were offered:

What could Elk Grove do to convince youth to move back after college?

- Elk Grove needs a better selection of jobs for college-educated people who are getting started in their career. This would be a determining factor for some of the youth that were raised here in moving back after college.

- Elk Grove could use more recreation, such as a water park, mall, mini golf course, laser tag facility. Currently the only thing like this is Strikes, but it is not centrally located.
- Elk Grove needs a central place with a community center and other amenities. Currently everything is either on the West or East side of town.
- Bikes lanes should be separated from the road. Everyone drives in the bike lanes, so it does not feel safe. Some suggestions were: greenways or mixed-use paths separated from the roadway, or painting the bike lanes green.
- Busses should run more frequently, routes should be more direct, and schedules should be more punctual. Many students do not take the busses because they are inconvenient (require multiple transfers), slow, and often arrive late at school. One Youth Commissioner suggested bus rapid transit on the major thoroughfares in the city.
- The City needs more sidewalks overall. However, most youth don't walk to their friends' houses because they live too far away.
- The bridge on Franklin that goes over the Railroad tracks needs another sidewalk.
- The trails should be connected and should connect the parks.
- The City would benefit from more community events, like the Running of the Elk.

Elk Grove's strengths:

- It is a quiet city that is not too congested.
- It offers a nice suburban environment.
- It has a lot of choices for restaurants and is welcoming to new small businesses (like Boba and Crème).
- It has opportunities to build more (especially at Sheldon & HWY 99 and on Kammerer).
- It offers some good community events (like the Running of the Elk).
- It has an impressive number of parks within walking distances of people's houses. Elk Grove Park is very nice.

Ways the City can address the immediate needs of youth:

- Do something to alleviate traffic. It takes too long to get around town and to get to school.
 - Transportation is a huge problem. The major roads could use rapid transit, but do not widen the roads because that would harm the trees.

- Consider timing all of the street lights during rush hour and make pedestrians wait their turn for the lights to change.
- The trains cause a lot of traffic, especially through Old Town. Build an underpass for the trains.
- Drunk driving is a big problem. Need better enforcement.
- Drugs are a problem.
 - Get rid of smoke shops close to private schools.
 - The cops should stop kids from smoking pot and dealing drugs at school.
 - Elk Grove police should be in charge of schools, instead of the Sherriff.
- Kids should be provided with free condoms and pads at school.
- Free WiFi spots would be a great idea (like Google Fiber).
- Need a teen center, but don't call it a teen center. Currently all the teens hang out at Elk Grove Library.
- There are too many dogs off leash. Leash laws should be enforced, especially on the trails.

CHAMBER OF COMMERCE

10/30/2015

The project team attended a Chamber of Commerce Meeting where the results of an economic development symposium ("Elk Grove 2025") were presented. The following questions were answered during this symposium:

1. What is your current perception of Elk Grove?
2. What would you like the Elk Grove business community to look like in 2025?
3. What opportunities or challenges should be considered to create a brighter economic environment?

The results of the symposium will be summarized and made available by the Chamber of Commerce at a future date.

VISIONING WORKSHOP

November 7, 2015

Attendees: 23 community members signed an optional sign-in sheet.

This Visioning Workshop provided a forum for community members to come together to deliberate the future of their community. The results of this workshop, alongside other inputs from the public involvement process and direction from Council, will be further articulated as the General Plan Vision and Supporting Principles. The workshop began with individual activities, which were followed by a presentation about the General Plan Update process, and concluded with a series of small group activities. The results of each small group activity were reported back to the larger group. Throughout the event, the project team answered questions from participants.

As participants arrived, they were asked to sign in and place a pin on a large map to indicate the location of their residence. Of those who engaged in this activity, **8 placed a pin to the West of HWY-99 and 10 placed a pin to the East of HWY-99.** Participants were further invited to answer three questions by writing their responses on stickers showing the words “I Like...” “I Wish...” and “I Wonder...” A summary of participant responses to each question is shown below.

What do you cherish about Elk Grove Today?

- **I Like...** trails, parks, open space, rural area, diversity, neighbors, small-town feel

What are the Future Challenges Facing Elk Grove

- **I Like...** maintaining the rural area
- **I Wish....**traffic congestion, pedestrian safety, youth services, financing for projects
- **I Wonder...**growth/expansion, water security, East-West connectivity/cohesiveness

What are the Future Opportunities?

- **I Wish...** traffic and noise mitigation, connected trails and bike routes, new mall, tech firms, infill, slow growth, better recycling program, bigger library, focus on existing residents
- **I Wonder...** mixed-use zoning

The first group activity asked participants to each write three news headlines to describe their imagined future for the City of Elk Grove. The participant-written headlines can be grouped into the following topics: Economic Vitality (19), Multimodal Transportation (7), Coordinated Services (6), Open Space and Resource Management (5), Sustainable & Healthy City (4). The following are a few example headlines:

- Elk Grove has best paying jobs in the region*
- Elk Grove voted for the best restaurants in Northern California*
- Elk Grove completes trail system*
- Elk Grove has lowest crime rate in nation*
- Elk Grove is recognized as a city of green spaces/parks/rural spaces*
- Elk Grove leads the nation in recycling with state-of-the-art program*

After completing an exercise that asked participants to put themselves in the shoes of their neighbors and consider what issues might be important to various groups throughout the City, each attendee was asked to rate community priorities. An aggregation of results is shown below.

Rate Our Priorities	Mean	Mode	Overall Rank
Economic Vitality	3	1	1
Coordinated Services, Tech, Infrastructure	3	2	2
Sustainable & Healthy Community	3	3	3
Multimodal Transportation	5	3	4
Infill Development and Outward Expansion	5	5	5
Neighborhood Identity	5	5	5
Open Space and Resource Management	6	7	6
Rural Areas	7	8	7
Regional Goals and Influence	8	9	8

The following list summarizes the key ideas, thoughts, and concerns that were put forth by participants during small group discussions, individual activities, questions, and private comment cards:

1. Economic Vitality

- More employment opportunities
- Better and higher paying jobs
- Improved/diversified retail (new mall desired)
- More/diversified restaurants

- Increase job opportunities in the technology and bio science sectors
- Expanded entertainment and tourist/vacation industry
- Support small businesses (new and existing)

2. Coordinated Services

- Improve/expand youth services and programs
- Maintain and expand senior services
- Maintain high level of elementary school education
- Expand higher education opportunities
- Maintain safety/keep crime rates low
- Expanded library facilities/programs
- Services for low-income folks

3. Sustainable and Healthy Community

- Livable, healthy city overall (in all neighborhoods)
- Community gardens + Farm to Fork program
- Plan for drought through sustainable solutions (like tertiary water treatment)
- Expanded recycling program

4. Community & Neighborhood Identity

- Create a civic core / downtown (better connect East and West across railroad tracks/HWY)
- Maintain small town feel and neighborly community
- Maintain/restore historic buildings
- Maintain, foster, and celebrate diversity

5. Multi-Modal Transportation

- Alleviate traffic congestion (shorter and/or coordinate traffic signals)
- Complete streets
- Improve/expand bicycle infrastructure and connect the trail system
- City-sponsored cyclovia events (temporary closure of streets for use by bikes and pedestrians)
- Light rail connects to other valley cities
- Expand reach of E-tran (more destinations, more frequent busses)
- Electric car charging stations

6. Infill and Outward expansion

- Infill development, especially to complete existing projects and fill in vacant land
- Slow growth, and do not expand the city boundaries
- Mixed-use developments throughout the city
- Divide infill and outward expansion into two separate categories (only support infill)

7. Rural Area

- Preserve and maintain commitment to the Rural Area

8. Housing

- Maintain balance of housing types

9. Open Space Management

- Maintain current open spaces

LIBRARIES

December 8, 2015

Attendees:

Cat Fithian, Franklin Library Branch Supervisor

Neva Cosby, Elk Grove Library Supervisor

Carolyn Rokke, Sacramento Public Library

Jeff Rubin, President, Friends of the Sacramento Public Library

Summary:

The following comments were offered:

- Franklin library is getting a lot of community use, even though it's a joint School and Community library.
- Library = community facility, education, civic engagement, cultural identity, workforce training. Library is one tool that fits all. It's a unique community resource, which should be supported to grow.
- Funds in Elk Grove have been allocated to civic center, aquatic center, site improvements. However, previous General Plan called out the library as important.
- Both libraries that serve Elk Grove are operating at inadequate levels, due to inadequate facilities.

- Get libraries into the words that matter for the General Plan – how do we make it iconic?
 - San Bernardino has a performing arts center co-located with a library.
- Need community spaces within libraries for activities and lending (sewing machines, guitars, 3D printing, etc.) Think of libraries as centers of community learning and experimentation. Provide places for people to explore and experiment.
- Libraries can serve as job training, tutoring spaces.
- One of Elk Grove’s strengths is its diversity – library allows people from all language groups to obtain materials. E.g., one of the most popular items is the Chinese language newspaper.
- People coming to story time are from all backgrounds. Multiple generations and nationalities are learning English together. Helps people to socialize. Helps to break down barriers.
- Libraries are not afraid to try out innovative ideas.
- Marrying public schools and libraries together may not always be the best approach. We’re not maximizing public library locations at schools.
- Central location v. branch enhancement? Let’s think about one facility ~23,000 sf, plus next-level services out in the community.
 - Highways tend to be barriers to people when they’re accessing convenience services. People who live east or west of 99 want to stay on their own sides. While one facility might be iconic, having two smaller state-of-the-art branches would perhaps serve this community better.
 - We need to consider accessibility – parking, access, one-story buildings, etc. Those with mobility issues will struggle with a larger building. Those with strollers, etc. also could have trouble.
 - Maybe augment the existing branches with a Central library that serves all of south County.
 - Could identify a central facility, then have more flexible or temporary branch locations and functions.
- Met about 10 months ago with City leadership – let’s explore needs again, quickly, to figure out how to accommodate libraries better in the General Plan. Bring it up higher in the priorities.
- City and County managers are interested in libraries – this is a unique arrangement. City could build a state of the art facility, then rely on JPA to staff and program it.

- Library director is interested in exploring new ways of serving the community.
- How can the City be involved in the ongoing Libraries Strategic Plan process? Open for public comment now.

MOBILE STUDIOS

September 30, 2015 – December 12, 2015

Attendees: As recorded, approximately 509 adults participated in the Phase I mobile studios, although the actual number of participants is believed to be higher. Many couples and families participated as a single unit, and many children played the games.

The mobile studios took the form of a pop-up workshop booth, which appeared at numerous events throughout the City. The goal of the mobile studios was to engage as many Elk Grove residents and visitors as possible, educate people about the importance of the General Plan update, and collect community input on the first phase of the project (development of the General Plan Vision and Supporting Principles).

For this phase of the project, staff hosted the following five mobile studios in 2015:

- Neighborhood Summit: November 30 in Council Chambers
- Safety Fair: October 31 in Kohl's parking lot
- Food Truck Mania: November 4 in Old Town Plaza
- Dickens Faire: November 28 in Old Town
- Merry Movie Night: December 12 in Old Town Plaza

Exhibits

Each mobile studio included the following educational and interactive exhibits:

- **Project Overview Poster** – A brief description of what a General Plan is, an explanation of why the City is updating its General Plan, and the project timeline using infographics.
- **Map of Elk Grove** – Participants were invited to place a pin on the map to show where they live.
- **Fun Facts about Elk Grove** – A set of trivia questions about the city with the answers hidden beneath paper flaps that could be lifted by participants.
- **Prioritization Bucket Game** – A bucket toss game that invited participants to indicate the three key issues they think are most important for Elk Grove and which are most important for their

neighborhood. The buckets were accompanied by a poster showing the key topics to be addressed in the General Plan update. Participants were given different tokens depending on where they lived (east or west of Highway 99, or outside of the city).

- **Vision Board** – After reviewing each key topic, participants were asked to write their ideas for the future of Elk Grove on sticky notes and place them on the vision board next to the appropriate topic.
- **Neighborhood Rating Game** – A graphical representation of the key attributes of a good place, based on a model established by the Project for Public Spaces. Participants were asked to rate their neighborhood’s attainment of each attribute by placing a sticky dot next to their selection. Participants were given different colored dots depending on where they lived (east or west of Highway 99, or outside of the city).
- **Children’s Activities** – A coloring station was set up with coloring sheets that asked, “What do you love about Elk Grove?” and “What does a good city look like?” A bucket toss game was also prepared, and stickers printed with icons representing the key themes of the General Plan were given as prizes.

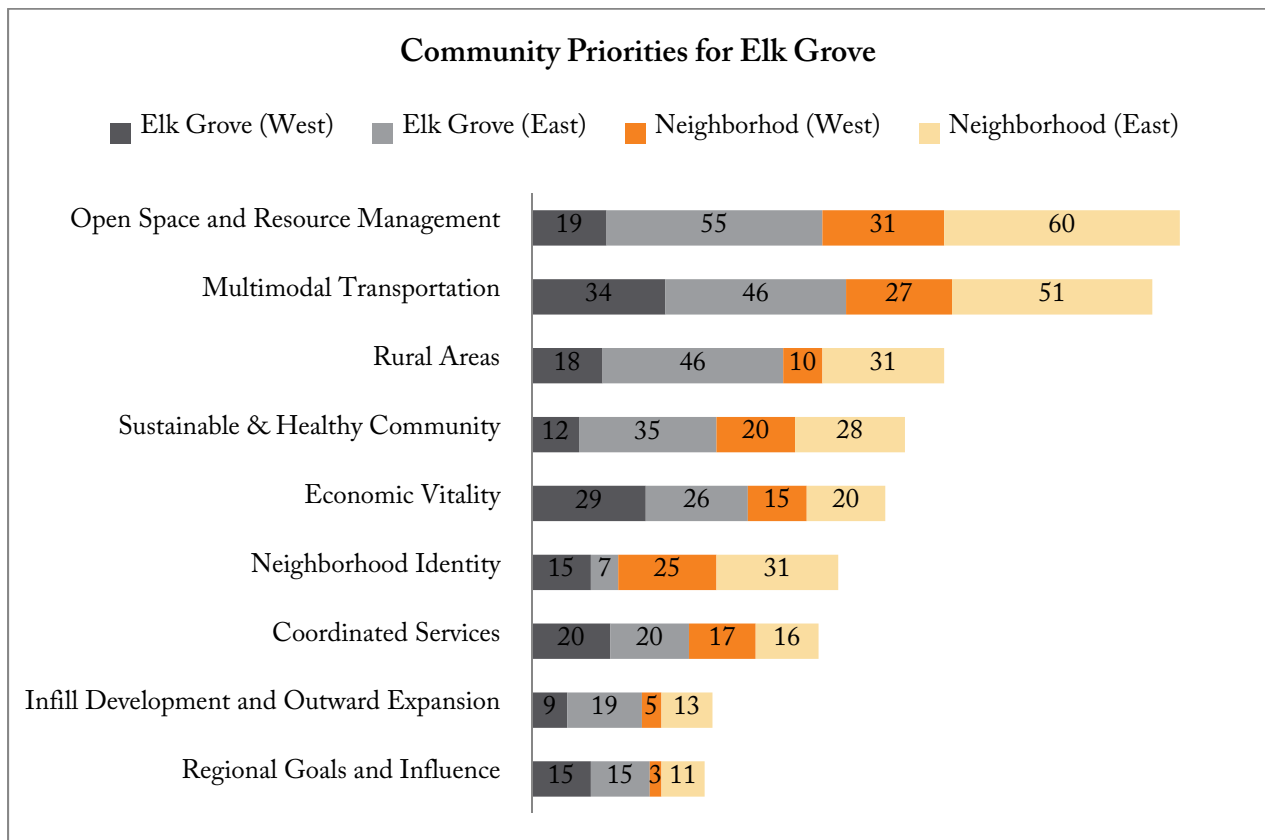
Participation

As detailed above under “Attendees,” more than 500 people played a game, provided feedback, or otherwise participated at one of the Phase I mobile studios. One activity asked participants to place a pin on a map of Elk Grove to show their home residence. Although not all participants at the mobile studios placed a pin on the map, the map below provides a sense of the geographical distribution of participants (families and individuals) across all mobile studios.



Priorities

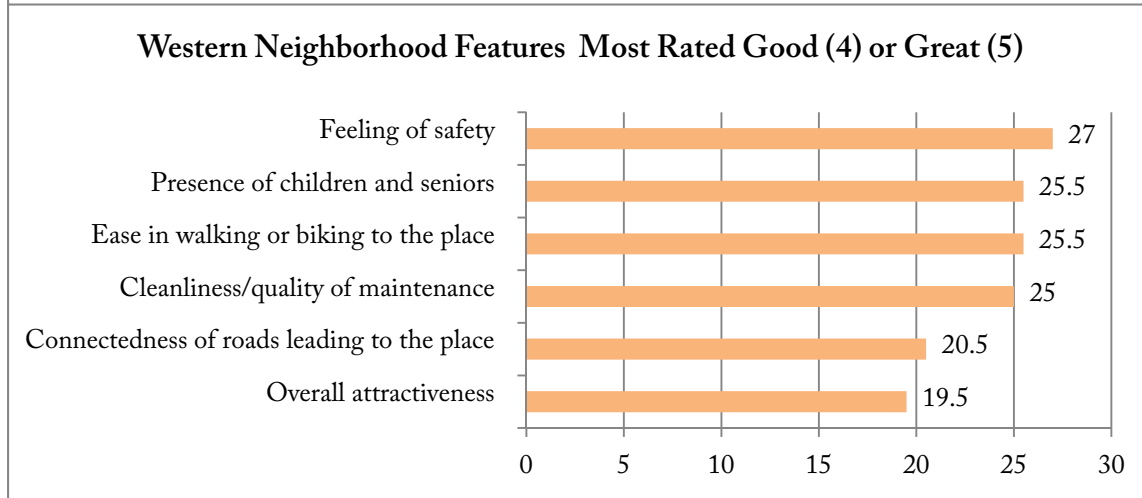
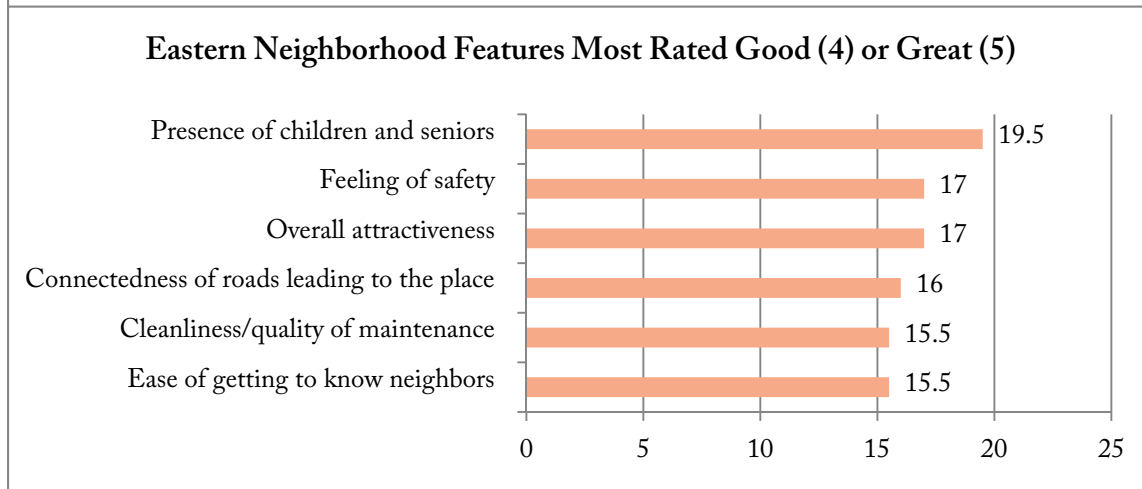
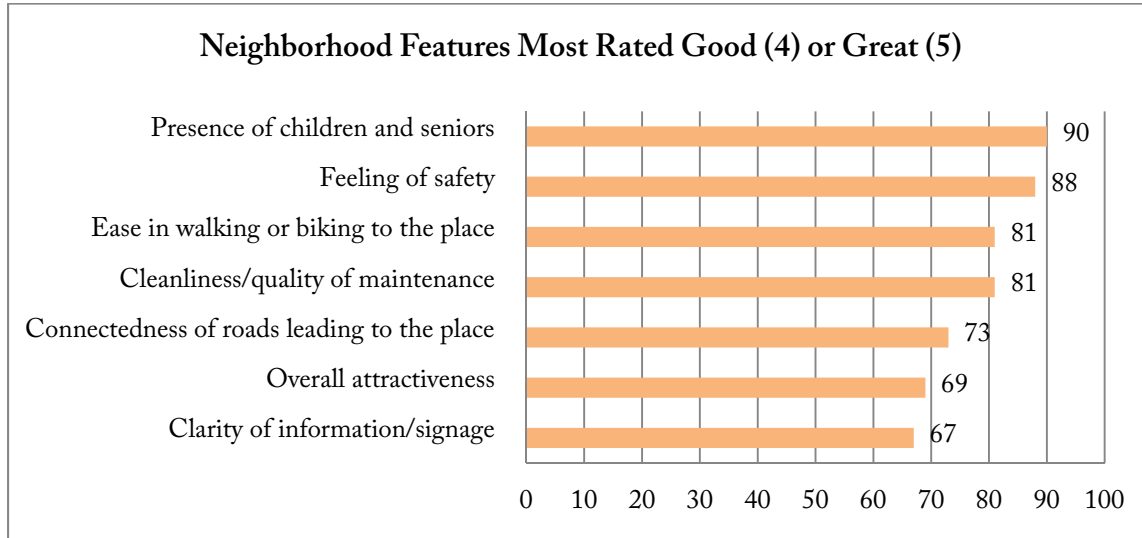
For the Prioritization Bucket Game, a majority of participants selected Multimodal Transportation and Open Space and Resource Management as their top priorities for Elk Grove and their neighborhoods. The next highest priorities included Rural Areas, Sustainable & Healthy Community, Economic Vitality, Neighborhood Identity, and Coordinated Services, as detailed in the graph below.



Highest Scoring Neighborhood Features

Participants in the Neighborhood Rating Game tended to rate their neighborhoods high in a majority of categories, although several categories routinely scored low, as detailed below. Participants from both sides of the City (east and west) agreed that their neighborhoods are safe, attractive, clean, well-connected, and have a strong presence of children and seniors. Those living east of Highway 99 also indicated that it is easy to get to know their neighbors. Those living west of Highway 99 also rated their neighborhoods high for bikeability and walkability.

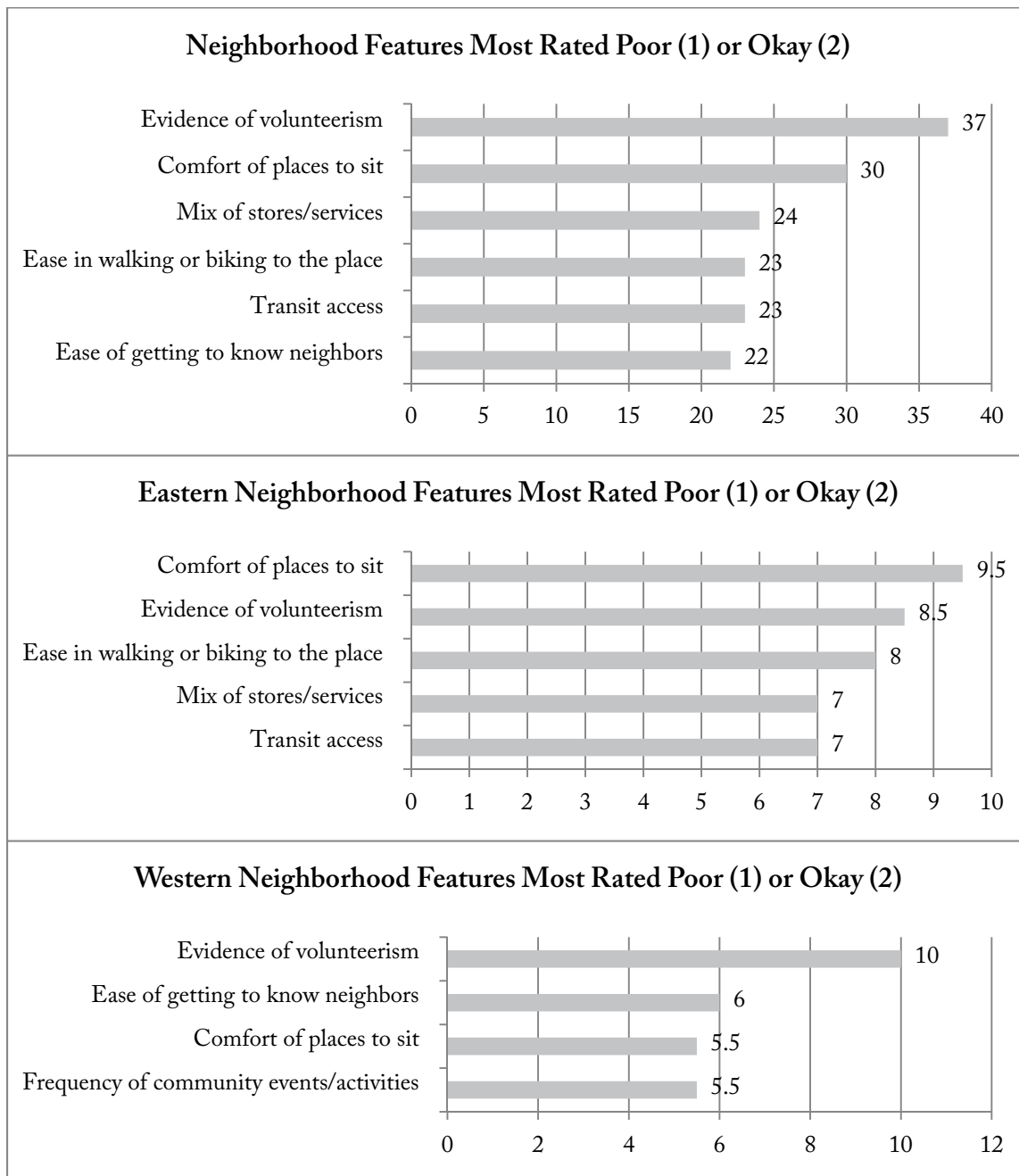
The following three charts show the combined averages of ratings for good (4) and great (5) for 1) all of Elk Grove, 2) for the eastern neighborhoods, and 3) for the western neighborhoods.



Lowest Scoring Neighborhood Features

Participants from both sides of the city (east and west) agreed that their neighborhoods could use improvements in the areas of volunteerism and comfortable places to sit. Those in the eastern neighborhoods also gave low ratings for walkability/bikeability, the mix of stores/services, and transit access. Those in the western neighborhoods also gave low ratings to the frequency of community events and the ease of getting to know their neighbors.

The following three charts show the combined averages of ratings for poor (1) and okay (2) for 1) all of Elk Grove, 2) for the eastern neighborhoods, and 3) for the western neighborhoods.



Community Vision

Finally, participants shared their ideas and desires for the future of Elk Grove on a large vision wall and on private comment cards. Participant comments are organized by key topic and summarized below:

1. Multimodal Transportation

- More accessible transit to local destinations
- Add traffic calming where needed
- Improve bicycle and pedestrian infrastructure to be safer and better connected

2. Open Space and Resource Management

- Maintain existing open spaces
- Connect parks
- Add more parks for specific uses

3. Sustainable & Healthy Community

- Improved sustainability services, recycling, grey water, etc.
- Limit water use
- Reduce city emissions

4. Coordinated Services

- More amenities for teens and youth
- More programs for children
- More services for seniors
- Continued leadership and excellence in elementary education
- Become more welcoming to families with special needs

5. Economic Vitality

- Enhance commercial/retail and recreational destinations without adding traffic congestion
- Balance big box opportunities with support for and preservation of local businesses
- Increase local job opportunities, including tech jobs

6. Neighborhood Identity

- Preserve small town, community feel
- Support community-building events
- Connect neighborhoods with better pedestrian infrastructure
- Support cultural diversity and integration

7. Rural Areas

- Preserve rural areas
- Maintain rural character and quality of life
- Balance rural and urban interests

8. Regional Goals and Influence

- Share regional goals and promote more widely
- Improve regional transportation – create connections and reduce congestion
- Create job and education centers

9. Infill Development and Outward Expansion

- Take advantage of vacant land
- Keep housing options affordable
- Consider walkability when choosing developable sites
- Complete unfinished developments, including the mall
- Streamline the development process

DISABILITY ADVISORY COMMITTEE

January 20, 2016

Attendees:

- Ted Clark – Chair
- Karen Grussenmeyer – Vice Chair
- Steven Capps
- Nana Tufuoh
- Tim Gorsulowsky
- Jim Ramsey – Staff

No members of the public were in attendance.

Attendees had been given an overview of the General Plan process at the previous meeting. Staff ensured there was no questions on the process, and then gave an overview of the Vision Book and issues and priorities for the General Plan. Attendees were then asked for input on the needs and challenges for the

City of Elk Grove. The committee was particularly concerned with job availability, transit availability, and the provision of needed services within short distance of housing.

Discussion included the following comments from committee members:

General

- The current general plan has a breakdown of statistics pertaining to the disabled – number of people, where they work, etc. This should be updated and included in the new plan.
- Would like a general statement from the City that it is a disabled-friendly city, and then back it up. *(Provided an example)*

Neighborhood Identity

- Some neighborhoods have a strong identity, and that should be preserved.

Economic Vitality

- Jobs don't match the area, and don't accommodate the people looking for jobs. The only jobs are "tanning salons and nail shops". Fix the jobs and bring in "real jobs", which will fix transit.
- Used Rancho Cordova as an example for job base (call centers), which creates services for that job base (restaurants and other services).
- Bring in businesses that can support expansion, but if the city keeps expanding the way it is it will just "clog up the freeways" more.
- Businesses are not disabled-friendly. The disabled community DOES want to participate in the community, but we have requirements. Having those requirements met is a determinant for where we do business. Have "Developer package" – development requirements for businesses. Require charged electric carts, sheltered benches to wait for the bus or paratransit, and bus stops to allow those with needs to be able to shop and work in those places.
- There are lots of housing developments being built, but no supporting services nearby – gas stations, food markets, etc. Spread out services instead of "coagulating" them. Used Whitelock as an example.
- Chain restaurants seem to thrive in Elk Grove, while local businesses fail. *(There was no comment on whether this needed to change or if there is a reason for this.)*

Mobility

- There is a disconnect between bus and train schedules, so you have to wait a long time when transferring and it makes it inconvenient or infeasible to use transit.
- There is a large number of disabled people who can't work because there are no local jobs and they have no way to get to Sacramento.

- The buses are not allowed to stop at Franklin station or other stops because Elk Grove doesn't have permission – makes it really difficult to travel by bus in that area.
- No weekend service, not enough transit to move people. Paratransit has a hierarchy to making appointments with critical medical given highest priority, then other medical appointments, then general use. So those who need to get to work or go grocery shopping have trouble getting service.
- The Public Safety Chapter has a section on evacuation plans – that is a major concern for the disabled, and it needs to ensure they can be safely evacuated. Cited Katrina as an example of when the evacuation plan failed the disabled community.

Services

- Bring in a hospital and trauma center. Allow for medical field growth in Elk Grove – it will bring in jobs, industry, innovation, and provide necessary services for those that need them frequently. They currently have to go to Sacramento for medical needs.
 - *(Jim Ramsey believes Sutter Dignity Health may plan to expand and include a trauma center, but isn't certain.)*
- How many parks are disabled-accessible? A few have playground equipment that is, but no way to get to it in a wheelchair. There's no way for these children to play at the playgrounds.

Infrastructure

- There is a severe lack of bus stops in many areas; also no sidewalks or adequate lighting in many areas.
- Housing developments are being built without the supporting infrastructure. Require developers to have the infrastructure and transit ready and provide for services nearby before project completion.

Sustainability

- Recycled water has too much salt in it. *(Increased regulation on content and use?)*

TOPIC WORKSHOP: TRANSPORTATION

January 28, 2016

Attendees: 12 community members signed an optional sign-in sheet.

The intent of this workshop was to collect community input on the following questions: **How can transportation planning support community health and sustainability? How can it improve the quality of life in Elk Grove?**

The workshop began with a short presentation covering background information about the project and specific details about transportation and mobility in Elk Grove. After the presentation, participants worked collaboratively through a series of small group activities.

Activity 1

The first group activity invited participants to calculate their personal VMT (vehicle miles traveled) and their household VMT. After completing their calculations, they compared their scores to regional data and discussed the results as a small group.

Activity 2

The second group activity provided participants with a set of reference maps showing common trip origins and destinations within Elk Grove with an overlay of transit, bicycle, pedestrian, and trail routes. Participants were then invited to discuss the following questions:

- *What do you think is preventing people from using transit to go to these top destinations?*
- *What can the City do to improve transit, pedestrian, or bike infrastructure linking these specific destinations?*
- *Where are most trips originating from? How can the City incentivize those travelers to use transit, walk, or bike more?*
- *In what other ways can residents reduce their VMT beyond using transit, biking, or walking?*

Participants put forth several ideas for ways to reduce household and personal VMT. Several ideas focused on driving less, such as running multiple errands in a single trip, having a designated “no driving day,” or avoiding driving during rush hour whenever possible. Other suggestions included ideas for walking more, such as walking to nearby locations or organizing a walking school bus.

Participants also provided many ideas for reducing non-motorized trips in Elk Grove. These ideas can be grouped into the following general categories:

- **Transit.** Ideas for transit-related solutions included incentivizing student ridership or reinstating the school bus system, providing seniors with discounted tickets and marketing transit at the Senior Center, and improving transit services in various ways (e.g., making transit faster, improving connections between services, incentivizing ridership, and promoting the transit routes better).
- **Bicycle/Pedestrian.** Ideas for bicycle and pedestrian solutions included improving roadway safety for cyclists; promoting bicycle/pedestrian culture through street closure events, bike sharing programs, and discounts for bicyclists; and generally improving infrastructure (e.g., expanded pathways, protected bike lanes and bike parking, and better pedestrian crossings).
- **Other.** Other ideas for reducing non-motorized trips in Elk Grove including traffic calming (e.g., lower speed limits, narrower streets), expanding carpool networks, and reevaluating the school system so that students do not have to travel as far to get to school.

Activity 3

The third group activity provided participants with a set of reference maps showing common trip origins and destinations outside of Elk Grove with an overlay of bicycle, pedestrian, trail, and transit routes.

Participants were then invited to discuss the following questions:

- *What do you think is preventing people from using transit to go to these top destinations?*
- *What can the City do to improve transit or bike infrastructure linking these specific destinations? Which destinations should the City prioritize for transit links? For cycling links?*
- *In what other ways can we reduce regional VMT beyond using transit, biking, or walking?*

Participants offered many ideas for reducing non-motorized trips between Elk Grove and the rest of the region. These ideas can be grouped into the following general categories:

- **Transit.** Ideas for transit-related solutions included adding light rail and improving bus connections to light rail; incentivizing transit use by reducing parking rates at stations or having employers offer perks; and improving buses by making them faster.
- **Other.** Other ideas included adding more carpool lanes and coordinating carpooling through NextDoor.com; creating more opportunities for people to work and play in Elk Grove (or telecommute); and providing more education about the benefits of driving less and walking, bicycling, or taking transit more.

TOPIC WORKSHOP: GROWTH STRATEGIES

February 1, 2016

Attendees: 28 community members signed an optional sign-in sheet.

The intent of this workshop was to collect community input on the following question: **How can we effectively manage future growth while also conserving important natural resources and providing ample civic amenities?**

The workshop began with a short presentation covering background information about the project and General Plan outreach conducted to date. After the presentation, participants worked collaboratively through a series of small group activities, which were interspersed with additional presentations.

Activity 1

The first group activity invited participants to review maps showing roadways, parks, and schools and to indicate where they like to play outdoors in Elk Grove. Participants drew on the maps and shared their answers as part of a small group icebreaker activity.

Activity 2

After a brief recap of the community vision (as established through the first phase of outreach for this project), participants were invited to work in small groups to identify potential infill locations and ways to evaluate infill possibilities.

The following ideas were put forth as infill opportunities:

- **Economic Center.** Create a mall in the center of town, build out areas close to transit, and consider ways to create more jobs in Elk Grove.
- **Parks and Recreation.** Create small parks with benches or dog parks.
- **Housing.** Consider ways to help the homeless and create cohousing opportunities.

The highest rated infill criteria were:

1. Does the use improve the character of the neighborhood? If so, what is most important about the character?
2. Is the use consistent with our local plans and laws?
3. Are densities, setbacks, or heights compatible with surrounding uses?
4. How will the use impact parks and schools?
5. Are sufficient water supplies available?

A few groups also wrote in their own priorities, including “what does the market demand?” and “environmental sustainability.”

Activity 3

After a presentation about projected growth, housing demand, and existing vacant land, participants were invited to discuss the services and amenities they think are most important in order to maintain quality of life in Elk Grove.

Activity 4

Finally, participants were given an overview of anticipated population growth through 2050, as well as the number of jobs and dwelling units that would be needed by then to accommodate this new population. The activity included three buckets—one for development inside of the existing city limits, one for development in study areas outside of the city limits, and one for directing growth to other locations in the region (i.e., restricting growth inside of Elk Grove and distributing it to other areas). Job and population growth accommodations from developments that were already approved or planned were allocated first (in the infill development bucket). Participants had four yellow chips (each representing 5,000 dwelling units) and four white chips (each representing 5,000 jobs) to allocate. The summary below represents the allocations from each group.

Group 1: This group put 75 percent of its white chips (15,000 jobs) and 50 percent of its yellow chips (10,000 dwelling units) in the study area bucket. The rest of the chips went in the infill bucket (5,000 jobs and 10,000 dwelling units), with the caveat that there sufficient police and fire protection are provided to serve the increased population.

Group 2: This group chose to preserve the study areas as they were, allocating one yellow chip (5,000 dwelling units) to redirect growth to other locations in the region and the rest to infill development (15,000 dwelling units and 20,000 jobs).

Group 3: This group didn’t reach consensus by the time all groups shared their results, but after further conversation, a majority of participants felt that growth in the study areas was the most viable option. There was one strong dissenting opinion to keep all growth within the existing City. All participants agreed that redirecting growth to other locations seemed infeasible.

Group 4: This group also hadn’t reached consensus by the time the other groups shared their opinions. Creativity and putting jobs first were two overarching themes from this group.

Communications Survey

At the end of each workshop, participants were asked to respond to a short survey about their communication preferences. The same questions were also asked on the online survey (results are summarized in the tallies provided below). The results below are combined from both topic workshops and organized from largest to smallest.

1. How do you currently find out about city news, events, and public participation opportunities? (Select all that apply)

- City Newsletter or Email (16)
- Printed News (9)
- City Website (6)
- Online News (6)
- Facebook, Twitter, or other social media (6)
- NextDoor (3)
- City Mailer or Utility Insert (5)
- Other: Citizen Planner list; app; friends; previous participants; my wife

2. How do you prefer to be informed about future city events and public participation opportunities? (Select all that apply)

- City Newsletter or Email (19)
- City Mailer or Utility Insert (10)
- City Website (9)
- Printed News (8)
- Online News (8)
- Facebook, Twitter, or other social media (8)
- NextDoor (5)
- Other: (none)

3. How do you prefer to provide your feedback to the City? (Select all that apply)

- Online Survey (19)
- Interactive Workshops (15)
- Open Houses (14)

- Telephone Survey (5)
- Pop-up or Mobile Workshops (2)
- Other: City Council meetings (allow more time for community engagement)

TOPIC-FOCUSED ONLINE SURVEY

February 5–February 25, 2016

Participation: 53 respondents participated in the online survey.

The intent of the online survey was to provide those unable to attend the topic-focused workshops on January 28 and February 1 an opportunity to provide input on transportation and growth strategies. The survey was open for three weeks and was promoted via e-mail and social media. The summary below provides key themes in response to each question. All questions, except for the final three, were open-ended.

TRANSPORTATION

- 1. This map shows the top four local car destinations in Elk Grove. What do you think is preventing people from using transit, walking, or biking to get to these top destinations?**
 - Elk Grove is not bike friendly: narrow bike lanes, high speeds, intersections not timed with them in mind
 - Distance between stores and large parking lots discourages walking
 - Transit system information online is confusing: don't know how the buses work
 - Greater variety of shops and restaurants within shorter distances would attract more pedestrians and bikers to come
 - Transit is not extensive enough and doesn't run frequently enough
 - Driving is habit, convenient, and most efficient
 - Major barriers such as the freeway and state roads that are extremely difficult or impossible to cross as a pedestrian or biker without going way out of the way
- 2. What can the City do to improve transit, pedestrian, or bike infrastructure linking these specific local destinations?**
 - Wider and more clearly designated bike lanes
 - Provide additional separated bike paths and greenbelts

- Provide more biking facilities, e.g., locking stations outside businesses, clearly marked crossings, trees
 - Better timed transit key connections
 - More complete pedestrian network
 - Share the Road awareness campaign
 - Provide higher frequency of bus runs outside of commuter hours
3. **How can the City incentivize residents to use transit, walk, or bike more locally?**
- Hop-on hop-off shuttle to serve key shopping locations
 - Free all-day parking to incentivize use of the free shuttle
 - Events to market the bus and reduce the barriers to use
 - Post better transit information at stops and online
 - Improve safety
 - Free trips, free days, or other promotional incentives to try out transit
 - Bus routes that connect grocery stores and shopping centers to residential neighborhoods
4. **This map shows the top regional car destinations from Elk Grove. What do you think is preventing people from using transit or other alternative transportation (such as cycling, carpooling, or car sharing) to get to these top regional destinations?**
- Safety concerns (both from accidents and crime)
 - Transit schedules are confusing and inconvenient
 - Length of time needed to get to these destinations by transit
 - Light rail doesn't feel safe
 - Distance between destinations and home is too far
5. **What can the City do to improve transit or other alternative transportation infrastructure (such as cycling, carpooling, or car sharing) linking these specific regional destinations?**
- Extend light rail into town
 - Reduce/eliminate parking fees at park-and-ride stations
 - Fare of transit is too high—reduce it
 - Cooperate with businesses and other jurisdictions to develop innovative incentives and transit options
 - Ways to facilitate carpooling (e.g., apps, forums)

6. **How can the City incentivize residents to use transit or other alternative transportation (such as cycling, carpooling, or car sharing) more regionally?**
 - Discounted fares for, or free, buses
 - Improve customer service
 - Marketing and education on the bus system and transit connections
 - A bike share program
 - Make light rail safer and cleaner

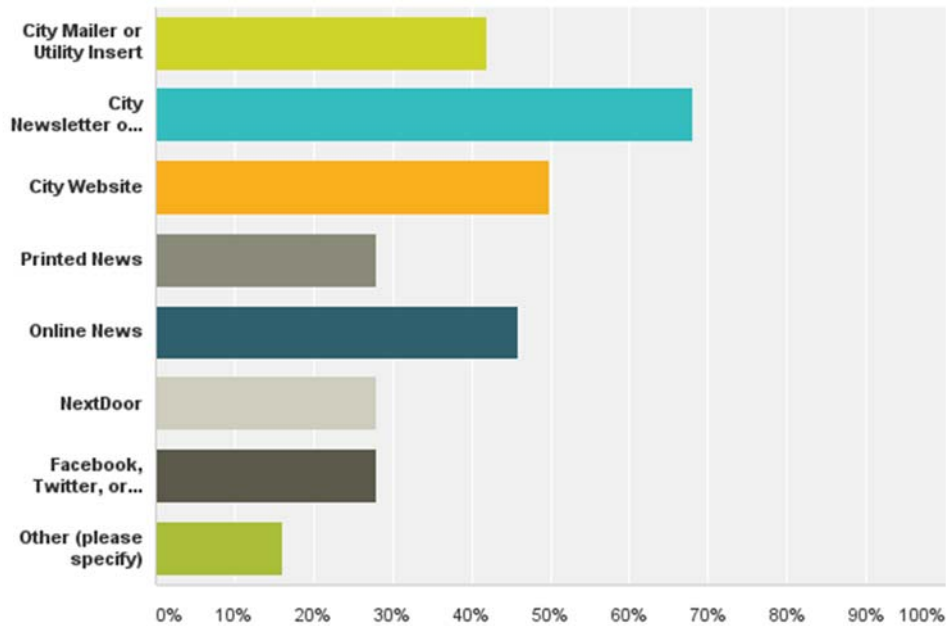
GROWTH STRATEGIES

7. **Where are opportunity sites within the existing city limits to accommodate new residents and jobs?** An opportunity site is where changes to existing on-the-ground land uses are anticipated, whether the changes occur through redevelopment of an existing site or by developing on vacant land. **What vacant properties would you like to see developed near your home? Are there any land uses you'd like to change near your neighborhood?**
 - Greater reuse of historical Old Town buildings
 - Grocery, commercial, and shopping by Laguna West
 - In infill areas only
 - Don't want any growth
 - Small-scale grocery, boutiques, local businesses near residential neighborhoods
 - Build the half-finished mall, not the casino

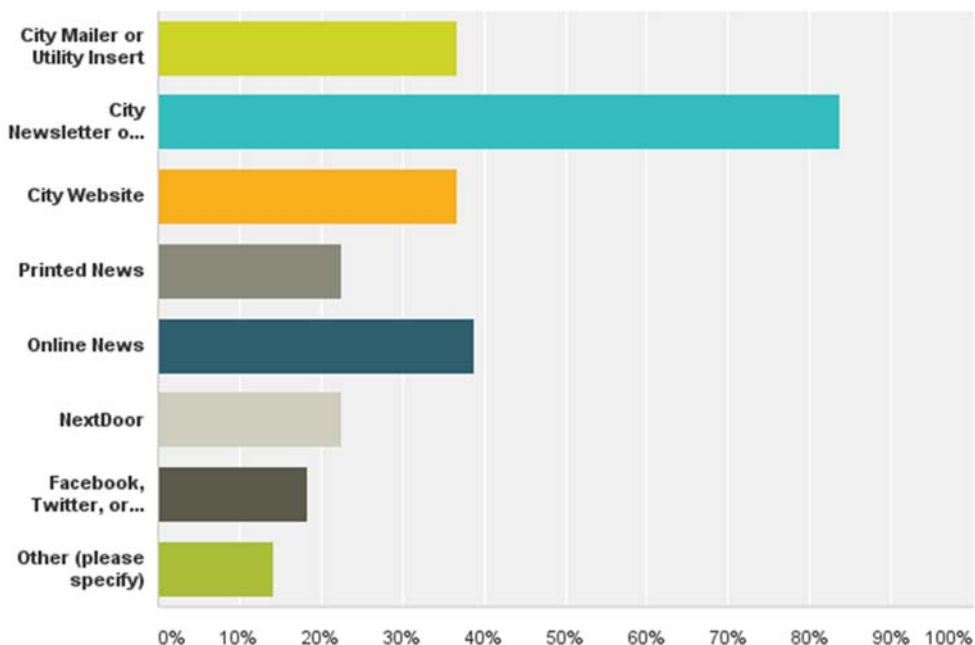
8. **For what reasons should we consider growing beyond our existing city limits?**
 - To preserve or provide more park and open space only
 - See no reason for growth outside city limits
 - To bring more upscale retail and businesses to the city
 - To attract businesses that will local hire, but not homes

COMMUNICATIONS

9. How do you currently find out about City news, events, and public participation opportunities? (select all that apply). Most people indicated that they prefer to receive city news via the City Newsletter, City Website, Online News, and city mailers, as shown in the chart below.

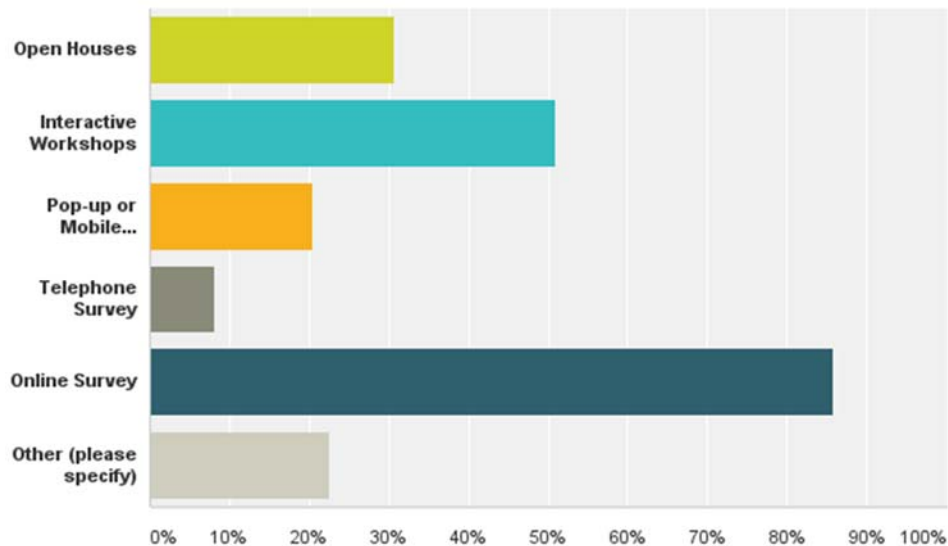


10. How do you prefer to be informed about future City events and public participation opportunities? (select all that apply). The vast majority selected City Newsletter as their preferred way to receive information about City events and participation opportunities, as shown in the chart below.



11. How do you prefer to provide your feedback to the City? (select all that apply).

The vast majority of respondents indicated a preference for providing input via an online survey, followed by interactive workshops.



COMMITTEE FOR THE ARTS

March 17, 2016

Attendees:

- Nan Mahon – Chair
- Cheryl Griess – Vice Chair
- Mona Schmidt – City Staff
- 2 additional attendees

Summary:

The following comments were offered:

- Ensure continuation of public art and continued/increased funding to the arts
- Ensure continuation of festivals with the comment that it gives Elk Grove distinction
- The committee should have the ability to apply for grants directly, and have “more recognition and more muscle”.
- The primary desire of the Committee is the construction of an adequate arts venue. There is currently no location that can support full ensembles or more than a few hundred audience members. A venue is necessary both to support current demand and to attract future large shows

which would bring in money and entertainment. Along with the venue, a “business attitude” is needed

- Forge alliances with private businesses for support of the arts
 - Support the Arts Advocacy Project
- Better recognition for existing art and more variety of arts and cultural events – there are a lot of overlooked genres
- Utilize Old Town’s potential
 - Create a central directory of arts happenings with calendar, feature stories, etc.
 - Bring in more arts opportunities, especially for children
 - Schools need boosting and publicity, as well as local authors, musicians, theater, etc.
 - Coordinate with CSD for the use of parks and amphitheaters for arts events
 - Elk Grove should have a local historical museum. The only similar thing is the Historical Society, but a museum is needed.
 - The City Council approved ~ 1 – 2% to fund public art on capital building projects, and the Committee has a grant to create a Master Plan for public art

Other Comments

- Elk Grove Boulevard isn’t wide enough
- Another road over the railroad tracks to get to Old Town is needed
- In general, the circulation system can’t handle the current and future traffic
- East Stockton Boulevard access to 99 is awful, and the road can’t handle the commercial development or future big development
- Better jobs/housing balance is needed
- The Casino would place on Grant Line Rd, such as using Casino funds to widen the road.

GREATER SHELDON ROAD ESTATES HOMEOWNERS ASSOCIATION (GSREHA)

April 5, 2016

Attendees: ~ 20

Summary:

The following comments were shared:

- Protect the integrity of the rural area.
- Make the rural designation, as shown on the existing City maps, a permanent land use in the General Plan.
- Rural Roads standards and policies should be incorporated into the General Plan.
- The six 2-acre parcels east of Royal View Drive should remain rural, but would be OK with a transitional land use. Support a medical office project or a passive park extension of Rau Park. This site should include a buffer between the development and the existing residences. No ingress or egress on Royal View.
- Calvine Meadows SPA – not a fan of the application of clustering on this project. Site is not consistent with the surrounding conditions. This area should be part of the Rural Area, not estate residential.
- Country Hill Drive should not connect south. It would create a cut-through from Elk Grove Florin to Sheldon.

ARTS ADVOCACY PROJECT

April 6, 2016

Attendees: ~ 45

Summary:

The following comments were shared:

- Opportunities for arts and performance spaces in the city.
- Need to do more to nurture the arts in Elk Grove.
- Develop opportunities for arts and performance spaces in the Civic Center.
- Consider increasing the size of the performance space in the future library building – need something over 200 seats.

VALLEY HI COUNTRY CLUB ESTATES

April 13, 2016

Attendees: ~25

Summary:

The following comments were shared:

Circulation & Transportation

- Concerns with changes and impacts to traffic, both in neighborhood and on major roads. Congestion has increased and, along with it, accident rates.
- Light rail extension has impacted commute patterns and not for the better.
- Trail connections and sidewalks are incomplete – this is a safety issue for families; back roads are not safe for cyclists.
- City’s plan for subsidized housing is a problem – bad locations.
- Reevaluate thresholds for signalization of intersections. Reevaluate roadway sizing.
- Public transit:
 - City should look at BRT, not LRT
 - Transit brings homeless concerns

Development & Infrastructure

- Not fans of the proposed casino – not many positive features.
- The recent tattoo parlor approval is not desirable either.
- Sphere of influence – need to address infrastructure early on.
- Expand the purple pipe system to existing areas of the city. Consider providing to single-family residential.

Downtown & Neighborhood Identity

- Places such as Folsom, Lodi, and Auburn – there is a “there” there. Places up and down the valley have good community cores.
 - Elk Grove has failed on this, partly because it has “bad bones”
 - People avoid Old Town due to traffic and the train
 - Current design does not work
 - No one can get into the library – plus it’s an ugly building
- Wayfinding sign placement doesn’t always make sense. Galt has better identity, signage/features; Elk Grove needs a design palette – don’t just take the leftovers.
- Elk Grove needs an identity – who are we or who do we want to be?

- City hall should be located in “Downtown” (Old Town).

Economic Vitality & Safety

- Employment – need a better ratio.
- Use existing revenue better before increasing taxes.
- Gang issue – need to do better job at keeping them out.

CAMDEN NEIGHBORHOOD ASSOCIATION

April 21, 2016

Attendees: 5

Summary:

The following comments were shared:

- Concern about the height of buildings, particularly the casino, infringing on views of residents. Wanted to be sure that a 12-story building like the casino would not be a precursor to loosening height requirements.
- An issue was brought about the Graton Casino potentially pumping groundwater, and a concern that this could have an impact on water quality in the surrounding area.
- One commenter wanted to be sure revenue from the casino was used to adequately address capacity demands.

OLD TOWN FOUNDATION

April 26, 2016

Attendees: 9

Summary:

The following comments were shared:

- Events in Old Town are not translating into business for merchants.
- Permit and use regulations (and cost associated with it) – how this is communicated to businesses needs improvement; need to help to avoid surprises.
 - It can be a counter problem, not necessarily a management problem
 - Issues for a particular address should be identified
 - Economic Development should help, not be a babysitter
 - Unidentified issues can kill a project, which impacts lease rates and tenant mix

- Old Town Special Planning Area (SPA) – friction is occurring
- Need to do better at encouraging and discouraging businesses. Encouragement may take better incentives. Real estate and insurance offices don't create a destination opportunity. These should be pushed back to the alley and off the main corridor.
- Need a development ombudsman
- Explore a “fee waiver day” like Costa Mesa
- Expansion – what is the goal?
 - Needs a purpose
 - Employment-driven could be a positive – something else may create concerns
 - Need to capture the employment
 - Focus on sales leakage
 - Don't get stuck again, like with Sterling Meadows

CHAMBER OF COMMERCE

April 28, 2016

Attendees: ~ 20

Summary:

The following comments were shared:

- What does expansion mean for the community? What is the process?
- Incorporate recommendations from the Economic Development symposium. Final report is still being prepared and will be sent to the City in due time.

FALLBROOK NEIGHBORHOOD ASSOCIATION

May 3, 2016

Attendees: ~ 20

Summary:

The following comments were shared:

Circulation, Transportation & Safety:

- The train crossing substantially impacts access and circulation.
- Elk Grove Unified recently completed a walk audit of the area; need to incorporate and implement. Need more stop signs, traffic control, and enforcement.
- Bike paths – homeless are regularly on the benches behind Starbucks on Elk Grove Florin/Bond; major maintenance issues; see drug sales regularly.

Development

- Do not support the casino.
- School overcrowding is a major issue. New development in the area will impact the neighborhood substantially due to the location of the school.
- Wish the Silverado Village project was different than what was approved. Would much rather see any of the following:
 - Golf course
 - School
 - Parks/open space
 - Less density
 - Vernal pool education center
 - No more cars on Bond Road

LISTENING SESSION: TRANSFORM AREAS

May 2, 2016

Attendees: 5 members of the public attended

Summary:

The listening session was provided as an opportunity for community members to provide input and ask questions in person about the topics covered in the April 15 – May 8 online workshop. The topic was “transform areas,” those areas of Elk Grove that may be best suited for change. The meeting included a short presentation on the General Plan, a brief project update, and a demonstration on how to use the online tool. Work stations were available on-site for participation in the online workshop.

During the Q&A period, the following comments were shared:

- Need to focus on attracting jobs first and make sure that jobs and housing work in tandem. The quality of jobs is of utmost importance.
- What is the purpose of the Vision Book? The vision book seems very general. Can the public provide input on specifics?
- Will there be another Online Workshop related to future topics?

- Is planned development considered in the land use plan?
- How can we guarantee success in Elk Grove given competition with other cities?

REPORTING BACK SESSION: TRANSFORM AREAS

May 10, 2016

Attendees: 6 members of the public attended

Summary:

The reporting back session was provided as an opportunity for community members to see the results and ask questions in person about the April 15 – May 8 online workshop. The topic was “transform areas,” those areas of Elk Grove that may be best suited for change. The meeting included a short presentation on the General Plan, a brief project update, and an overview of the online workshop results (data tallies and comments for each transform area and suggested new areas).

During the Q&A period, the following comments were shared:

- Area 3:
 - Consider a self-sustained tiny house village with central services to benefit the homeless. Nonprofits and volunteers can assist with oversight.
 - What are the multi-family housing requirements? Design is critical to development success.
- Area 6: This area is surrounded by the railroad.
- Area 7: Infrastructure would need to come from Elk Grove & Bradshaw.
- Outreach:
 - Should do targeted outreach to each transform area, especially for Areas 1 & 2.
 - Important to get those who might be impacted to participate now.
 - Consider overlaying upcoming mobile workshops with change areas.
 - Direct notification will be needed at zone change stage.
 - Are the people living in Old Franklin aware of these changes?
 - Appreciate in-person meetings, but understand that many more people participate online.

ONLINE WORKSHOP: TRANSFORM AREAS

April 15 – May 8, 2016

Participants: 144

Summary:

Results are available at www.elkgrovecity.org/generalplan

GENERAL PLAN UPDATE



Online Workshop I Results

May 26, 2016

ONLINE WORKSHOP OVERVIEW



ONLINE WORKSHOP

- Online tool live from April 15 - May 8
- Showed details related to 11 potential transform areas
- Comment in support or tell us what should be considered instead
- Showed aggregate results summary

Potential Transformation

1) Do you agree that this area has potential for transformation? *

- Yes, I'd like to see this area change
 No, I'd like to see this area stay as previously planned

2) What do you see as the biggest opportunities for this area?



+ More Detail

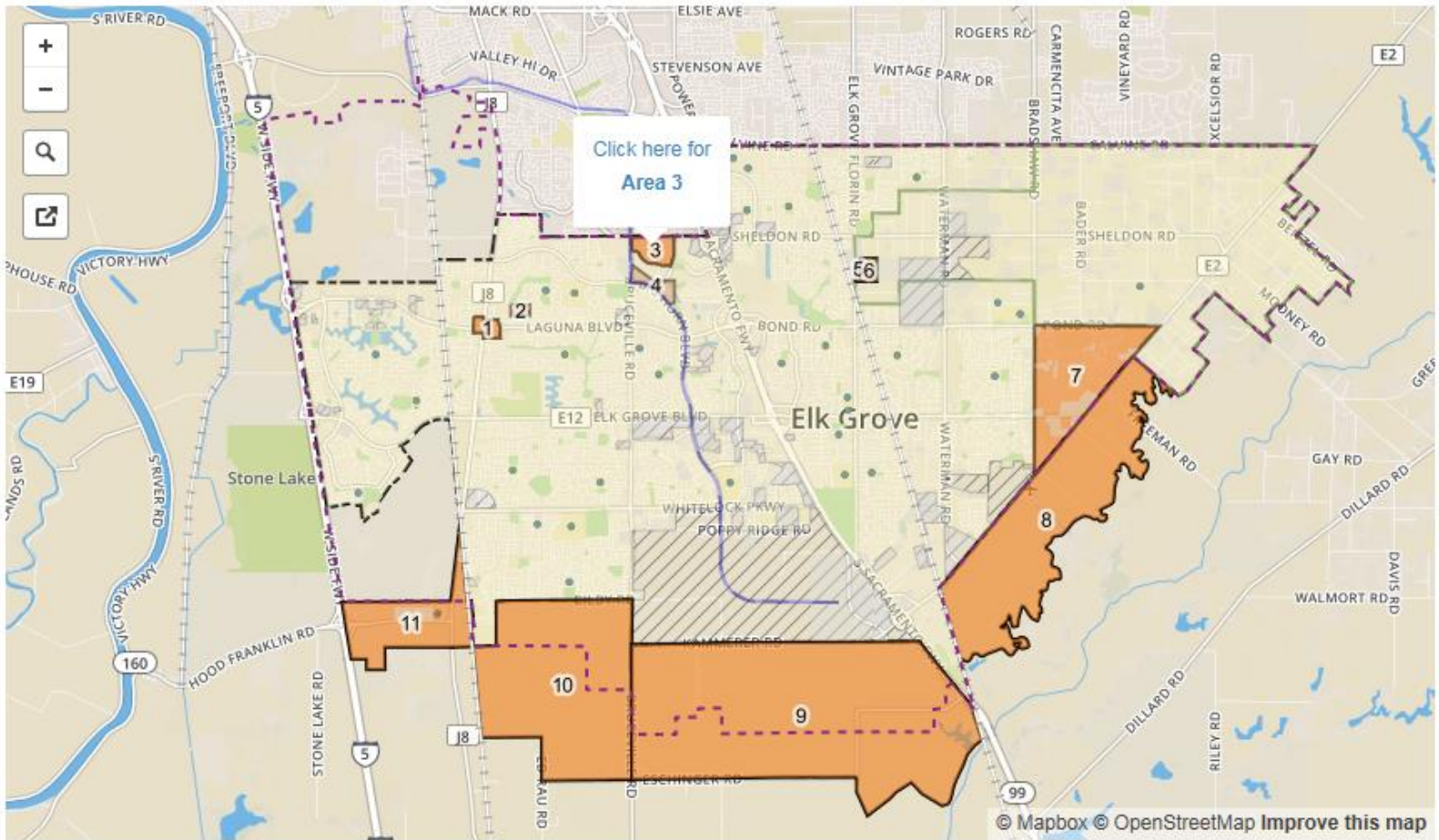


+ More Detail



+ More Detail

INTERACTIVE MAP



- Elk Grove City Limit
- Rural Area
- SACOG Blueprint Development Area
- Railroad
- Light Rail
- Park
- School
- Vacant Parcel
- Approved and Pending Development Project
- Preserve Area
- Transform Area

POTENTIAL TRANSFORM AREAS

- 11 transform areas with potential to implement the supporting principles
- Included areas in the existing City limits and beyond the City limits
- Identified based on:
 - Existing conditions
 - Public input provided throughout the visioning phase and at the topic workshops
 - City analysis



Area 6: Looking east from Elk Grove Florin Road.

SUPPORTING PRINCIPLES



Economic Vitality



Growth Management Strategy



Healthy Living



Rural & Agricultural Heritage



Community Identity



Community Services



Regional Role



Mobility



Parks, Trails & Open Space

ONLINE WORKSHOP RESULTS

Available online at:
gpworkshop.elkgrovecity.org



Key Takeaways

Total Participants*:

144

* Controlled for duplicates based on email address.

of Areas where there is support for transformation
(all within city limits):

5

of Areas where there is a desire to keep land the same
(mostly outside city limits):

5

of Areas split 50/50
(within city limits):

1

72 Area I: Overview

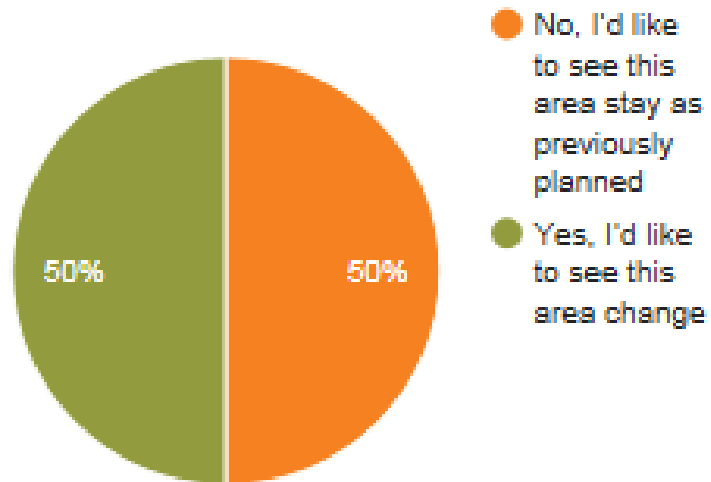
Acres	36.7
In Existing City Limits	Yes
Existing Condition	The area is currently developed as commercial centers with primarily neighborhood serving uses (e.g. grocery stores, pharmacies, restaurants, general commercial services, etc.).
Current Planned Land Use	Commercial



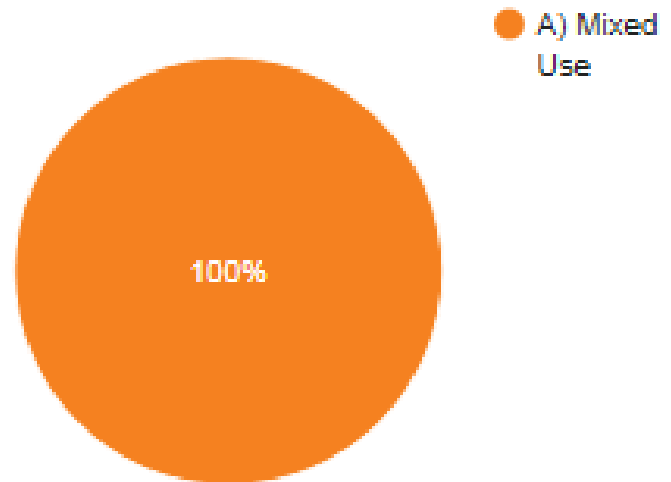
Looking NW across intersection of Laguna & Franklin

Area I: Results

Do you agree that this area has potential for transformation?



Which potential transformation do you think is best suited?



Area I: Comments Summary

Yes, Transform: 10

Opportunities

- Add additional density and mixed-use development.
- There is good potential for more retail/commercial businesses, including more non-chain restaurants.
- Make the area more visually appealing (lacks a “community vibe”)
- Develop this as the urban center of Elk Grove.

Considerations

- Area behind Walgreens feels unsafe.
- Do not make this a crammed strip mall.
- Keep the existing grocery stores
- Do not add any more cell phone shops or nail salons.
- Be mindful of parking and circulation impacts. There is already bad traffic and parking at certain times of the day.
- Add a better sound wall
- Add better bicycle lanes to decrease car traffic to the area

No, Keep the Same: 10

Reasons

- The existing commercial services serve the neighborhood well.
- Access and parking is good as is.

Considerations

- The northeast corner is underutilized
- Add more restaurants
- Be mindful of traffic impacts and keep the area bicycle and pedestrian friendly.
- Nearby vacant land would be better to develop
- Do not add a transit service/bicycle facility.

Area 2: Overview

Acres 15.6

In Existing City Limits Yes

Existing Condition The western portion of the area is vacant and the eastern portion of the area is currently developed with rural residential homes.

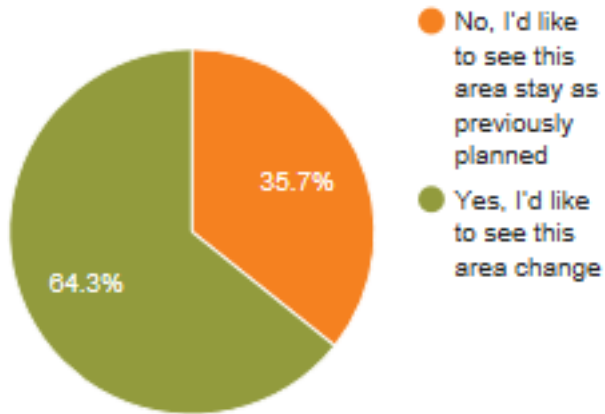
Current Planned Land Use Low Density Residential



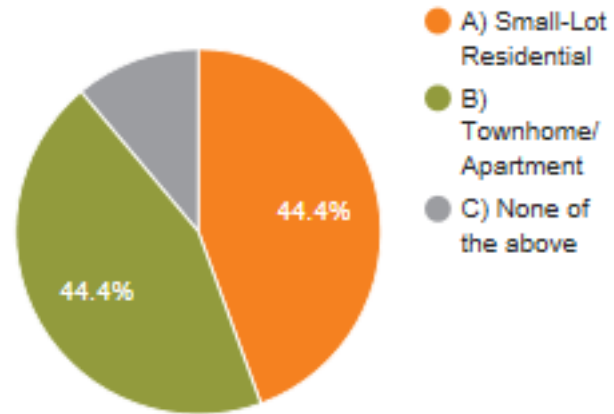
Looking west along Tegan NE of Laguna and Franklin

Area 2: Results

Do you agree that this area has potential for transformation?



Which potential transformation do you think is best suited?



Area 2: Comments Summary

Yes, Transform: 9

Opportunities

- Higher density, infill development with neighborhood-serving commercial and residential.
- Add affordable housing.
- Expand greenway throughout area to make walking/biking to shopping and schools easy.
- Good for more single-family homes close to schools, parks, and shopping.

Considerations

- Preserve current home values
- Make sure traffic does not increase if townhomes are built; also consider roadway safety.
- Consider capacity of the school to the west

No, Keep the Same: 5

Reasons

- I like the low density plan.
- One of the few rural residential areas in Laguna.
- The area has longtime residents that should be allowed to remain

Considerations

- Consider extending park through the vacant western portion of area.

Area 3: Overview

Acres 80.7

In Existing City Limits Yes

Existing Condition The area is currently vacant.

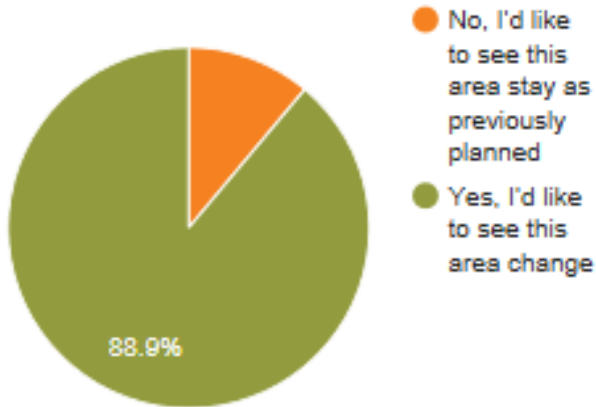
Current Planned Land Use Rural Residential



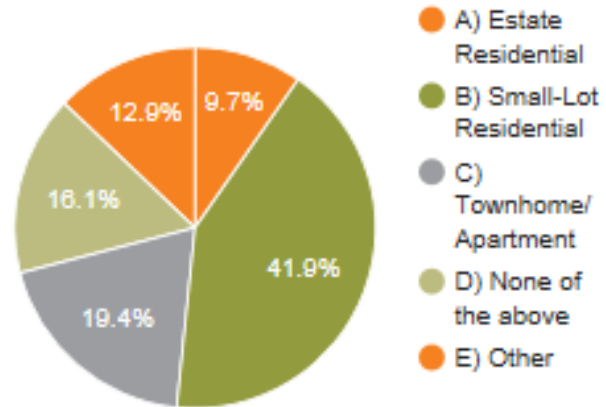
Looking SE from Bruceville & Sheldon

Area 3: Results

Do you agree that this area has potential for transformation?



Which potential transformation do you think is best suited?



Area 3: Comments Summary

Yes, Transform: 32

Opportunities

- Residential: single family, multi-family apartments, for sale townhomes, student housing, high-end condos.
- Expand commercial/retail, specialty shops, eco-friendly buildings, mixed-use, no strip malls.
- Great location for higher density transit-oriented development because it is walking distance to transit, parks, trails, retail, schools, entertainment, and easily accessible to HWY-99.
- Possible medical/dental office complex and/or education services; employment opportunities.

Considerations

- Get good property management to ensure property maintenance of rentals.
- Make sure the farmers will still have space to grow food.
- Wildlife (pheasant and water fowl) habitat and creek preservation
- Road access and capacity, including ingress/egress
- Balance open space, recreation, and trees with residential neighborhoods

No, Keep the Same: 4

Reasons

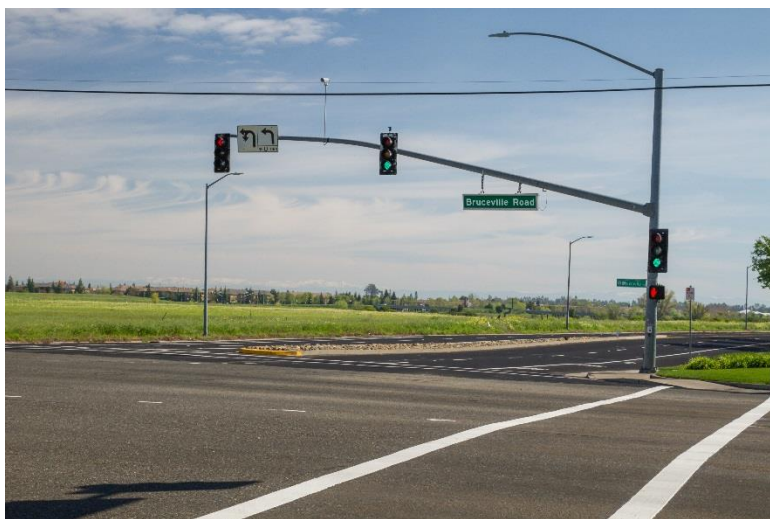
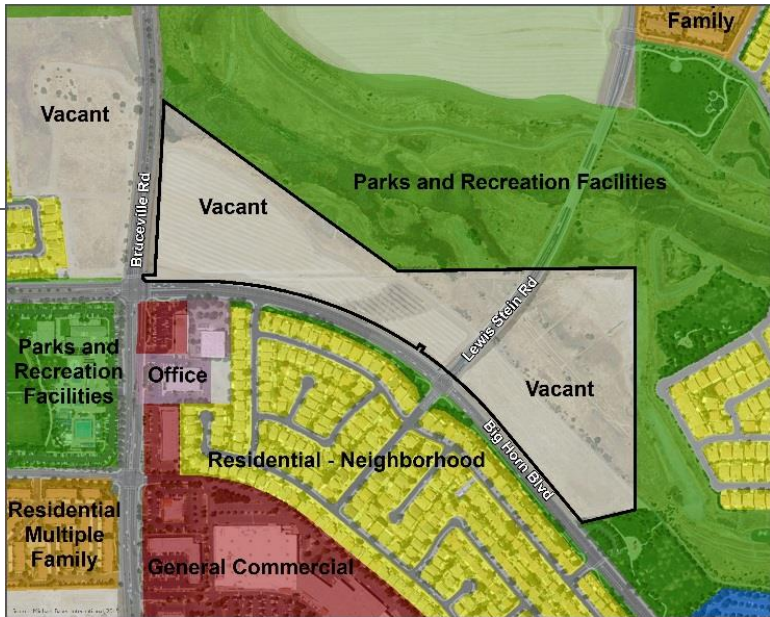
- Keep it rural residential because it is one of the few rural residential areas left
- Would be a good location for a new neighborhood
- Some commercial would be appropriate at intersections

Considerations

- The infrastructure is already there to expand

Area 4: Overview

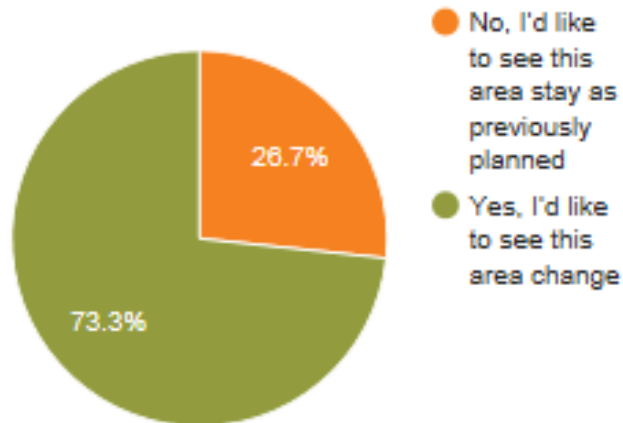
Acres	42.4
In Existing City Limits	Yes
Existing Condition	The area is currently vacant.
Current Planned Land Use	Rural Residential, Public/Open Space, Office



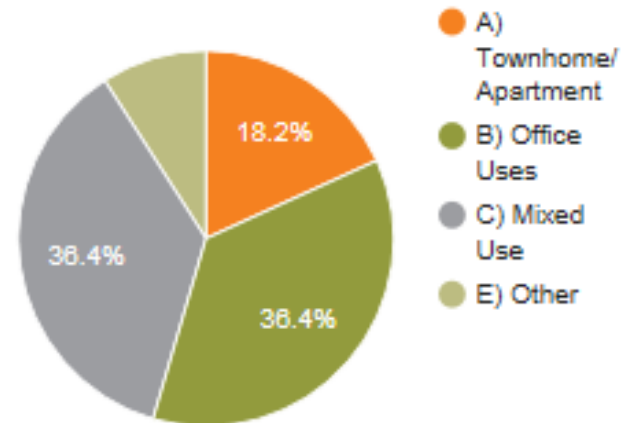
Looking E across Bruceville along Big Horn

Area 4: Results

Do you agree that this area has potential for transformation?



Which potential transformation do you think is best suited?



Area 4: Comments Summary

Yes, Transform: 11

Opportunities

- Good for housing or offices because it has good connection to trails and paths, making it easy to walk or bike to stores and restaurants
- Would be good for student housing because of proximity of the college
- Mixed-use senior housing could benefit from nearby recreation, retail, and the library
- Expand office spaces here and encourage use of trails to walk to restaurants for lunch
- Add more parks and trails; dedicated open space

Considerations

- Preserve Elk Grove Creek and wildlife
- Integrate with nature areas and create a destination for walking
- Add a transit hub so that residents can easily get to commercial/office locations
- Do not disturb existing quiet residential community on Big Horn with strong home values
- Build parking lots with trees and walking paths and open patios for dining.

No, Keep the Same: 4

Reasons

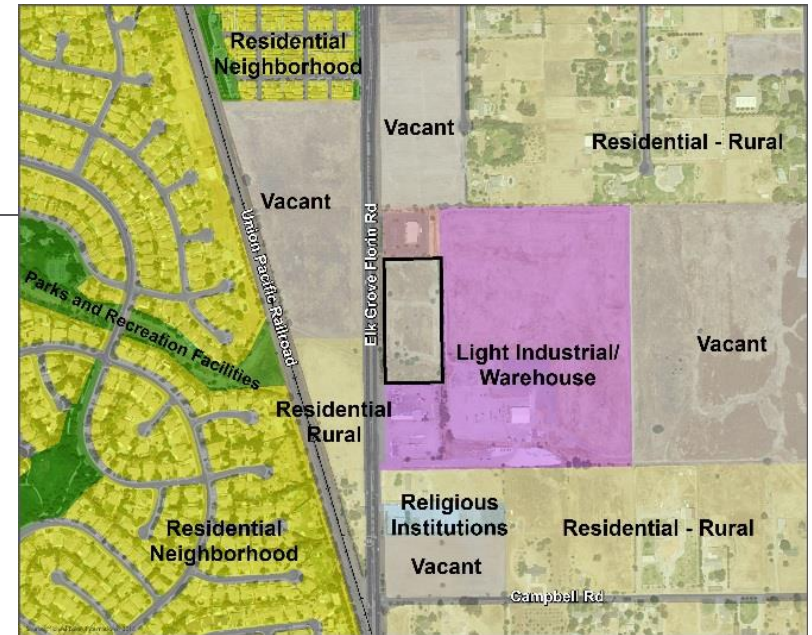
- Keep open space and preserve Laguna Creek
- No light rail in Elk Grove.

Considerations

- Add greenery to this area
- Some offices would work at Bruceville & Big Horn

Area 5: Overview

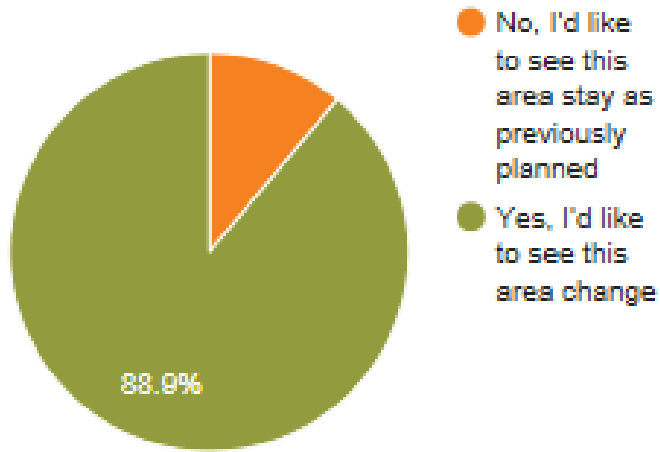
Acres	4.3
In Existing City Limits	Yes
Existing Condition	The area is currently vacant.
Current Planned Land Use	Light Industrial



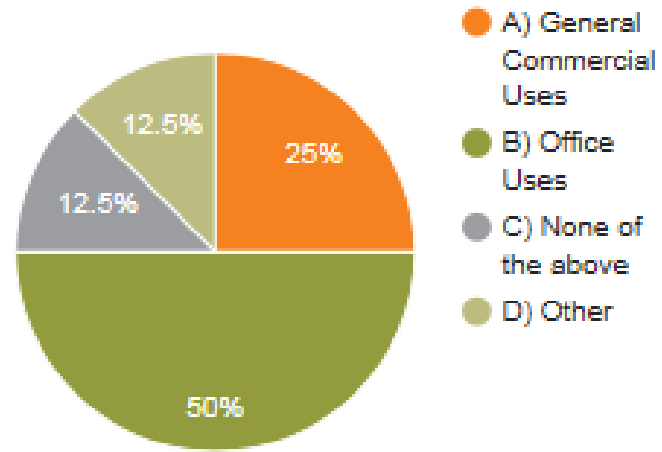
Looking SE from Elk Grove Florin south of Sheldon

Area 5: Results

Do you agree that this area has potential for transformation?



Which potential transformation do you think is best suited?



Area 5: Comments Summary

Yes, Transform: 8

Opportunities

- Rural Residential to match surroundings
- Expand commercial space; add offices and mixed-use space.
- High-end boutiques and restaurants would be appropriate next to existing luxury homes.

Considerations

- Adjacent light industrial may limit residential uses
- Big opportunity for office spaces because it is so close to the train; bring more jobs here

No, Keep the Same: 1

Reasons

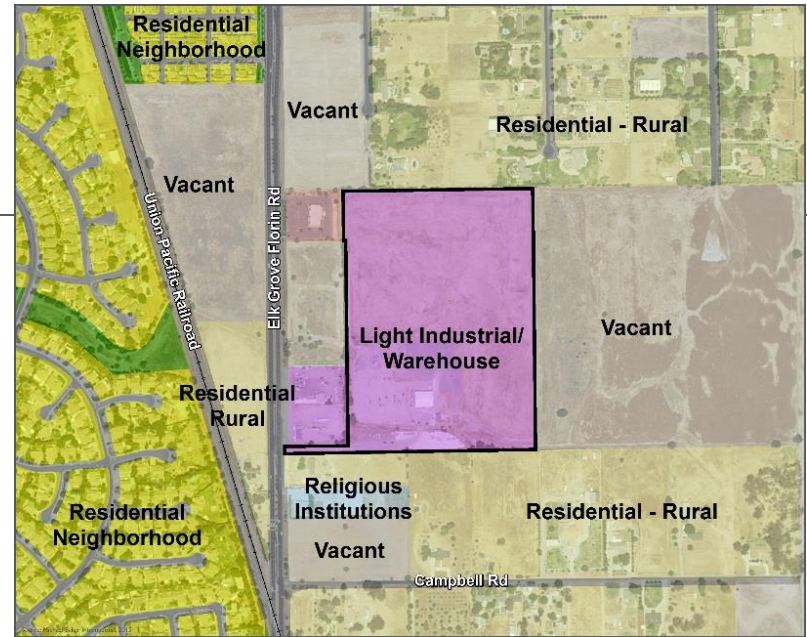
- Good area for light industrial

Considerations

(none)

Area 6: Overview

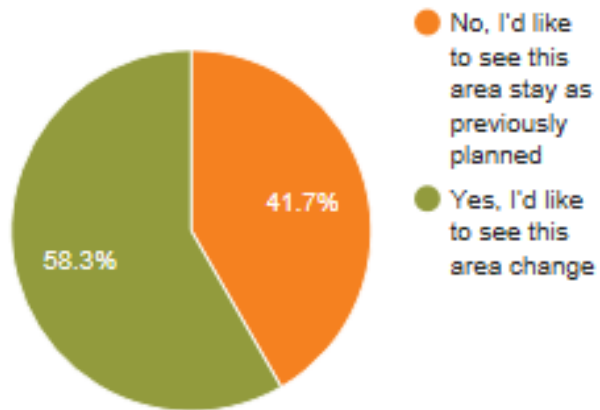
Acres	29.4
In Existing City Limits	Yes
Existing Condition	The northern portion of the area is currently vacant and the southern portion of the area is currently developed with a light industrial/warehouse user.
Current Planned Land Use	Light Industrial, Public Open Space/Recreation



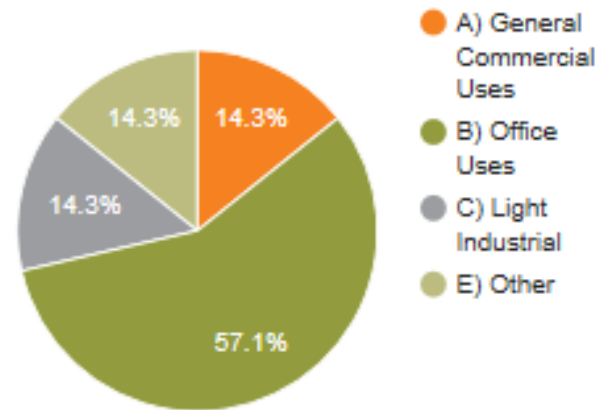
Looking E across site from Elk Grove Florin south of Sheldon

Area 6: Results

Do you agree that this area has potential for transformation?



Which potential transformation do you think is best suited?



Area 6: Comments Summary

Yes, Transform: 7

Opportunities

- Office and mixed use space; bring jobs close to home
- Estate housing to augment the adjacent neighborhoods
- Maintain some open space in the area

Considerations

- Old light industrial lots may have brownfield development potential
- Limited access to this area could be an issue
- Proximity to high value large lot homes
- Needs better transit service: Amtrak/Light Rail station or bus hub to reduce traffic congestion and make use of the existing rail line

No, Keep the Same: 5

Reasons

- Use as a buffer zone between residential and agricultural
- Keep it light industrial to match nearby property

Considerations

- Good opportunity for offices that provide good jobs

Area 7: Overview

Acres 728.5

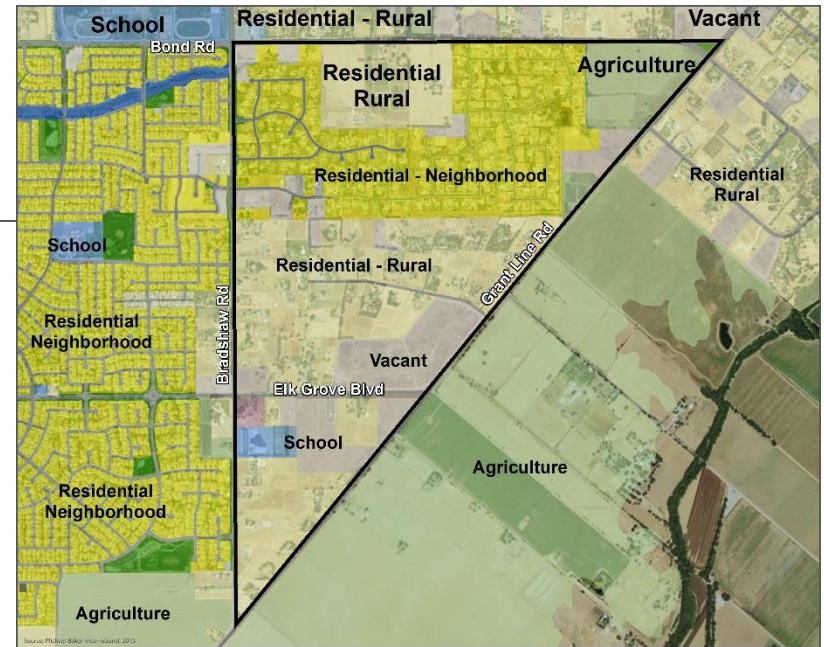
In Existing City Limits Yes

Existing Condition

The area is primarily developed with rural residential homes with some single-family homes in the northern portion. Some agricultural and vacant lands are located along Grant Line Road and intermittently throughout the area. A school and vet clinic are located along Bradshaw Road at Elk Grove Boulevard.

Current Planned Land Use

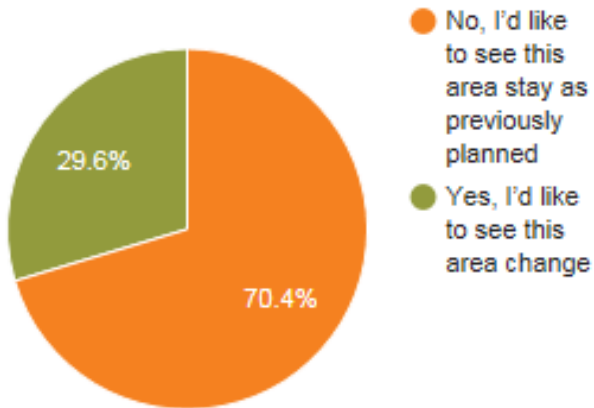
Residential – limited to 1 dwelling unit per acre,
Commercial
(Elk Grove Triangle Policy Area)



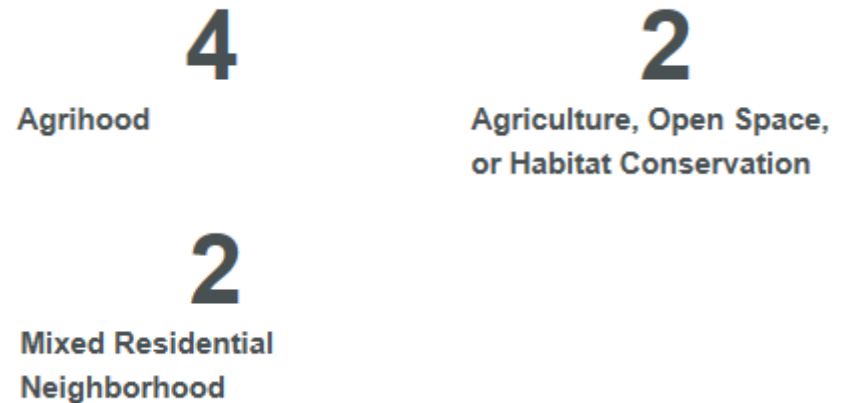
Looking SE from Bradshaw & Bond

Area 7: Results

Do you agree that this area has potential for transformation?



Which potential transformation do you think is best suited?



Area 7: Comments Summary

Yes, Transform: 8

Opportunities

- Affordable rental and for-sale housing
- Preserve Elk Grove ag identity while providing housing and potential commercial growth through urban farming
- Build out as a family recreational area with mini golf, swimming pools, etc.

Considerations

- Buffer neighborhoods from the noise and traffic of the upcoming Grantline expressway with greenbelts and paths and trails that connect to the new soccer facility and outlet mall.

No, Keep the Same: 19

Reasons

- Residents there want it to stay rural; this area proves for important variety in EG housing choices; adding more “cookie cutter” housing will make the area more congested and will change the rural character of the area.
- Building more residences here will encourage sprawl and increase crime; the current vacant land is serving as carbon sequestration acreage for Elk Grove.
- This area currently has a good balance of uses; additional commercial uses are not needed, especially not a liquor store.

Considerations

- Some commercial or job-generating uses would be good here; attract satellite offices of silicon valley companies
- Do not infringe upon important agricultural lands
- Prevent further sprawl
- Leave rural Elk Grove rural
- No apartments or other high density residential; keep the area rural residential

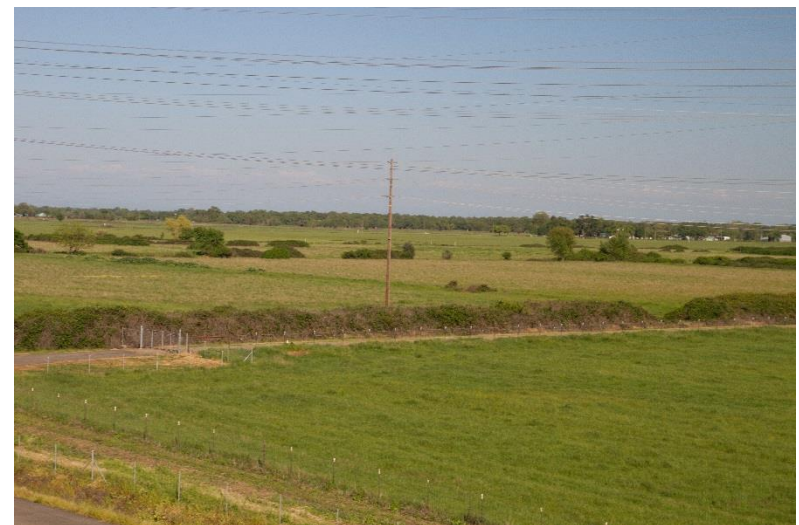
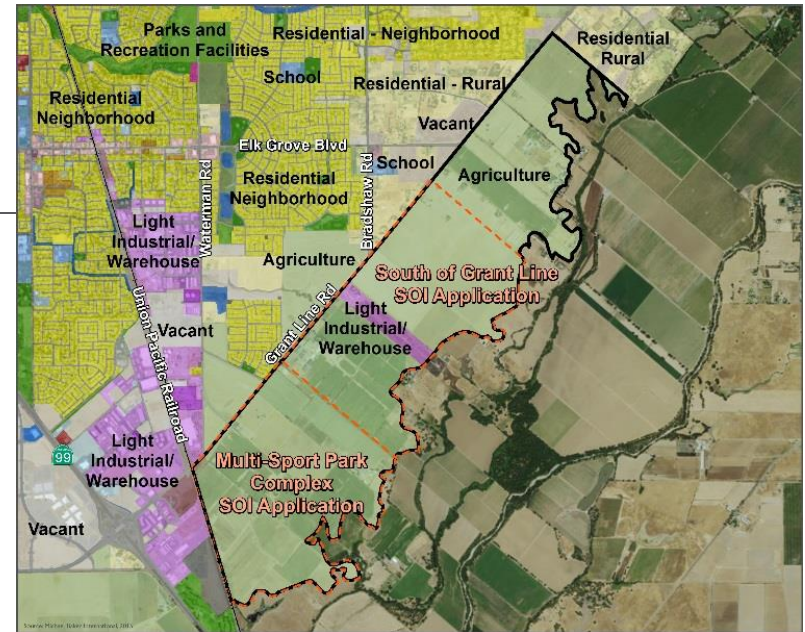
Area 8: Overview

Acres 1,773.2

In Existing City Limits No

Existing Condition The area is primarily agricultural and includes a former airport.

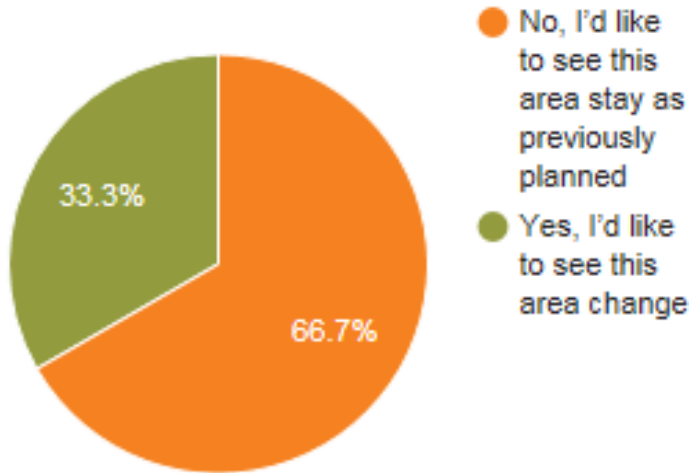
63 Current Planned Land Use Urban Study Area



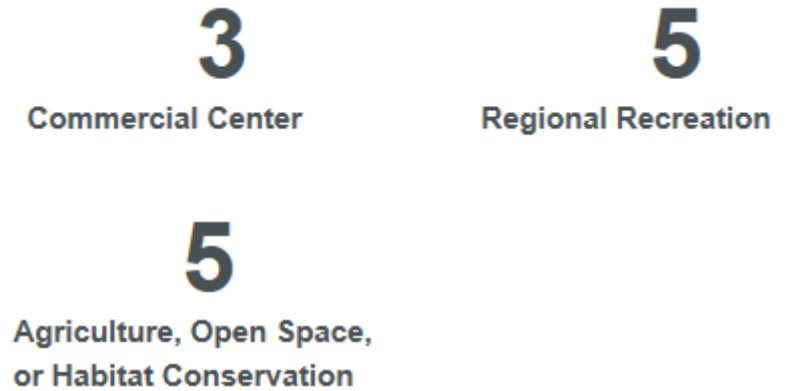
Looking E across site from RR overpass at Grantline

Area 8: Results

Do you agree that this area has potential for transformation?



Which potential transformation do you think is best suited?



Area 8: Comments Summary

Yes, Transform: 10

Opportunities

- Work to attract high paying jobs here; good location for research and development facilities, technology services, and/or educational uses.
- Multi sports arena and/or a mall would be great here; the sports complex is the only thing that should be built here
- Incorporate wildlife and habitat preservation.
- Maintain the prime farmland and work with local growers/livestock producers to invest in additional farms.
- Ideal location for a tiny house village serving the homeless.

Considerations

- Include a transit hub in the sports complex.
- Protect important wildlife and riparian forest habitat – do not develop here.
- Improve road access and provide busing to/from light rail station
- Development would mean loss of viable farmland.

No, Keep the Same: 20

Reasons

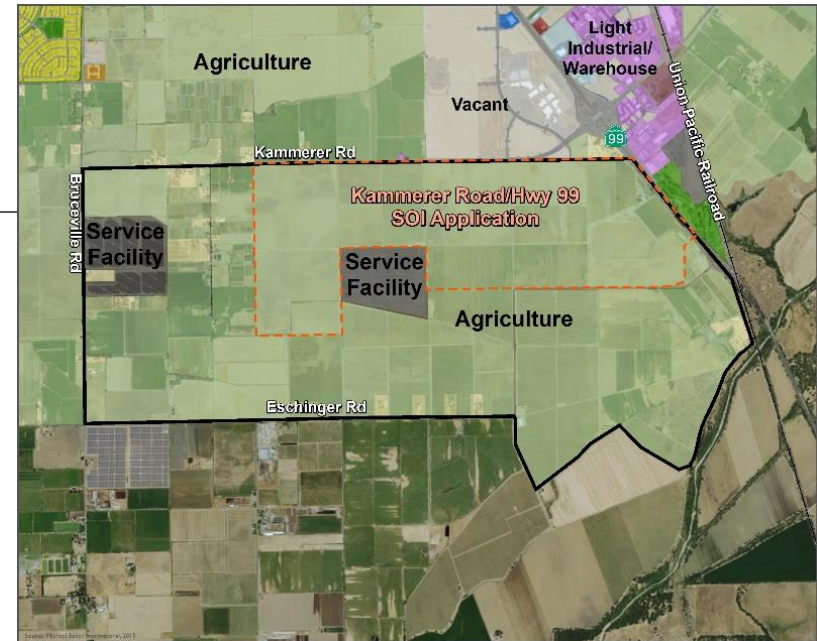
- The land has very high value as a flood plain and wildlife habitat.
- Ideal location for Sacramento County's "wine country"
- Keep our unique rural "countryside" feel.
- Maintain the land for agricultural uses to feed our city and supply the farmer's market.
- Preserve our heritage as a farming community by preserving farmland.
- We don't need more housing, we need more jobs.

Considerations

- The land is already being used by farmers for commercial farming.
- Some non-residential (commercial or light industrial) development along Grant Line Rd may be appropriate.

Area 9: Overview

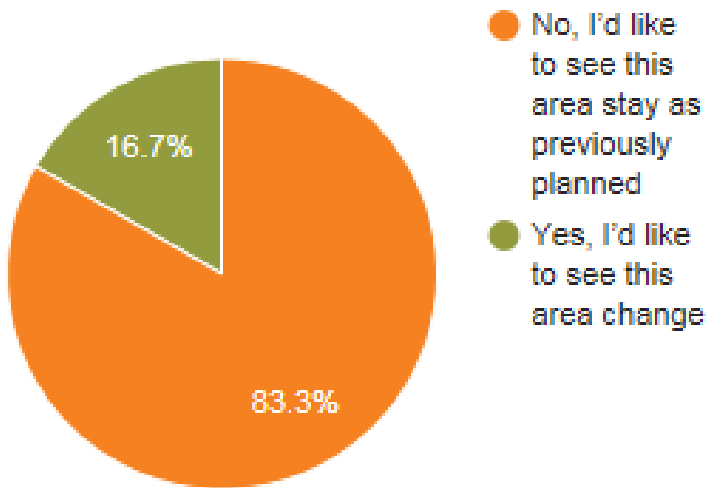
Acres	3,675.6
In Existing City Limits	No
Existing Condition	The area is primarily agricultural with some rural residential homes as well as two solar power generating facilities.
Current Planned Land Use	Urban Study Area



Looking SW from Kammerer & Stockton

Area 9: Results

Do you agree that this area has potential for transformation?



Which potential transformation do you think is best suited?



Area 9: Comments Summary

Yes, Transform: 5

Opportunities

- Good fit for a commercial center close to HWY-99
- Good place for a “night life center” (restaurants, breweries, etc...) with a central park, food festival, and brew fests.
- If commercial is developed here, high density mixed-use residential and high end offices would be a good match.

Considerations

- This area provides a reliable agricultural economy, wildlife habitat, and flood control.
- Should never be developed for additional residences because of the flood plain maps.

No, Keep the Same: 25

Reasons

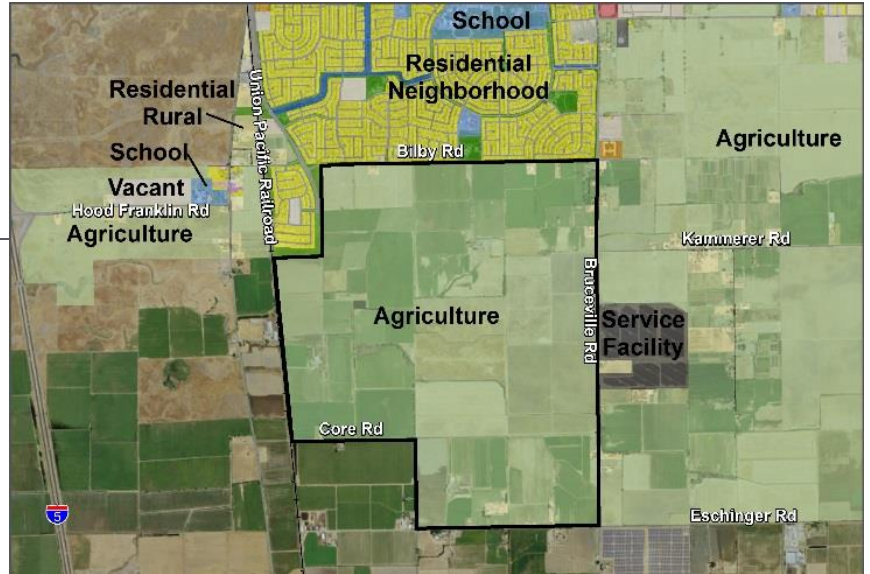
- Keep it for agricultural uses; maintain our farming heritage; preserve local food access.
- Do not extend urban sprawl; build infill instead.
- If EG gets too big we will have many more problems, especially in an economic downturn.
- The current vacant land is serving as carbon sequestration acreage
- Preserve open space for wildlife and recreation
- Use this land for solar grids.
- Mixed use development would demand lots of water during a time of drought.

Considerations

- Keep this land as buffer between urban and rural/agricultural zones
- Development here would create more traffic
- Once we build over the farmland it will be difficult to go back.
- Help the farmers to better utilize this land.
- This is important land for water recharge and wildlife habitat.

Area 10: Overview

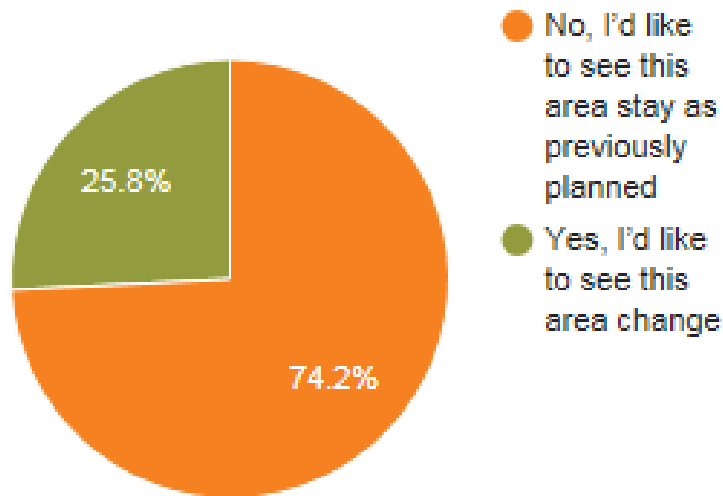
Acres	1,914.6
In Existing City Limits	No
Existing Condition	The area is currently agricultural.
Current Planned Land Use	Urban Study Area



Looking SW from Bilby at Bruceville

Area 10: Results

Do you agree that this area has potential for transformation?



Which potential transformation do you think is best suited?



Area 10: Comments Summary

Yes, Transform: 8

Opportunities

- Commercial uses
- Large park
- Extension of Kammerer Rd from HWY-99 to I-5.

Considerations

- Very far from public transportation.
- The land is very susceptible to flooding; preserve vital wetlands for the benefit of all.

No, Keep the Same: 23

Reasons

- Maintain agricultural uses; we need farmland for food and to preserve our heritage and unique identity.
- Good area to expand vineyards and attract wine tourism.
- Prevent further urban sprawl; save money on infrastructure expansion and encourage transit ridership by building infill.

Considerations

- Prime location for more agricultural pursuits.
- This is a floodplain and is bad for residential use.

Area II: Overview

Acres 553.9

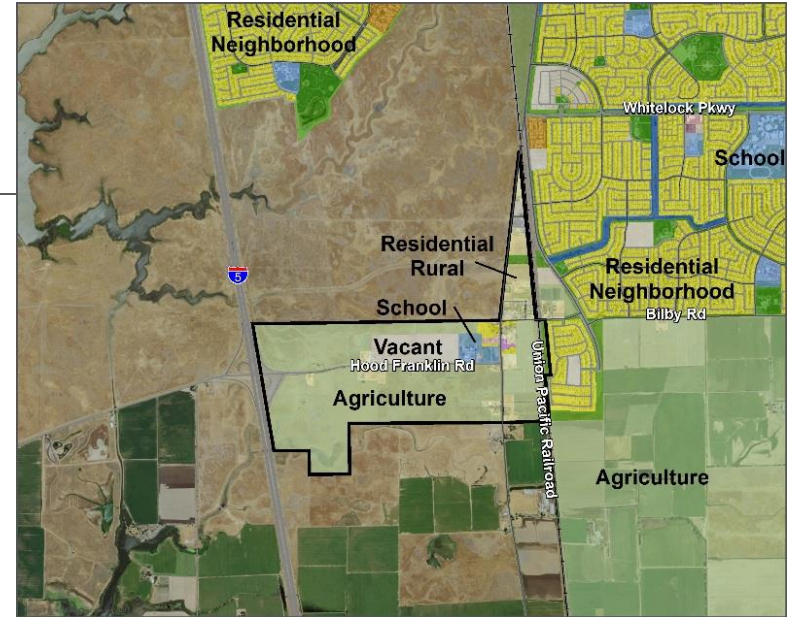
In Existing City Limits No

Existing Condition

The area is primarily agricultural with some rural residential homes and vacant land. Franklin Elementary School is located at Franklin Boulevard and Hood Franklin Road.

Current Planned Land Use

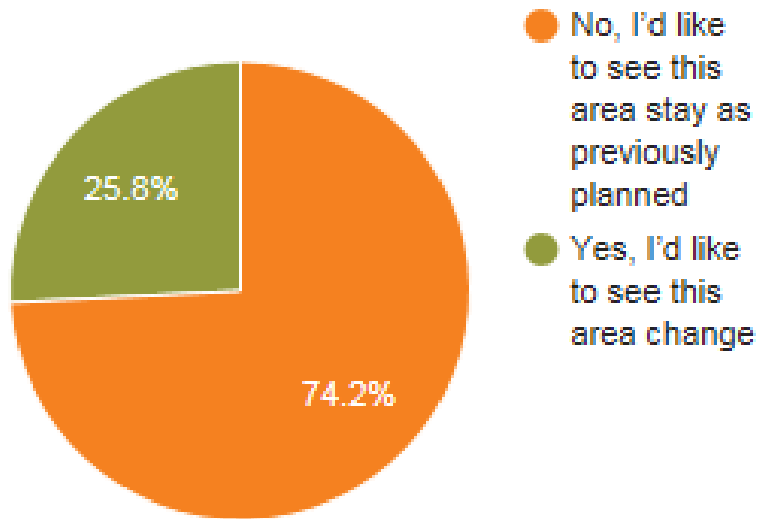
Urban Study Area



Looking SW from Railroad at Bilby

Area I I: Results

Do you agree that this area has potential for transformation?



Which potential transformation do you think is best suited?



Area II: Comments Summary

Yes, Transform: 8

Opportunities

- Incorporate some of the historical buildings, gradually add new businesses, and develop a housing “village.”
- Good place for employment/innovation centers that are agricultural or research focused.

Considerations

- Consider the negative impacts on the town of Franklin.
- Do not box in the Stonelake Reserve.
- Traffic and parking could become issues.
- Limit development to the north side of Hood Franklin or immediately south without encroaching on the agricultural.

No, Keep the Same: 23

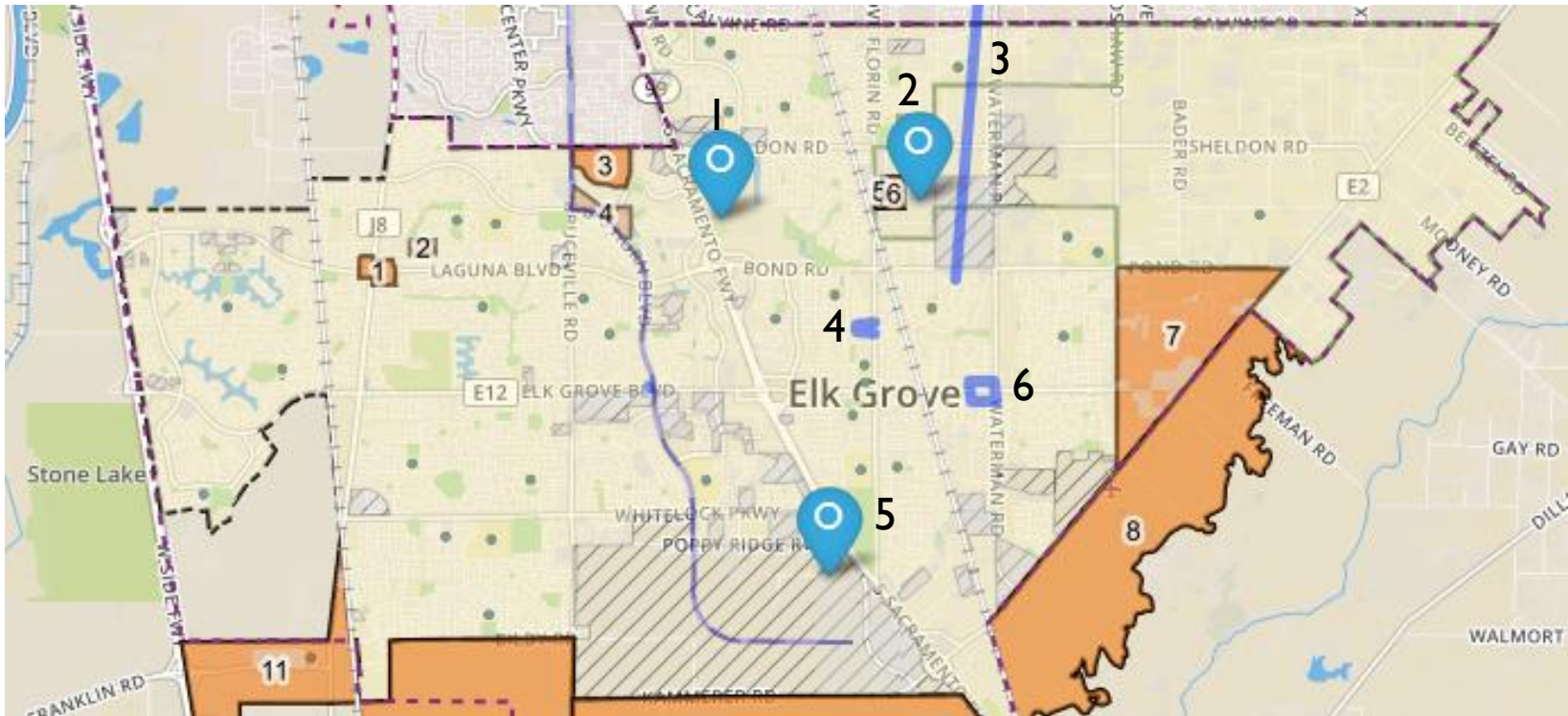
Reasons

- Risk of flooding in this area makes it incompatible with development.
- This is prime agricultural land; do not get rid of the rural/agricultural areas that make EG unique.
- Many bike riders come here.
- Preserve wetlands habitat and open space.
- The residents of Hood Franklin do not want to be included in EG’s SOI.

Considerations

- Development here could increase traffic.
- There are no sidewalks; school parking is currently on the streets, which is dangerous.
- Some development could be appropriate near I-5.

New Areas Suggested: 6



1. High end apartments
2. This land use should be consistent with the Silverado Village density
3. Light industrial and manufacturing to utilize the railroad access and to bring solar panel, recycling, and ag-science industries to the region.
4. Mixed use, Apartments or townhomes
5. Move area 9 and 10 to here!
6. Elk Grove Blvd needs office, restaurant and boutique shopping to support the dense nearby residences

**City of Elk Grove General Plan Update
Proposed General Plan Land Use Designations and Descriptions**

Updated 5/16/16

PROPOSED GENERAL PLAN DESIGNATION	DESCRIPTION
Commercial and Employment Land Uses	
Community Commercial	Generally characterized by office, professional, and retail uses in any mix that meet the daily needs of residents in the surrounding neighborhoods and the needs of areas of the community beyond the immediate neighborhood. Community Commercial may be developed as a unified shopping center with or without at least one major anchor store.
Regional Commercial	Generally characterized by office, professional, and retail uses in any mix that serve a regional market area (e.g. mall). Regional Commercial is typically developed in a unified shopping center setting with multiple major anchor stores and encompasses a larger total area than Community Commercial uses.
Employment Center	Generally characterized by office and professional land uses, which may include limited supporting and ancillary retail services.
Light Industrial	Generally characterized by industrial or manufacturing activities, which occur entirely within an enclosed building.
Heavy Industrial	Generally characterized by industrial or manufacturing activities, which may occur inside or outside of an enclosed building.
Mixed Use Land Uses	
Mixed Use Village Center	Generally characterized by development with vertical mixes of uses (i.e., across two or more stories) that feature ground floor commercial retail and office with allowances for residential or office above. The predominant use is office, professional, or retail uses in any mix, with some residential uses.
Mixed Use Residential	Generally characterized by development with vertical mixes of uses (i.e., across two or more stories) that feature ground floor activity spaces, live-work units, and ground floor retail or office with residential above. The predominant use is residential.
Light Industrial/Flex	Generally characterized by areas for industrial or manufacturing activities, within an enclosed building. Provides for flexibility in research and development facilities and may allow live-work units. Development may include supporting or ancillary retail services. This designation precludes corporation yards and other heavy industrial uses.
Public/Semi-Public and Open Space Land Uses	
Parks and Active Open Space	Includes public and private parks, public plazas, trails, paseos, and similar features that provide off-street connectivity within the community, and similar open spaces not included in Resource Management and Conservation. May also include commercial recreation facilities principally oriented to outdoor uses.
Resource Management and Conservation	Includes both public and private lands, including passive open space uses such as habitat mitigation, trails, etc.
Public Services	Includes lands owned by the City of Elk Grove, the Elk Grove Unified School District or other public school districts, the Elk Grove Community Services District (with the exception of public parks and open space, which are covered in the Parks and Open Space category; therefore, this category covers uses such as fire stations), and other public agencies. May also include other similar uses that provide similar services to the community, including but not limited to higher education (e.g., community college), private schools, and cemeteries. Does not include hospitals or churches.
Residential/Neighborhood Land Uses	
Rural Residential	Minimum lot size 2 to 10 acres. Parcels with minimum lot size greater than 10 acres are included in Agriculture land use category.
Estate Residential	Residential uses with a density range of 0.5 to 4.0 dwelling units per acre.
Low Density Residential	Residential uses with a density range of 4.1 to 7.0 dwelling units per acre.
Medium Density Residential	May include small lot single family development, condo/townhome-type development, apartments. Allowed density range is 7.1 to 15.0 dwelling units per acre.
High Density Residential	May include clustered single family development, condo/townhome-type development, apartments. Allowed density range is 15.1 to 40.0 units per acre.
Other Land Uses	
Agriculture	Residential uses permitted; one dwelling unit per parcel, regardless of parcel size.
Urban Reserve	Includes lands requiring some level of land planning prior to approval for development. Urban Reserve acts as a holding designation.

City of Elk Grove General Plan Update

Comparison of Existing and Proposed General Plan Land Use Designations With Zoning Consistency and Notes

Updated 5/16/16

EXISTING GENERAL PLAN DESIGNATION	PROPOSED GENERAL PLAN DESIGNATION	PROPOSED IMPLEMENTING ZONING DISTRICT(S)	NOTES
Commercial	Community Commercial	LC, GC	
	Regional Commercial	SC, AC	
Office	Employment Center	BP, MP	
Commercial/Office	<i>Deleted - see Community Commercial</i>		
Office/Multi-Family	Mixed Use Village Center	New zoning district to implement	Redesignate properties to reflect their current land use status or to the mixed use designation, if applicable.
Commercial/Office/Multi-Family			
	Mixed Use Residential	New zoning district to implement	
	Light Industrial/Flex	New zoning district to implement	
Light Industry	Light Industrial	MP, LI	
Heavy Industry	Heavy Industrial	HI	
Public Parks	Parks and Active Open Space	O, C-O	Consider adding a new Parks and Trails zoning district.
Public Open Space/Recreation Private Open Space/Recreation			
Public/Quasi-Public	Public Services	Any zoning district OR New zoning district to implement	
Public Schools			
Institutional			
Private Streets	<i>Deleted - See discussion in staff report</i>		
Rural Residential	Rural Residential	AR-5, AR-2	
Estate Residential	Estate Residential	AR-1, RD-1 through RD-4	Consider eliminating AR-1 zoning district, relying only on RD-1. Note there are some legal nonconforming 1-acre lots in the Sheldon area.
Low Density Residential	Low Density Residential	RD-4 through RD-7	Review density ranges for consistency with designation.
Medium Density Residential	Medium Density Residential	RD-10, RD-15	Review density ranges for consistency with designation.
High Density Residential	High Density Residential	RD-20 through RD-40	
Rural Agriculture	Agriculture	Any AG zoning district	
General Agriculture			
Urban Study Area	Urban Reserve	Any AG zoning district	Consider requiring land plans to establish land uses in Urban Reserve.
Overlay Designations			
Transit Oriented Development (TOD)	<i>Deleted - Not needed due to new mixed use designations</i>		

POLICY TOPIC PAPER 1.0: SPECIFIC PLANS AND SPECIAL PLANNING AREAS



BACKGROUND

The City uses a number of tools to guide and manage development. In addition to the General Plan, there are a number of Specific Plans and Special Planning Areas (SPAs), which are listed below and shown in the attached map. Some Specific Plans and SPAs were established by the County prior to incorporation and were carried forward by the City.

Adopted Specific Plans

- East Elk Grove Specific Plan (adopted by Sacramento County, 1996)
- East Franklin Specific Plan (adopted by Sacramento County, 2000)
- Laguna Ridge Specific Plan (adopted 2004)

Adopted Special Planning Areas

- Laguna Community/Floodplain SPA (adopted by Sacramento County, 1985)
- Elk Grove-Florin and Bond Roads SPA (adopted by Sacramento County, 1985)
- Laguna Gateway SPA (adopted by Sacramento County, 1999)
- Calvine Road/Highway 99 SPA (adopted by Sacramento County, 1999)
- Lent Ranch Marketplace (adopted 2003, amended 2014)
- Elk Grove Triangle SPA (adopted 2004)
- Elk Grove Old Town SPA (adopted 2005)
- Elk Grove Auto Mall SPA (adopted 2006, amended 2016)
- CMD Court SPA (adopted 2008)
- Silverado Village SPA (adopted 2014)
- Southeast Policy Area (adopted 2014)
- Calvine Meadows SPA (adopted 2016)

Specific plans are just that—specific plans for the systematic implementation of the general plan. They are prescribed in State law and have several required components, including identifying proposed major components of infrastructure needed to support planned land uses. Specific plans are used to refine the policies of the general plan for a defined geographic area.

SPAs are a zoning tool inherited from the County after incorporation. The SPA process allows the City to establish unique planning standards and regulations that otherwise could not be provided through the application of the City's standard zoning districts. In practice, an SPA is a zoning district just like any other district. Many communities around the State have similar tools but refer to them by other names, including planned unit developments.

As the City continues to grow and approach buildout, the need for some of these planning documents may no longer exist. Some of these plans were established as tools to facilitate initial development of the properties and may not be effective in managing the properties long term.

Additionally, some plans may be outdated, meaning that the goals and objectives for the plan could be achieved through the City’s newer Zoning regulations (Elk Grove Municipal Code Title 23, hereafter referred to as the Zoning Code) and Citywide Design Guidelines, or more importantly, that the objectives of the older plan may be inconsistent with the updated General Plan.

This paper provides a summary of Specific Plans and SPAs that are good candidates for repeal through this General Plan update process.

Specific Plans

The City’s three Specific Plans are intended to guide initial development of their respective areas. The policies and programs of each describe the process of constructing backbone infrastructure, designing subdivisions, and producing development standards for buildings. Of these three plans, two—East Elk Grove and East Franklin—are near buildout. Table 1.0-1 summarizes their development status.

Table 1.0-1: Development Status for East Elk Grove and East Franklin Specific Plans

	East Elk Grove Specific Plan		East Franklin Specific Plan	
	Acres	Percent of Total	Acres	Percent of Total
Vacant No Project	7.4	1%	11.9	1%
Vacant Pending Project	63.1	5%	0	0%
Approved Projects/ In Construction	245.3	20%	22.9	1%
Utility	-	-	7.0	0.4%
Developed	793.9	65%	1767.7	94%
Preserved	109.9	9%	66.2	4%
TOTAL	1,219.6	100%	1,875.7	100%

East Elk Grove Specific Plan

The East Elk Grove Specific Plan area encompasses 1,219± acres and is 94 percent built out, with the remaining land either vacant or pending project approval. These lands consist of the Fieldstone properties along Grant Line Road and the Crooked Creek project along Waterman Road (currently under review), as well as three smaller areas along Bond Road and Waterman Road. There are still backbone infrastructure facilities to be completed; the infrastructure planned for East Elk Grove is not currently covered by a funding source or public facilities financing plan (a “financing plan”). Rather, each project is required to complete what is necessary to serve its needs.

East Franklin Specific Plan

The East Franklin Specific Plan area encompasses 1,875± acres and is 99.4 percent built out, with no properties remaining for subdivision. Undeveloped property is limited to one school site, a Sacramento County Water Agency treatment plant and several well sites, one approved multifamily residential property, and one other unapproved multifamily development listed in the Housing Element.

Laguna Ridge Specific Plan

The third Specific Plan, Laguna Ridge, was adopted by the City in 2004 and continues to build out. Approximately 40 percent of the plan is developed or in construction, with the majority of the balance approved for construction. Staff is not recommending any changes as this area is actively developing. Staff does recommend that funding be provided to republish the Specific Plan to reflect text and map amendments that have occurred since its adoption in 2004.

Special Planning Areas

Staff has reviewed the SPAs in the City. Most provide for the long-term development *and management* of land within their plan boundaries, such as the Lent Ranch Marketplace, Elk Grove Triangle, Old Town, and Auto Mall. Therefore, these plans remain relevant for managing the land within the plan area. However, three SPAs may no longer be necessary; they are discussed in further detail below.

Laguna Community/Floodplain SPA

The Laguna Community/Floodplain SPA applies to areas along Laguna Creek/Elk Grove Creek between Elk Grove Boulevard and Bruceville Road and, today, encompasses approximately 150 acres. The original intent of this SPA was to protect the floodplain along Laguna and Elk Grove Creeks. The SPA limits development to uses allowed in the AR-5 zone, meaning it limits development to a 5-acre minimum lot area, and limits uses to residential and agricultural activities. Over the 20-plus years since initial adoption by the County Board of Supervisors, properties have gradually been removed from the SPA and placed into other zoning districts (e.g., office, residential, and commercial) as part of specific development applications. As of 2016, the bulk of the developable property remaining in this SPA is located between Sheldon Road, Bruceville Road, Big Horn Road, and Lewis Stein Road. This remaining area currently has a General Plan designation of Rural Residential.

Laguna Gateway SPA

The Laguna Gateway SPA applies to the retail areas around Laguna Boulevard and Elk Grove Creek. It also applies to the State office properties along Elk Grove Creek and encompasses

I.0 SPECIFIC PLANS AND SPECIAL PLANNING AREAS

approximately 100 acres. The intent of this SPA was to guide land planning and design and include some design guidelines for new development. Since the Board of Supervisors adopted this SPA in the 1990s, the City has established the Citywide Design Guidelines, which provide guidance for new development and redevelopment. Additionally, the majority of sites in this SPA have been developed.

Calvine Road/Highway 99 SPA

The Calvine Road/Highway 99 SPA covers the area south of Calvine Road, east of State Route 99, north of Sheldon Road, and west of Fire Station 76. It encompasses 530± acres. This SPA divided the plan area into several subareas under a concept of villages served by core commercial areas at Sheldon/East Stockton and Sheldon/Power Inn. At this time, the remaining vacant and underutilized lands are concentrated to the retail properties along Sheldon Road and a handful of low-density residential sites along Bow Street. The development standards adopted in this SPA deviate from the Citywide standards, including a reduced residential front yard setback of 12.5 feet.

PROPOSED ACTIONS

Given the varied status of each of the Specific Plans and SPAs, staff is recommending targeted changes for some areas.

Specific Plans

In the case of the City's Specific Plans, staff is recommending that the East Elk Grove Specific Plan and the East Franklin Specific Plan be removed from the Elk Grove Municipal Code and be superseded by Title 23 (Zoning). The reasons for this are:

- **Planning Simplification**—Three planning documents cover these areas: General Plan, Specific Plan, and Zoning. In some cases, the Specific Plans override a development standard in the Zoning Code; where the Specific Plans are silent, the Zoning Code applies. Any requests for development information require review and summary of all three documents. Repealing the Specific Plans would make the Zoning Code the sole resource for development standards, eliminating confusion, redundancy, and potential conflicts.

Both Specific Plans include development standards that deviate from Citywide Zoning. The majority of the nonconforming issues arise in the standards for lot area and dimensions. There are a few cases where the setback standards are also an issue. This information could be folded into the Zoning Code, creating more certainty for residents when referencing the standards. The standards that would apply would be the ones in

effect at time of initial development, which would minimize nonconforming structures and provide consistency from a code enforcement standpoint.

- **Simplify Future Development**—In the case of East Elk Grove, repealing the Specific Plan would mean that only the General Plan and Zoning for specific properties would need to be modified if future development were to deviate from the General Plan land use plan. This is important since the East Elk Grove Specific Plan provides a limit on development on a site-by-site basis. Some projects have underdeveloped, leaving a reserve for future projects. If the plan is repealed, General Plan land use designations and density ranges would drive unit capacity. Projects would still need to be consistent with the General Plan, but a site-by-site analysis of unit capacity would not be required.
- **Reflect Changes in Engineering**—Both Specific Plans identify infrastructure necessary to serve future development. While much of this infrastructure in East Franklin has been completed, there are still facilities in East Elk Grove that need to be completed. The infrastructure planned for East Elk Grove is not addressed in a public facilities financing plan. Rather, each remaining project is required to be completed only what is necessary to serve its needs. For remaining projects (primarily along Elk Grove Creek), alternative designs provide economic opportunities for landowners while not requiring major changes to existing facilities. Repeal of the Specific Plans, therefore, would eliminate the need for plan amendments.
- **Reflect Completion/Changes in Financing Plans**—Specific plans are required, under State law, to have financing plans. Both East Elk Grove and East Franklin included these components at the time of plan adoption. However, as time has gone on and the City has incorporated, the components of the financing plan have been completed, sunset, or addressed through other developer-responsible mechanisms that do not include impact fee program(s). To resolve these issues, particularly in the East Elk Grove area where some development still remains, the City would need to either create a new financing plan or remove the Specific Plan.

To address these potential objectives and issues, staff recommends establishing overlay zoning districts for both Specific Plan areas. These overlays would modify the development standards for the base districts so that they match the current Specific Plan standards. Homeowners would then refer to this new table for information about their property, such as during a remodel or addition. By having an overlay district, individual properties are held to consistent development standards without the complexity of maintaining the Specific Plans.

In the case of the East Elk Grove Specific Plan, residential development limits, requirements for density feathering, use compatibility along Waterman Road and the southern end of Grant Line

Road, and protection of sensitive natural resources are key policy components of the Specific Plan that, in some cases, were hard-fought victories for the Community Advisory Committee that helped develop the plan. For these issues (and others that may be identified), the General Plan would carry these important policies forward. This could be done either as a specific set of policies within one or more chapters/topic elements of the General Plan, or could be addressed in a new Community Plan, similar to what was done for the Southeast Policy Area. See the *Community and Area Plans* policy topic paper for more information on this idea.

Special Planning Areas

As previously mentioned, most of the City's SPAs continue to provide for the long-term development *and management* of land within their plan boundaries, but three exceptions merit further study. These are identified below, along with recommended actions:

- **Laguna Community/Floodplain SPA**—For this SPA, staff recommends repealing the SPA and adopting new General Plan land use designations as part of the General Plan update that reflect a long-term vision for the area. Depending upon the complexity of this vision, the site would either be concurrently rezoned to one or more existing Zoning districts that implement the visions, or it could be placed into a new “urban reserve” Zoning district that would serve as a “holding” district until detailed development standards were developed.
- **Laguna Gateway SPA**—As mentioned previously, the vast majority of this SPA has been developed, and the City has additional design resources beyond those existing under the County at the time of the SPA's creation. Additionally, there is a pending development project to remove properties along Dunisch Road from the SPA. Therefore, staff recommends repealing the SPA and superseding it by rezoning this area to SC (Shopping Center) and BP (Office) zoning districts, consistent with the current uses and existing General Plan designations.
- **Calvine Road/Highway 99 SPA**—This SPA is also mostly built out and remaining vacant/underutilized lands are concentrated to the retail properties along Sheldon Road and a handful of residential sites along Bow Street. For reasons similar to those described for the East Elk Grove and East Franklin Specific Plans, staff recommends retiring this SPA and replacing it with an overlay zone that maintains the modified setbacks for existing single-family development. Any new development (e.g., infill single-family or commercial) would be reviewed for consistency with the Citywide Zoning and Design Guidelines.

IMPLEMENTATION

Most of these recommendations would be achieved as part of the General Plan update, including concurrent rezoning of properties for consistency. The one exception may be the Laguna Community/Floodplain SPA, which may require additional and more advanced development standards than currently exist in the Zoning Code. If this is the case, staff recommends the creation of a new Urban Reserve Zone, which would designate the area for urban development in the future, pending development of detailed site master planning. Essentially, the Urban Reserve Zone would be a “holding” designation.

For the Specific Plan areas, staff recommends the consideration of community plans or area plans as a way to maintain unique goals and policies for each area while eliminating the burden of maintaining the plans.

In some instances, approved development projects exist within these Specific Plans or SPAs (e.g., the Fieldstone and Waterman Triangle projects in East Elk Grove). At this time, as the underlying density/intensity and use of the development is not anticipated to change with this General Plan update, the projects would maintain their development approvals pursuant to the Elk Grove Municipal Code 23.18.020 so long as those approvals were exercised within the specified time periods. Further, and because of this continued consistency, prior environmental analysis and adopted mitigation measures for these projects would likely still be applicable pursuant to State CEQA Guidelines Section 15162. This section of the Guidelines only requires subsequent analysis (a subsequent environmental impact report or negative declaration) if:

1. Substantial changes have been made to the project;
2. Substantial changes have occurred with respect to the circumstances under which the project was undertaken; or
3. New information of substantial importance has become known.

As the density/intensity and use of these proposed projects would not change and if no new information has been brought forward, the prior analysis and mitigation would continue to be applicable and no further analysis would be necessary.

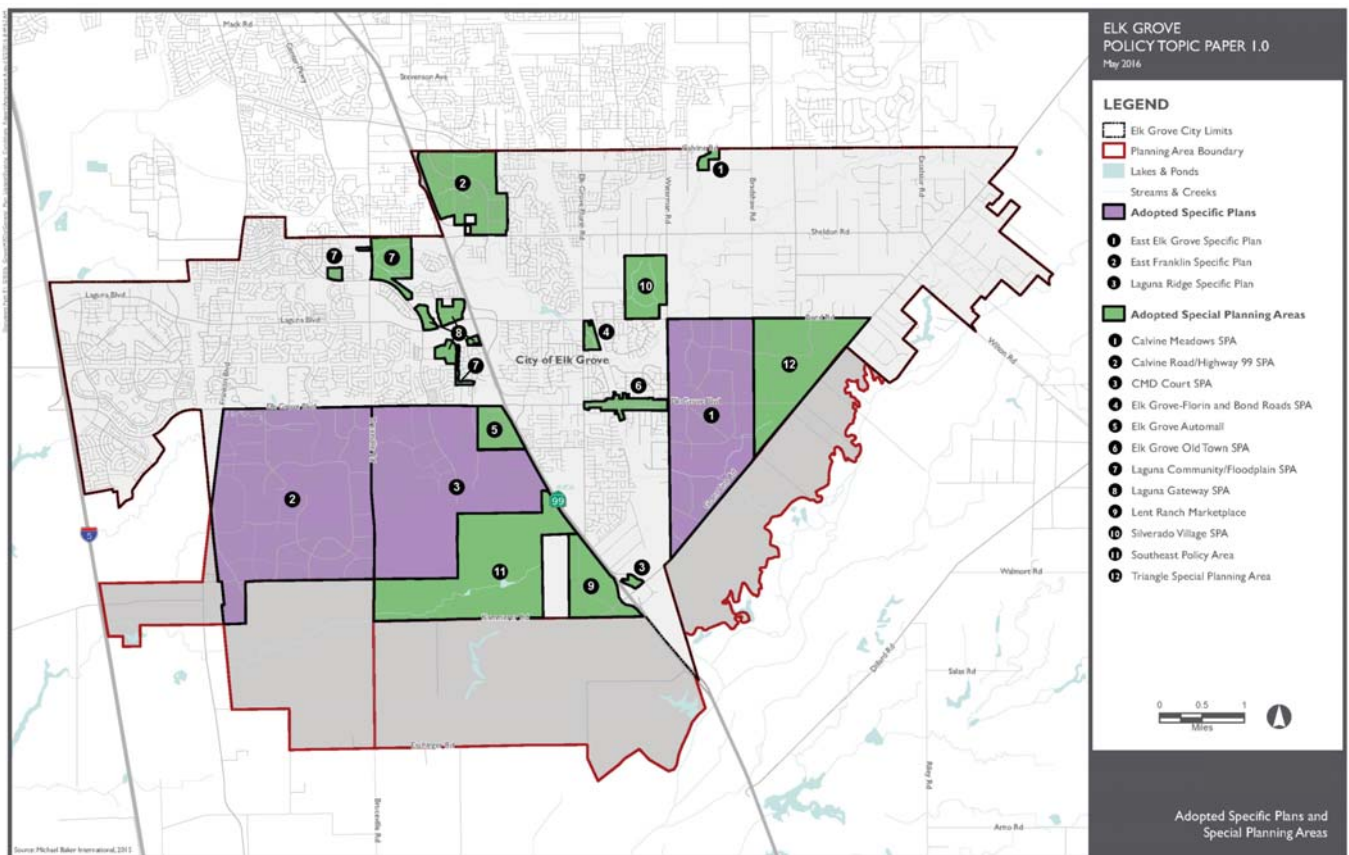
Additionally, the adoption of the updated General Plan will include a new programmatic Environmental Impact Report (EIR), which would consider development of these sites under the restructured policies and regulations. Any new information or changes would be considered under this EIR.

SUMMARY RECOMMENDATIONS

Based on the analysis contained in this policy topic paper, staff recommends the following. Commission and Council direction on these items will be consolidated with that provided on other key policy topics to inform the direction and contents of the draft General Plan update.

Policy Topic I.0: Specific Plans and Special Planning Areas

- 1.1. Repeal the East Elk Grove Specific Plan and East Franklin Specific Plan. Follow this up with the following actions:
 - a. Establish an overlay zoning district for each plan area to retain development standards unique to the plan area in Title 23 Zoning.
 - b. Incorporate key policy components of the East Elk Grove Specific Plan into the General Plan through a new Community Plan.
- 1.2. Repeal the Laguna Community/Floodplain SPA, and establish a new future land plan for the area in the General Plan.
- 1.3. Repeal the Laguna Gateway SPA and rezone properties in the area to SC (Shopping Center) and BP (Office) zoning districts, consistent with the current uses and the General Plan.
- 1.4. Repeal the Calvine Road/Highway 99 SPA and establish an overlay zoning district to retain development standards unique to the plan area in Title 23 Zoning.



POLICY TOPIC PAPER 2.0: COMMUNITY AND AREA PLANS



BACKGROUND

A general plan serves as the policy framework for an entire city or county. The components apply universally across all aspects of the community. As a city or county grows and diversifies, this blanket approach may not capture the nuances of some unique areas. As described in the State's 2003 General Plan Guidelines below, community or area plans can provide an additional framework for addressing neighborhood issues:

“Area plan” and “community plan” are terms for plans that focus on a particular region or community within the overall general plan area. An area or community plan is adopted by resolution as an amendment to the general plan, in the manner set out in §65350, et seq. It refines the policies of the general plan as they apply to a smaller geographic area and is implemented by ordinances and other discretionary actions, such as zoning. The area or community plan process also provides a forum for resolving local conflicts. These plans are commonly used in large cities and counties where there are a variety of distinct communities or regions.¹

In 2014, the City adopted its first community plan for the Southeast Policy Area (SEPA). The SEPA Community Plan, adopted as part of the General Plan, is a policy document that provides policy guidance for future land use, circulation, parks and recreation, infrastructure, and community character. It is implemented by zoning regulations contained in the SEPA Special Planning Area document (adopted as part of the City's Zoning Code, Title 23 of the Municipal Code). From a structural standpoint, the SEPA Community Plan provided an opportunity for the City to establish unique policies for the area without distributing them throughout the General Plan or appending them to one element, such as Land Use. It created a common location for these related policies to live in the General Plan.

Many other communities throughout the State use community or area plans to establish neighborhood-level policies and reflect local values. Local examples include the City of Sacramento and Sacramento County. Prior to incorporation, Elk Grove was managed by Sacramento County through two community plans: the Elk Grove Community Plan and the Laguna Community Plan. Neither of these documents were carried forward through incorporation.

¹ General Plan Guidelines, State of California, Office of Planning and Research

2.0. COMMUNITY AND AREA PLANS

Specific plans are a similar planning tool to community and area plans, in that they contain policy statements and are used to address the needs of specific geographic areas. However, State law imposes additional requirements on specific plans, including that they provide a program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the plan. Specific plans are adopted in the same way as general plans through resolution; however, if they include zoning regulations, they should be adopted by ordinance and as part of the community's zoning code. The City of Roseville uses the specific plan process to provide for neighborhood-level planning. However, its specific plans only address policies and implementation programs; all development standards are deferred to the citywide zoning regulations or specialized overlay zoning districts.

PROPOSED ACTIONS

As part of the General Plan update, staff is exploring the value of creating additional community or area plans. The intent of community or area plans is not to divide the City into discrete planning areas. Rather, it would be to address unique conditions and long-range objectives. Therefore, placing every area of the City into a community plan should not be the end result of the exercise at this time. The City could add additional community plans at a later time if desired. The following are possible questions to consider:

1. What are unique geographic areas of the City that could benefit from localized policies that would be distinct from the Citywide set of policies?
2. Are these policies unique enough to this specific area and are there enough of them to warrant consolidation in one section of the General Plan? Or could they stand together with the other General Plan policies?
3. Would the creation of a community plan create a potential "divide" within the community, as expressed at the December 2015 Joint Study Session, or does it help address an underlying issue or need?

Based upon prior community and Council/Planning Commission comments, as well as ideas and considerations expressed in the *Specific Plans and Special Planning Areas* topic paper, staff is recommending that the following geographic areas be considered/analyzed for development of possible community or area plans. Other areas could be considered, either as part of this General Plan update or as part of a future effort.

- Sheldon/Rural Area
- East Elk Grove
- Central Elk Grove

The following sections analyze these areas based upon the considerations described above.

Sheldon/Rural Area

The Sheldon/Rural Area has been a major discussion point during the General Plan update and was a critical topic during the development of the existing General Plan. Further, several targeted planning and outreach efforts have occurred in the Sheldon/Rural Area since 2006 to address circulation issues. Based upon this work, it is clear that unique policies exist, or additional policies are desired, to address this area. These include preservation of the rural heritage, agricultural production and compatibility, prohibition of urban services, and rural circulation standards and design limitations. All are unique to the Rural Area, and would not be applied in a more urban context.

Further, from a usability perspective, locating all of these policies in one location of the General Plan (with appropriate cross-references) could make the document more user-friendly. If a development project or public improvement were proposed in the Rural Area, the reader could, theoretically, start with the community plan for focused policies and land use information that are specific to that area. In the alternative, where policies are listed by topic rather than geography, the reader would, for example, reference the citywide list of traffic policies before getting to the specific rural area policies, and these would be connected to other Rural Area policies by cross-reference. In some cases, the cross-references could be rather exhaustive, potentially limiting the usability of the document.

Staff does not see this as creating a divide within the community, as it would allow the City to highlight policies and programs that celebrate and preserve its rural and agricultural heritage.

East Elk Grove

As discussed in the *Specific Plans and Special Planning Areas* topic paper, the residential development limits, requirements for density feathering, use compatibility along Waterman Road, and the southern end of Grant Line Road, along with protection of sensitive natural resources, are key policy components of the Specific Plan that, in some cases, were hard-fought victories for the Community Advisory Committee that helped develop the plan. If the Specific Plan is retired, these policies should be retained, as they form key parts of the foundation of this neighborhood. Given that these policies are unique to the East Elk Grove area, they stand alone and should organizationally be presented as such in the document. These policies would not divide the community, as they reflect the unique conditions of the neighborhood.

Central Elk Grove

Central Elk Grove comprises the core of the City east of State Route 99 and west of Waterman Road, south of Bond Road. This area includes the Old Town area, the Elk Grove-Florin Road

2.0. COMMUNITY AND AREA PLANS

corridor between Joseph Kerr Middle School and Elk Grove High School, Elk Grove Regional Park, and the industrial area located along the Central/Southern Pacific Railroad track. This is the historic core of Elk Grove, and it embodies both a small rural town and a suburban community.

Preparing a community or area plan for this portion of the City could provide a number of opportunities for unique or targeted policies. In addition to addressing the needs and future planning for the Old Town Area, potential policies could also address a variety of reinvestment opportunities along Elk Grove Boulevard and Elk Grove-Florin Road. Examples include, but are not limited to, the “Green Streets” enhancement project discussed at the January 27, 2016, City Council meeting, and promotion and incentive opportunities for property owner-initiated redevelopment of existing commercial centers.

IMPLEMENTATION

Community and area plans can provide a framework, within the general plan, for policies specific to defined geographic areas. As part of the general plan, they create a common location for the city’s policies, rather than creating another planning document. Additionally, they provide an opportunity to cross-reference the community plan policies within the larger citywide policy framework.

SUMMARY RECOMMENDATIONS

Based on the analysis contained in this policy topic paper, staff recommends the following. Commission and Council direction on these items will be consolidated with that provided on other key policy topics to inform the direction and contents of the draft General Plan update.

Policy Topic 2.0: Community and Area Plans

- 2.1. Further formalize provisions in the General Plan for the establishment and implementation of both existing and potential future community plans.
- 2.2. Retain the Southeast Policy Area Community Plan in the draft General Plan.
- 2.3. Establish a new Sheldon/Rural Area Community Plan as part of the draft General Plan.
- 2.4. Establish a new East Elk Grove Community Plan, which replaces the East Elk Grove Specific Plan, as part of the draft General Plan.
- 2.5. Establish a new Central Elk Grove Community Plan as part of the draft General Plan.