The Elk Grove General Plan is dedicated to the memory of George Lotz and Bob Whitelock, whose dedication to the City of Elk Grove and commitment to public service are reflected in this document. Their contributions to the City of Elk Grove will long be remembered.
Elk Grove General Plan

2003 ADOPTED GENERAL PLAN

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November 19, 2003

Reflects Amendments through
July 2016
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Preface: A Vision for Elk Grove

From the beginning of the General Plan program in Elk Grove, a core concept underlying the preparation of the Plan was that it should represent the community’s goals and aspirations. For this reason, an extensive “Visioning” process was conducted during the initial phase of the General Plan’s preparation, with the goal of developing a consensus Vision for the future of Elk Grove.

The following is a summary of the Vision for Elk Grove as it was developed during the public outreach process. This Vision for Elk Grove is reflected in the Goals, Policies, and Action Items of this General Plan.

High Quality of Life

**Vision for Elk Grove**—Elk Grove in the future is envisioned by the residents to continue to reflect the attributes which brought them to the community: a diversity of high quality residential and commercial areas in a rural setting, a high level of public services provided by the City Elk Grove, and a pleasing environment in which to live and work. The future will also provide more shopping opportunities (including a regional mall), increased employment opportunities, and an increased tax base to support City government and the services it provides.

Rural Areas of Elk Grove

Although Elk Grove has seen substantial growth in recent years (primarily west of Hwy 99), much of the city retains the “rural” character which once typified the entire community. In the eastern portion of Elk Grove, including the “Sheldon” area, large lots of two acres in size and more predominate, and animal raising is a common use. Infrastructure in this area is limited, and large trees still line many of the roads, which for the most part remain narrow and less improved than the “modern” roads in the newer parts of Elk Grove.

**Vision for Elk Grove**—The Elk Grove of the future is a community in which the rural portions of the community are valued and retained as an important part of the city. These rural areas are envisioned as continuing to provide a scenic backdrop, where cattle and horses can be raised, and where reminders of the area’s past and its natural history are available to all residents. As development of open lands in the western portion of Elk Grove continues, these rural areas are envisioned to have an increasing importance as a place for a rural lifestyle and as a place where wildlife such as the Swainson’s hawk can continue to find refuge.
DIVERSIFIED ECONOMIC BASE

The recent period of rapid residential growth in Elk Grove has seen the expansion of retail opportunities available to residents. New retail centers have opened, and most neighborhoods have a wide variety of retail services nearby. The Vision for Elk Grove is that the variety of retail services will continue to increase, and that the city will take its place in the region as a location for more regional shopping opportunities—the Lent Ranch Marketplace regional mall is envisioned to play a key role in the city’s economic future.

Mindful of the need to help reduce regional traffic congestion and air pollution—and to meet the needs of residents of Elk Grove—the residents’ vision also includes an expansion of the city’s role in providing professional employment opportunities in office settings. The General Plan includes substantially more office-designated lands than were previously planned for Elk Grove, expanding the potential for this type of use in the future.

\[\text{VISION FOR ELK GROVE} – \text{Elk Grove is envisioned to contain a diversity of local and regional retail uses, building on the stores and service providers in existence at the time of the preparation of the City's first General Plan. New commercial areas will provide many opportunities not only for residents but for persons from throughout the region to shop, eat, and entertain in Elk Grove, bringing increased tax revenues to City government and helping to fund a wider range of public services. In the Elk Grove of the future, many more residents will live and work within the city. New office and other commercial developments provide an opportunity for workers at all levels to find work close to their homes. An increasing number of workers are envisioned to be able to avoid commuting to other cities, helping decrease traffic and decrease air pollution.}\]

HISTORIC RESOURCES

Elk Grove is home to a federally listed Historic District in Old Town, and the residents recognize this area as the historic “center” of town.

The Vision for Elk Grove includes retaining and enhancing this area, as well as historic resources in other parts of the city, for the benefit of current and future residents.

\[\text{VISION FOR ELK GROVE} – \text{Elk Grove’s historic resources will continue to form an important part of the community’s character, and will be protected and preserved to maintain this important part of the community for future generations.}\]
HIGH QUALITY OF PUBLIC SERVICES

Essential to a high quality of life are the services provided by local government: police, fire protection, and schools. In Elk Grove, police protection is provided by the Sacramento County Sheriff’s Department, under contract to the City. Fire protection and public parks and recreation are provided by the Elk Grove Community Services District, an independent agency. Education is provided by the Elk Grove Unified School District, which enjoys a reputation for high academic quality and which is continuing to add new schools to serve the rapidly growing population of school-aged children.

In addition to these items, the City and other agencies offer a wide variety of essential services which add to the quality of public services: roads, water service, planning, and many others.

VISION FOR ELK GROVE—The Elk Grove of the future remains a place in which residents expect—and receive—a high level of public services. Where necessary to meet the needs of an expanding population, the level of public services also expands. Because the population will continue to change and grow, public services are envisioned to be adjusted to meet new conditions, and to expand as needed to serve a larger population.

MANAGED GROWTH

A major concern expressed through the General Plan preparation process was a desire to manage growth in the city. Participants in the process expressed a desire for continued growth which could be managed so that the desirable aspects of Elk Grove are not negatively affected, and the policies of Sacramento County (which allowed the incremental development of major roadways and the creation of wide/narrow “zipper streets”). “Growth is accepted, but should be properly managed,” was the consensus on this issue.

VISION FOR ELK GROVE—The future envisioned in this General Plan is one in which the City carefully manages the growth of new residential and commercial areas in the City—to the extent possible—and in a manner which does not cause or add to traffic congestion or other problems. Land use and economic development policies will play a key role in achieving this vision, by directing growth to appropriate areas and by directing economic development efforts. This vision also includes a future in which the planning and financing of public infrastructure is accomplished in a manner that supports the “up front” development of major infrastructure facilities, such as roadways, ahead of need.
TRAFFIC/CIRCULATION

Traffic congestion is a major concern of many Elk Grove residents. Traffic congestion is seen by the residents of Elk Grove as a solvable problem—the congestion which results on many roadways is due to the partial construction of roadways where full roadways are needed; when the ultimate roadway system is built, most congestion issues will be resolved.

Residents recognize that new roadways are needed to help solve the city’s traffic problems, but they also realize that some potential solutions carry with them their own problems. Building new roadways in the rural area would negatively affect the character of those areas by removing mature trees, introducing higher-speed traffic, and placing wide roadways in a rural setting.

Residents also recognize that Elk Grove should not place itself in the role of solving regional problems. If traffic problems are caused by commuters from other cities, or by an imbalance of jobs and housing in the region, then the solution to these problems should come from the region.

Finally, the Vision for Elk Grove includes an increase in the use of alternative forms of transportation: walking, cycling, public bus transit, and light rail. While these are not viewed by Elk Grove as a panacea for the city’s or the region’s traffic congestion, they are recognized as important parts of the overall movement of goods and people in the city.

VISION FOR ELK GROVE—The vision for future traffic congestion in Elk Grove is that the City will “hold the line” keeping traffic at manageable levels. This vision, however, recognizes that not all traffic problems can be solved; some congestion may continue because the solution to congestion may be worse than the problem it solves.

Traffic congestion on some roadways can result in significant delays during “rush hour” periods.
INTRODUCTION
Elk Grove’s incorporation and the creation of this General Plan represent the product of years of work on the part of residents and businesses in the community who saw the need for local control over the decisions which affected the quality of life in Elk Grove. The “Yes on J” campaign, which led to the successful vote for incorporation in March 2000, stressed increased law enforcement presence and local control.

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

**TWO-TIERED PLANNING**

In addition to planning for Elk Grove, this General Plan addresses a “Planning Area” outside the city limits. This Planning Area was defined during the process of applying to the Sacramento County Local Agency Formation Committee (LAFCO) for a Sphere of Influence; it represents the area which the City envisions may ultimately be included either in a Sphere of Influence or in the incorporated city limits.

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

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

- For the area within the city limits, as shown in Figure 1, this General Plan provides a detailed Land Use Policy Map and other specific policies relating to land use and other issues.

- For the area outside the city limits, this General Plan provides land use designations at a more conceptual level; because the City does not have land use authority in these areas, detailed land use categories have not been assigned, and the policies of this General Plan with regard to other issues (circulation, housing, noise, etc.) are advisory only and are intended to be considered by the County of Sacramento in its review and approval of development projects and other matters in this larger “planning area.”

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

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

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

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

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

TEN ELEMENTS OF THIS GENERAL PLAN

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

1. Land Use
2. Circulation
3. Housing
4. Economic Development
5. Public Facilities and Finance
6. Historic Resources
7. Parks, Trails, and Open Space
8. Safety
9. Noise
10. Conservation and Air Quality
These Elements address all of the topics required by State law, as well as the optional topics of Economic Development, Historic Resources, and Finance.

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

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

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

Figure 1: Planning Area
Introduction

 THIS PLAN ANTICIPATES FUTURE WORK

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

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

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

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

USE OF THE PLAN

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

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

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

PREPARATION OF THE PLAN

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

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

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

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

<table>
<thead>
<tr>
<th>Elk Grove General Plan Element and California Government Code Section References</th>
<th>Contents Required by State Law (Excerpted from the California Government Code)</th>
<th>Topics Discussed in Element</th>
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<tr>
<td>Land Use Element Government Code Section 65302(a)</td>
<td>“A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas. The land use element shall designate, in a land use category that provides for timber production, those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982, Chapter 6.7 (commencing with Section 51100) of Part 1 of Division 1 of Title 5.”</td>
<td>Provides City policies for the use and development of land for public and private uses. Defines land use categories and includes the Land Use Policy Map, which illustrates the City’s land use policies. General distribution and intensity of land uses for housing, commercial uses, institutional uses, public facilities, and open space. Urban design is also discussed in this element.</td>
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<tr>
<td>Circulation Element Government Code Section 65302(b)</td>
<td>“A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.”</td>
<td>The Circulation Element provides City policies for all types of transportation in Elk Grove: vehicles (auto and truck), light and heavy rail, public transit, bicycling, pedestrian, and air. The Circulation Element includes master plans for roadways, bicycle transit, and other transit modes, and defines the level of service (or level of congestion) which the City will seek to maintain on roadways. Also addresses congestion management requirements pursuant to Government Code Section 65088 et seq.</td>
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<td>Element</td>
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<td>Housing Element</td>
<td>Government Code Section 65583</td>
<td>The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.”</td>
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<tr>
<td>Economic Development Element</td>
<td>Optional Element as discussed in Government Code Section 65303</td>
<td>No requirements in State law</td>
</tr>
<tr>
<td>Public Facilities and Finance Element</td>
<td>Government Code Section 65302(b)</td>
<td>“A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.” [emphasis added]</td>
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<tr>
<td>Historic Resources Element</td>
<td>Optional Element as discussed in Government Code Section 65303</td>
<td>No requirements in State law</td>
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**Introduction**

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<td><strong>Parks, Trails, and Open Space Element</strong>&lt;br&gt;Government Code Section 65560</td>
<td>(a) “Local open-space plan” is the open-space element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563. (b) “Open-space land” is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated on a local, regional or state open-space plan as any of the following: (1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands. (2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply. (3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors. (4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.</td>
<td>Although the City does not provide park and recreation services, this Element describe the policies the City will implement to cooperate with the Elk Grove CSD to ensure that park and recreation facilities are available. This Element also addresses the issue of Open Space, which could include a variety of lands whose long-term use involves remaining undeveloped.</td>
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<tr>
<td><strong>Safety Element</strong>&lt;br&gt;Government Code Section 65302(g)</td>
<td>“A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wild land and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards. Prior to the periodic review of its general plan and prior to preparing or revising its safety element, each city and county shall consult the Division of Mines and Geology of the Department of Conservation and the Office of Emergency Services for the purpose of including information known by and available to the department and the office required by this subdivision.”</td>
<td>A number of potential safety hazards exist in Elk Grove, including the Suburban Propane facility, several rail lines, and potential flooding. This Element will define how the City will deal with all of these issues, both in this Element and through land use and other policies in other element of the General Plan, and how the City will cooperate with other agencies (such as the Elk Grove CSD) which provide public safety services.</td>
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<td><strong>Noise Element</strong>&lt;br&gt;Government Code Section 65302(f)</td>
<td>A noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:&lt;br&gt;(1) Highways and freeways.&lt;br&gt;(2) Primary arterials and major local streets.&lt;br&gt;(3) Passenger and freight on-line railroad operations and ground rapid transit systems.&lt;br&gt;(4) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.&lt;br&gt;(5) Local industrial plants, including, but not limited to, railroad classification yards.&lt;br&gt;(6) Other ground stationary noise sources identified by local agencies as contributing to the community noise environment.&lt;br&gt;Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive. The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise. The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.</td>
<td>Noise, or &quot;unwanted sound&quot; is a byproduct of modern life, generated by the vehicles, machines, and other items which are part of our everyday lives. The Noise Element defines the level of noise which is acceptable in different types of areas (residential, office, industrial, etc.) and how the City will achieve those noise levels.</td>
</tr>
<tr>
<td><strong>Conservation and Air Quality Element</strong>&lt;br&gt;Government Code Section 65302(d)</td>
<td>&quot;A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or county.”</td>
<td>This Element addresses the conservation of limited resources, including land, energy, etc., as well as measures the City will implement to improve air quality in Elk Grove and the region. This Element’s policies are closely tied to policies in other Elements (particularly Land Use and Circulation) to address how the City, through its land use policies, its review of projects, and its own operations, can conserve natural resources and reduce impacts on air quality. This Element contains a broad range of strategies intended to encourage the use of alternative transportation to both reduce traffic on local roadways and decrease air pollutant emissions from private vehicles.</td>
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ORGANIZATION OF THE GENERAL PLAN

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

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

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

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

AMENDMENT OF THE GENERAL PLAN

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

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

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

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

COMMUNITY PLANS

Prior to incorporation, the Elk Grove community was governed by the Sacramento County General Plan which included the Elk Grove Community Plan and the Franklin-Laguna Community Plan planning documents, first approved in the late 1970s. These documents provided some limited policy direction and a land use map which frequently differed from the land use map of the General Plan or the zoning map—and in some cases were not consistent with either.

With the adoption of the 2003 General Plan, the need for these specific Community Plans was no longer necessary. Therefore, the General Plan did not incorporate the Elk Grove Community Plan and the Franklin-Laguna Community Plan, which are no longer in effect.

As the City continues to grow and develop, the City may identify the need to establish new community plans for specific areas where more detailed policies than are available in this General Plan are necessary for successful development. New community plans will be established as part of this General Plan. Specifically, the City has prepared and adopted the Southeast Policy Area Community Plan, which will guide development in the Southeast Policy Area.

THE ELK GROVE ZONING CODE

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

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

GLOSSARY

A glossary of planning and technical terms is included as an Appendix to this Plan.
GOALS
The Goals, Policies, and Action Items/Implementation steps in this General Plan are organized as shown below. Each of the items in descending order provides more detail and specific information about how the City will implement the items above it.

### “Vision”

The foundation of the Elk Grove General Plan is the Vision Statement, contained in the Preface to this General Plan.

More Detail

### Guiding Goal

A Guiding Goal is a broad statement of purpose and/or direction. The Guiding Goals implement the Vision Statement.

More Detail

### Focused Goal

A Focused Goal clarifies and defines the Guiding Goal.

More Detail

### Policy

A policy describes how the City will approach various situations, and is intended to guide future decision-making.

More Detail

### Action Item/Implementation Steps

Action items and implementation steps describe specific actions the City will take to ensure that the Goals of the General Plan are achieved and its Policies implemented. Where possible, action items and implementation steps include a timing component.
The Elements also contain Objectives which provide measures of attainment for some Goals. For example, Objectives in the Noise Element define the sound levels which the City will seek to maintain in different areas; the Circulation Element contains objectives which define the level of traffic congestion the City will accept on various roadway types.

The Guiding Goals and Focused Goals support the General Plan Vision Statement and provide interconnections between the various General Plan Elements. The following table, Goals-A, lists the Goals and illustrates interconnections by showing which goals are applicable to which Elements. As shown, in most cases a given goal provides direction for more than one Element.

*Note: The Table on the following pages illustrates the basic interrelationship between Goals and the Elements in which they are implemented; it does not show all possible ways in which policies in each Element may assist in the implementation of any given Goal.*
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<td>Note: Please see also the City's focused <strong>Housing Goals</strong>, following this table.</td>
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<td>Goal 1-1: A safe community, free from manmade and natural hazards</td>
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## General Plan Goals

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<td>Guiding Goal 2: Diversified Economic Base</td>
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<td>Goal 2-4: Creation of Elk Grove as a desirable place to establish a business, particularly major employment-generating uses</td>
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<td>Goal 2-5: A current and comprehensive economic development plan outlining the City’s strategy to strengthen the local economy</td>
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<td>Goal 2-6: A balanced municipal budget which will allow the City to provide a high level of service to all residents and businesses</td>
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<td>Guiding Goal 3: Protection of the Natural Environment</td>
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<td>Goal 3-4:</td>
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<td>Goal 4-1:</td>
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<td>Goal 4-2:</td>
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<td>Goal 5-1:</td>
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Adopted 11/19/03 | Reflects Amendments through July 2016
FOCUSED HOUSING GOALS

The following are the City of Elk Grove’s focused Housing Goals, as implemented in the Housing Element of this General Plan:

**Housing Goal 1:** Provide adequate sites, including land suitable for multifamily rental housing, manufactured housing, mobile homes, housing for agricultural employees, emergency shelters, and transitional housing, to accommodate the City’s share of regional housing needs through appropriate zoning and development standards

**Housing Goal 2:** Assist in the development and provision of adequate housing stock to meet the needs of very low, low, and moderate-income households and special needs groups

**Housing Goal 3:** Identify and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and special needs groups

**Housing Goal 4:** Conserve and improve the condition of existing affordable housing stock

**Housing Goal 5:** Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability

**Housing Goal 6:** Preserve assisted (subsidized) housing developments for lower income households
ELEMENTS
Circulation Element
Circulation, as it is used in this General Plan, refers to the many ways people and goods move from place to place in Elk Grove and the region.

Circulation in Elk Grove includes:

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

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

This Circulation Element is based on several basic concepts:

- Although the City will seek to encourage other modes of travel, it is assumed that the majority of travel and transport of goods within Elk Grove will occur in automobiles and trucks. The land use pattern in Elk Grove, which is primarily low-density in nature (particularly in residential areas), poses significant challenges with regard to establishing public transit, bicycle, or walking as the preferred method of travel for most residents.

- Efficient and convenient vehicle transportation—including parking—is and will remain a vital part of the success of the city’s retail and office areas. The City’s efforts to encourage other modes of transportation will therefore focus on incentives to reduce vehicle use, rather than disincentives which would make driving and parking less convenient, more costly, or both.

- The roadway system is a major component of the “feel” of a community. Wider roadways are generally more “urban,” while narrow roadways typically call to mind more rural areas. The City will use its master plan of future roadways to help maintain rural character in those portions of Elk Grove planned for low-intensity uses, but will encourage development of roadways to provide safe and efficient traffic movement in the more urban areas of the city.

- Past practices (prior to the incorporation of Elk Grove) led to significant traffic issues due to the piece-meal construction of needed roadway improvements. The City’s policy is to require full improvements to roadways in a single phase, eliminating the so-called “zipper street” phenomenon which caused roadways to be alternately wide, then narrow, then wide again.
• Some incentives to encourage use of alternative methods of transportation are beyond the scope of the City of Elk Grove (e.g., state and federal taxation policies affecting the price of gasoline) and are therefore not addressed in this General Plan. This Circulation Element focuses on those efforts the City can reasonably expect to achieve, rather than making broad policy statements on issues outside the City's purview.

LIGHT RAIL

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

Of note to the Elk Grove General Plan is the current emphasis (reflected in the planning of new routes and service) on transporting workers from outlying areas to Sacramento. The City views light rail as an important part of the overall transit plan for Elk Grove, and supports the use of light rail to transport workers to locations inside Elk Grove (such as proposed office development area at Kammerer Road), and to serve the proposed retail development at Hwy 99/Kammerer Road.

AIR TRAVEL

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

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

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

The following policies and action items implement these Goals.

CIRCULATION POLICIES: GENERAL

CI-1 Circulation planning for all modes of travel (vehicle, transit, bicycle, pedestrian, etc.) shall be coordinated with efforts to reduce air pollution.

Guiding Goal 1: A High Quality of Life for All Residents

Focused Goal 1-3: A balanced and efficient transportation system

Focused Goal 1-9: A pattern of land use which enhances the community character of Elk Grove, provides employment and shopping opportunities to serve residents and the region, which provides for use of transit, and which protects Elk Grove’s unique historical and natural features.
CI-2 The City shall coordinate and participate with the City of Sacramento, Sacramento County and Caltrans on roadway improvements that are shared by the jurisdictions in order to improve operations. This may include joint transportation planning efforts, roadway construction and funding.

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

CIRCULATION POLICIES: ALTERNATIVE TRANSPORTATION

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

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

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

CI-5 The City shall encourage the use of transportation alternatives that reduce the use of personal motor vehicles.

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

CI-5-Action 2 Implement policies and actions in the Conservation/Air Quality Element which seek to encourage non-vehicle transportation alternatives in Elk Grove.
CI-5-Action 3  The City will support positive incentives such as carpool and vanpool parking, bus turnouts, and pedestrian-friendly project designs to promote the use of transportation alternatives.

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

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

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

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

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

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

CIRCULATION POLICIES: LIGHT RAIL SERVICE

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

CI-9  Light rail service in Elk Grove should be designed to serve major employment centers and the regional mall at Kammerer Road/Hwy 99. The City of Elk Grove encourages the development of light rail which will bring workers and shoppers to Elk Grove, while also serving as part of a coordinated, regional transportation network. The City’s preferred route for light rail service is shown in Figure CI-1.

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

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

**CIRCULATION POLICIES: ROADWAYS**

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

- The City shall use the latest version of Caltrans’ “Transportation Concept Report” for I-5 and Hwy 99 to determine the planned width of these freeways.
- “Expanded right-of-way” indicates roadways on which sufficient width is provided for a middle two-way turn lane and/or expanded turn pockets at roadway intersections.
- The City may make improvements to roadways in the Rural Area, when warranted, consistent with the provisions of the Rural Roads Improvement Policy.
- Improvements to Grant Line Road shall consider regional planning activities and projects (e.g., the Capital SouthEast Connector) and should be considered after effects to the Rural Area have been identified. To the extent feasible, these effects shall be addressed as part of facility design.
Circulation Element

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

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

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

**CI-11 Action 2** A new Whitelock Parkway interchange, as shown on Figure -,-, may be considered by the City Council in the future. Any interchange in this general location shall be designed to minimize impacts to the Elk Grove Regional Park as well as other assets to the fullest extent possible. Consultation with CalTrans, the Cosumnes Community Services District, and other stakeholder groups shall be conducted prior to approval of any interchange design.

**CI-12** The City supports efforts to develop the Capital SouthEast Connector, providing a regional roadway connection from Interstate 5 and State Route 99 in Elk Grove to Highway 50.

The City recognizes the adopted conceptual route alignment for the Capital SouthEast Connector, utilizing Kammerer Road and Grant Line Road through the City.

**CI-12-Action 1** The City will work with the Capital SouthEast Connector Joint Powers Authority (JPA) in the delivery of the planned roadway improvements pursuant to the JPA's Project Design Guidelines provided that the Project Design Guidelines will not be applied to diminish or alter the rights of City-approved projects and provided that the Project Design Guidelines are not amended to diminish the City's land use authority to approve future projects proximate to or its authority to determine access to the Capital SouthEast Connector.

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

The City acknowledges that the Capital SouthEast Connector has identified higher LOS standards for certain segments. The City will strive to achieve these standards to the extent feasible and will work with the JPA as necessary.

**CI-14** The City recognizes that Level of Service D may not be achieved on some roadway segments, and may also not be achieved at some intersections. Roadways on which LOS D is projected to be exceeded are shown in the General Plan Background Report, based on the latest traffic modeling conducted by the City. On these roadways, the City shall ensure that improvements to construct the ultimate roadway system as shown in this Circulation Element are completed, with the recognition that maintenance of the desired level of service may not be achievable.
Cl-14-Action 1 The City shall develop criteria to determine which roadway segments and intersections will not achieve the desired level of service standard.

Cl-15 Development projects shall be required to provide funding or to construct roadway/intersection improvements to implement the City's Circulation Master Plan. The payment of established traffic impact or similar fees shall be considered to provide compliance with the requirements of this policy with regard to those facilities included in the fee program, provided that the City finds that the fee adequately funds all required roadway and intersection improvements. If payment of established fees is used to provide compliance with this policy, the City may also require the payment of additional fees if necessary to cover the fair share cost of facilities not included in the fee program.

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

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

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

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

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

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

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

Cl-19 The circulation system serving the city's industrial areas should be designed to safely accommodate heavy truck traffic.
The City shall discourage the creation of private roadways unless the roadways are:

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

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

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

All public streets should have sufficient width to provide for parking on both sides of the street and enough remaining pavement width to provide for fire emergency vehicle access.
CIRCULATION POLICIES: AIRPORTS

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

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

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

CIRCULATION POLICIES: COMMUTER RAIL

CI-26 The City shall encourage commuter rail transportation by providing for a potential train station location for Amtrak and/or other rail service providers along the Union Pacific Railroad line on the east side of the City.

CI-26-Action 1 The City shall require irrevocable offers of dedication of rights-of-way and a station site at the City’s preferred location for a commuter rail station. Offers of dedication shall be required as part of the approval of any tentative map or other discretionary approvals as appropriate.

CI-26-Action 2 The City shall work with CalTrans Division of Rail and other stakeholders to develop a train station plan. The plan shall include required environmental analysis, funding identification, required right-of-way, and preliminary facility design.
CONSERVATION AND AIR QUALITY ELEMENT
This Element of the General Plan addresses several important topics:

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

**CONSERVATION**

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

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

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

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

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

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

**ENERGY**

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

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

WATER SUPPLIES

Domestic water supplies in Elk Grove are provided by two major providers: the County of Sacramento Water Agency and the Elk Grove Water Service. Details on the areas in which these suppliers provide service can be found in the General Plan Background Report.

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

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

LAND FOR FUTURE DEVELOPMENT

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

AGRICULTURAL LANDS AND SOILS

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

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

This General Plan provides for a pattern of land uses (see the Land Use Element for further information) which will result in the loss of agricultural use of soils over a large portion of the city (generally, the area south of Elk Grove Boulevard and west of Hwy 99).
which has historically been used for large-scale farming. Although this General Plan designates a large area of the city (generally east of Bradshaw Road) for rural uses, the small parcel sizes in this area will most likely limit agricultural uses to “hobby” farming, the raising of animals either for personal enjoyment or on a small commercial scale, or the growing of specialty crops such as nursery plants.

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

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

**SACRAMENTO RIVER DELTA**

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

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

**MISSION STATEMENT:**

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

- Protection, maintenance, and enhancement and restoration of the overall quality of the Delta environment including agriculture, wildlife habitat, and recreational activities;

- Assurance of orderly, balanced conservation and development of Delta land resources; and

- Improvement of flood protection to ensure an increased level of public health and safety.*
VISION STATEMENT:

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

NATURAL HABITAT

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

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

TREES

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

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

AIR QUALITY

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

The City recognizes that Elk Grove can play a role in the improvement of local and regional air quality. To that end, this Element contains policies and programs that seek to reduce the consumption of fossil fuels, whose burning in engines and at generating plants is a major source of air pollutants.
This General Plan also contains policies and programs in the Circulation Element, which are intended to reduce the use of private motor vehicles in favor of walking, cycling, and public transit, and to reduce roadway congestion.

WATER QUALITY

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

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

**Guiding Goal 1: A High Quality of Life for All Residents**

- **Focused Goal 1-3:** A balanced and efficient transportation system
- **Focused Goal 1-5:** Excellence in the design of new development
- **Focused Goal 1-9:** A pattern of land use which enhances the community character of Elk Grove, provides employment and shopping opportunities to serve residents and the region, which provides for use of transit, and which protects Elk Grove’s unique historical and natural features

**Guiding Goal 2: Diversified Economic Base**

- **Focused Goal 2-2:** A balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the city

**Guiding Goal 3: Protection of the Natural Environment**

- **Focused Goal 3-1:** Development which recognizes environmental constraints and is designed and operated to minimize impacts on the environment
- **Focused Goal 3-2:** Open space lands in proximity to Elk Grove that provide for agricultural use and habitat for native species
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Focused Goal 3-3: Natural resources managed and protected for the use and enjoyment of current and future generations

Focused Goal 3-4: Preservation and enhancement of Elk Grove’s natural areas, in particular the areas within the floodplain of the Cosumnes River

Guiding Goal 4: Preservation and Enhancement of Elk Grove’s Unique Historic and Natural Features

Focused Goal 4-1: Preservation and enhancement of Elk Grove’s historic structures and districts

Focused Goal 4-2: Preservation of the large oak and other tree species which are an important part of the City’s historic and aesthetic character

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

Focused Goal 5-1: Retention of those areas identified for 2-acre and larger lots on the Land Use Map as a rural area through land use and infrastructure controls

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

The following policies and action items implement these goals:

CONSERVATION POLICIES: CONSERVATION OF ENERGY

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

CONSERVATION POLICIES: CONSERVATION OF WATER

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

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

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

CAQ-1-Action 3 Work with urban and agricultural water purveyors to establish long range conservation plans which set specific conservation objectives and utilize, to the extent possible, a common planning horizon, plan framework and estimating/forecasting procedures.

CAQ-1-Action 4 Promote the use of drought-tolerant vegetation to minimize water consumption by providing information to developers and designers.
CONSERVATION POLICIES: CONSERVATION OF LAND FOR FUTURE DEVELOPMENT

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

CONSERVATION POLICIES: CONSERVATION OF AGRICULTURAL USES

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

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

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

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

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

CAQ-4-Action 1 Implement the City’s “Right to Farm” ordinance.

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

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

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

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

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

CAQ-6-Action 1 Coordinate with the Delta Protection Commission by providing updates on the status of any requests by the City to include any lands in the Primary Zone in the City’s sphere of influence or incorporated boundaries.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**CAQ-8-Action 8** Consider the use of revised standard roadway cross-sections which do not require the removal of trees in order to provide additional roadway capacity.
CAQ-8-Action 9  Provide funds for education, programs, and materials emphasizing the value and importance of trees. Support private foundations with local funds for their tree planting efforts. Encourage the harvesting of native seeds and plants prior to the clearing of project sites.

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

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

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

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

CAQ-10-Action 1  As appropriate, work with the County of Sacramento and other agencies on a Habitat Conservation Plan or other mechanism to implement this policy.

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

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

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

CONSERVATION POLICIES: PROTECTION OF WATER QUALITY AND SUPPLY

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

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

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

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

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

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

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

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

**CONSERVATION POLICIES: FLOODING AND DRAINAGE**

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

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

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

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

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

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

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

- “Self-sustaining” meander characteristics,
- Berms,
- Naturalized side slope, and
- Varied channel bottom elevation, consistent with the characteristics of the watershed, public safety, and other site-specific considerations.

**CAQ-19-Action 4** Where existing streams support riparian vegetation, evaluate options for constructing secondary flood control channels or other facilities for flood control and water quality purposes.

**CAQ-19-Action 5** Channel lowering of existing natural streams shall occur only after consideration of alternatives (including surface drainage systems which do not require channel lowering) and only when it is necessary to accommodate the gravity drainage of storm runoff and/or accommodate floodflows under existing bridge structures.
CAQ-19-Action 6  All storm drainage improvements on natural streams shall be designed where feasible to maintain water flows necessary to protect and enhance existing fish habitat, native riparian vegetation, water quality, and/or ground water recharge.

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

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

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

CAQ-19-Action 10  Except where approved by the City as part of the development of a public or private development project, no grading, clearing, tree cutting, debris disposal or any other similar action shall be allowed in stream corridors except for normal channel maintenance.

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

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

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

“Natural streams” shall be generally considered to consist of the following, subject to site-specific review by the City:

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

The following are examples of desired features for this transition zone; the specific design for each transition zone shall be approved on a case-by-case basis by the City.
Stream buffer zones should generally measure at least 50 (fifty) feet from the stream centerline (total width of 100) feet or more, depending on the characteristics of the stream, and shall include:

1. Sufficient width for a mowed fire-break (where necessary), access for channel maintenance and flood control, and for planned passive recreation uses.
2. Sufficient width to provide for:
   a. Quality and quantity of existing and created habitat,
   b. Presence of species as well as species sensitivity to human disturbance,
   c. Areas for regeneration of vegetation,
   d. Vegetative filtration for water quality,
   e. Corridor for wildlife habitat linkage,
   f. Protection from runoff and other impacts of urban uses adjacent to the corridor
   g. Trails and greenbelts.
3. The stream buffer zone should not include above ground water quality treatment structures designed to meet pollutant discharge requirements.

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

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

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

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

**CAQ-25** The City shall encourage:

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

**CAQ-25-Action 1** The City shall comply with the requirements of AB939 with regard to meeting state-mandated targets for reductions in the amount of solid waste generated in Elk Grove.
CAQ-25-Action 2 The City shall provide information to businesses and residents on available options to implement the City’s waste reduction targets.

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

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

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

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

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

CONSERVATION POLICIES: AIR QUALITY

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

CAQ-26-Action 1 The City shall encourage all its employees to use transportation alternatives such as public transit, bicycling, walking, and carpooling for commute and other work-related trips. The City shall provide information on these and other applicable programs to all employees.

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

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

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

CAQ-27-Action 1 Provide information to the public and builders on available energy conservation techniques and products.
CAQ-27-Action 2  Encourage the use of trees planted in locations that will maximize energy conservation and air quality benefits. Encourage the use of landscaping materials which produce lower levels of hydrocarbon emissions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CAQ-31-Action 4 The City shall consider the adoption of an ordinance to discourage excessive idling of diesel-powered and other heavy vehicles to reduce air pollutant emissions.

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

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

CAQ-33 The City shall require that public and private development projects use low emission vehicles and equipment as part of project construction and operation, unless determined to be infeasible.
Economic Development Element
The Economic Development Element is an optional element of the General Plan, which is not mandated by the State. By inclusion of this Element in the General Plan, the City of Elk Grove acknowledges the importance of economic development, including jobs creation, enhancement of the City’s economic base through establishment of a clear economic strategy, and effective use of the City’s finances, public services and facilities as they relate to economic development.

This is not a mandatory general plan element, and therefore there are no mandated content requirements. The City has defined this element and created policies within this element to support its long term effort to improve economic conditions for all city residents.

The City of Elk Grove makes a healthy local economy a high priority, and recognizes the need to create high quality jobs for the future well being of its citizens. As noted in the State of California’s “General Plan Guidelines,”

“The structure of a [local] economy plays an important role in the physical development of a planning area and the stability of the local tax base. An effective (economic) element will establish a consistent set of policies which provide general direction to local government on how the community can focus resources to retain local businesses, attract new industries, support the tax base, and sustain the ability to provide public services for existing and future residents.”

This Element of the General Plan includes:

- An overview of the historic economic conditions affecting the City of Elk Grove;
- A description of existing economic conditions;
- A discussion of projected and desired future economic conditions for the City of Elk Grove; and
- A set of focused goals, policies and actions (implementation strategies) to help achieve the desired economic development conditions.

HISTORIC ECONOMIC CONDITIONS

In 1850, Elk Grove was established as a hotel and stage stop 15 miles south of Sacramento’s historic Sutter’s Fort. The area became a crossroad for business, entertainment, mail service, agriculture, and home base for gold miners. After the gold rush and statehood period, Elk Grove evolved with a distinctly rural and western lifestyle, independent from urban Sacramento’s growth and development.

In 1952, most of the 3,000 residents in the Elk Grove Community Plan Area lived in rural areas. However, job growth in Sacramento starting in the mid-1950s spurred a steady increase of residents to Elk Grove who commuted to Sacramento for work. This trend continued through 1975, when growth accelerated. During the 1990s, the population of Elk Grove grew by more than 70 percent. Job growth during that period was taking place in other areas of the County and region. Sacramento County’s General Plan vision for the unincorporated Elk Grove Community Plan Area was primarily that of a suburb of Sacramento.
The City of Elk Grove was incorporated on July 1, 2000, establishing local control over land use and development services. Since incorporation, both residential and non-residential development in the City has increased.

Additional information regarding the City’s origins and growth is provided in the General Plan Background Report.

EXISTING ECONOMIC CONDITIONS

In all cities, interdependence exists between local economic issues and the overall quality of life—many important aspects of community life are provided by the local government, which relies in large part on tax revenues to fund these services.

Elk Grove is a growing community with a well-established mix of land use and significant opportunity for new development and redevelopment. Prior to incorporation, Elk Grove was planned and developed primarily as a bedroom community. However, the City’s Vision as carried out in this General Plan identifies the desire to increase the jobs/housing balance in Elk Grove to match the numbers and types of workers living in Elk Grove with job opportunities in the city. To that end, General Plan Land Use Element map amendments increased the amount of land designated for commercial and office development and incorporated a regional commercial land use category.

The Comprehensive Fiscal Analysis for the incorporation (by EPS, dated March 1999) projected that the City’s revenues would exceed its costs for services. Because the incorporation was not shown to be “revenue neutral,” the City is obligated to mitigate the County’s loss for the difference in transferred revenues and expenditures in the form of a tax sharing agreement. Under the terms of the Revenue Neutrality Agreement, a portion of the City’s property tax revenues is returned to the County for a specified amount over a twenty-five year period.

Because of the loss in property tax revenues through fiscal year 2024/2025, Elk Grove will need to identify other sources of revenue and to diversify the City’s sources for revenues. To that end, the City has commissioned the establishment of an Economic Development Plan, which will establish detailed, short-term strategies to implement the focused goals and policies in this Element.

Currently, the Elk Grove Chamber of Commerce is actively involved in many issues and efforts that foster community and business growth in Elk Grove. The Economic/Industrial Development Committee for the Chamber is tasked with identifying and encouraging industries and specific business firms which could enhance the Elk Grove area economy by relocating or expanding within the Chamber’s service boundaries.

PROJECTED FUTURE ECONOMIC CONDITIONS

According to projections by the Sacramento Area Council of Governments (SACOG), all of the cities and the unincorporated areas in Sacramento County will experience growth in population, housing, and employment over the next 20-year period. Sacramento County population and employment growth projections range between 0.9 and 2.4 percent annually until 2020 (peak growth taking place in the 2000 through 2005 period and declining thereafter). Annual population and employment growth rates in Elk Grove are also projected to peak during the 2000 through 2005 period, but at a much higher
The City of Elk Grove is a developing community with opportunity to expand the existing commercial, business, and industrial development and employment base. As described in the Land Use Element, development efforts within specified areas will allow new investment and complementary uses to meet local and regional shopping needs, provide expanded job opportunities to improve the jobs/housing ratio, and build the City’s tax base. The City’s vision is for Elk Grove to be a community in which people can live, work, shop, and play. This Element will guide the economic component of that vision.

The structure of the City’s economy plays an important role in the physical development of the planning area and the stability of the local tax base. The goals, policies, and actions in this section are intended to provide direction as to how the community can focus resources to retain local businesses, attract new commercial, business, and industrial enterprises, support the tax base (create additional tax revenue), and continue to provide public services for existing and future residents of Elk Grove.

The following goals serve as the foundation for an overall economic development strategy for the City:

**Guiding Goal 1: High Quality of Life for All Residents**

**Focused Goal 1-5:** Excellence in the design of new development

**Focused Goal 1-8:** Creation and maintenance of a strong, positive community image for Elk Grove

**Guiding Goal 2: Diversified Economic Base**

**Focused Goal 2-1:** A business community which includes a diversity of industrial and office uses, locally and regionally oriented retail and services, and a diversity of residential types

**Focused Goal 2-2:** A balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the city

**Focused Goal 2-3:** A positive environment for business retention and expansion

**Focused Goal 2-4:** Creation of Elk Grove as a desirable place to establish a business, particularly major employment-generating uses

**Focused Goal 2-5:** A current and comprehensive economic development plan outlining the City’s strategy to strengthen the local economy

**Focused Goal 2-6:** A balanced municipal budget which will allow the City to provide a high level of service to all residents and businesses
The following policies and action items implement these goals:

**ECONOMIC DEVELOPMENT POLICIES: DIVERSE AND BALANCED MIX OF USES**

**ED-1**  Strive to establish a balanced mix of commercial, office and industrial businesses to the City to ensure a variety of employment and business opportunities.

**ED-1-Action 1**  Periodically review the General Plan to ensure that there is an adequate supply of land designated for economic development, with flexibility in the commercial and industrial land use designations to allow a wide range of targeted businesses without the need for amendments to the General Plan.

**ED-2**  The City recognizes the importance of making an adequate supply of land available for economic development. Specific properties for economic development and corresponding target land uses will be identified on the City’s Zoning Map and/or in its Economic Development Plan or Strategy.

**ED-3**  Encourage the full and efficient utilization of vacant and underutilized parcels in appropriately designated areas to support the development and expansion of targeted industrial and commercial facilities.

**ED-4**  Encourage developers of larger commercial and office projects to provide for on-site ancillary uses that would allow employees and residents to make non-work-related trips (e.g., banking, lunch, dry cleaning, recreation, child care) without having to use their automobiles.

**ED-4-Action 1**  Ensure that commercial and industrial land use designations and zoning designations for larger scale developments allow for a complimentary mix of uses.

**ED-4-Action 2**  Encourage and support efforts to provide support services such as child care and health services near employment centers.

**ED-5**  Consider the use of public/private partnerships as a means of revitalizing selected areas.

**ED-5-Action 1**  On an ongoing basis, evaluate opportunities for City involvement in public/private partnerships, including public investment in infrastructure and other improvements, the location of public areas, and modification of land use regulations and other development controls.

**ED-6**  Promote policies, programs and services that support a diverse local economy providing a range of goods and services, support existing local businesses, and that encourage new, independent business ventures.

**ED-6-Action 1**  Support efforts that encourage Elk Grove residents and businesses to buy goods and services locally.
ECONOMIC DEVELOPMENT POLICIES:
JOBS HOUSING BALANCE

ED-7  Maximize the use of non-residential land for employment-generating and revenue-generating uses.

ED-7-Action 1  Continue to improve Elk Grove's jobs/housing ratio and seek to achieve sufficient employment opportunities in Elk Grove for all of the employed persons living in the city, while continuing to promote the City's role as a regional center.

ED-7-Action 2  In cooperation with the private sector, support efforts to provide a supply of land ready for the development of buildings (that is, land with all infrastructure in place) and available for development of uses in target markets.

ED-8  Support the creation and retention of jobs that provide sustainable wages and benefits.

ED-9  Provide sufficient land for business expansion and attraction of new employers that utilize the City’s existing labor pool.

ED-9-Action 1  Identify industries whose employee needs correspond to the educational and job skills profile of the community, and develop strategies to attract such employers.

ED-9-Action 2  Promote the establishment and expansion of workplace alternatives, including home occupations and telecommuting.

ED-9-Action 3  Support strategies to increase business-to-business commerce in Elk Grove.

ED-10  Use Elk Grove's skilled labor force as an economic development and business attraction tool and increase the number of jobs that go to Elk Grove residents by coordinating economic development efforts with employment placement.

ED-10-Action 1  Market Elk Grove's sizable skilled labor force as an economic development advantage for new and expanding businesses.

ED-10-Action 2  Work with local businesses and employment recruiters to establish a process for recruitment of Elk Grove residents for new jobs. Consider incentive programs for new businesses that provide commitments to hire minimum numbers or percentages of Elk Grove residents.

ED-10-Action 3  Support efforts to coordinate education and job training programs among the Elk Grove Unified School District, Cosumnes River College, local universities, employment training and service agencies, and employers.

ED-10-Action 4  Provide labor market information from data sources and industry sectors to local educational institutions and training agencies for adults and youths.
ECONOMIC DEVELOPMENT POLICIES:
BUSINESS RETENTION AND EXPANSION

ED-11 Retain existing businesses, particularly those that contribute to meeting Elk Grove’s strategic economic goals, and facilitate their expansion as appropriate.

ED-11-Action 1 Develop a proactive business retention program that addresses issues affecting all business sectors.

ED-11-Action 2 Develop small business assistance programs, including but not limited to below market interest rate loans and creating new or expanding existing business plans.

ED-11-Action 3 Work with the US Department of Commerce, State Trade and Commerce Agency, Sacramento Area Commerce and Trade Association, Sacramento County Economic Development Department, Chamber of Commerce, and educational institutions to implement marketing and educational programs supporting business retention strategies.

ED-11-Action 4 Create a program to recognize employers that contribute to the quality of life in the community.

ED-12 Promote a thriving local retail, personal and business services sector.

ED-12-Action 1 Actively promote revitalization and strong sales in Old Town Elk Grove, and along major commercial thoroughfares.

ED-12-Action 2 Assist local merchants and business organizations interested in forming mutual benefit organizations such as merchants associations and business improvement districts.

ED-13 Recognizing that business conditions are often turbulent, the City shall endeavor to maintain close links with corporate leaders to monitor business conditions and identify issues in which the City may be of assistance.

ED-13-Action 1 Host regular meetings with major employers to discuss current operation and to provide information on City services. This allows the City to quickly respond if the business is considering either relocating or expanding.

ED-14 Support the retention of viable agricultural, ranching and dairy farm businesses and land uses, consistent with the City’s long-term land use goals and policies.

ED-14-Action 1 Work with the U.S. Department of Agriculture, California Department of Food and Agriculture, and Sacramento County Farm Bureau to support local agriculture, ranches and dairies, consistent with the City’s long-term land use policies.

ED-14-Action 2 Consider assigning staff to serve as an Agricultural and Land Use Coordinator for the City of Elk Grove to assist in the retention of agricultural businesses.
ECONOMIC DEVELOPMENT ELEMENT

ED-15 As part of the City’s Economic Development Plan, include a Business Attraction Program to identify a focused market effort and assist businesses in locating in or relocating to Elk Grove. A successful business attraction program not only promotes economic growth but also provides economic diversification. This diversification will result in more resilience in the local economy and allows the community to withstand cyclical declines in various sectors of the local and national economies.

ED-15-Action 1 Identify target industries in the manufacturing, retail, and office sectors.

ED-15-Action 2 Implement specific recruitment programs tailored to specific target markets.

ED-16 Attract and expand industrial, high technology, regional-serving office development that diversifies the local economy and produces higher-wage jobs.

ED-16-Action 1 Consider a zoning incentive program (which may include flexible development standards, shared parking, fast-track processing, and the like) to facilitate development or re-use of key sites by high-employment-generating uses and high value-added businesses.

ED-16-Action 2 Focus available incentives and business assistance services on attracting and retaining firms in industries that typically provide high-quality employment, living wages and strong career advancement opportunities, and which generate strong tax revenues, or fill a critical market niche.

ED-17 Work to remove both real and perceived barriers to development, particularly for constrained sites. Potential strategies include:

- Conduct a thorough inventory of vacant and underutilized land designated for commercial and industrial uses and identify opportunities for pre-development studies (i.e., Phase I analysis, site assembly, right-of-way improvements) which could be done by the City or the private sector to facilitate development of key sites.
- Streamlining City administrative and regulatory processes wherever possible. Reduce inefficiencies, overlap, and time delays associated with these processes.
- Simplifying the development review process for small-scale changes to previously approved site plans and buildings.

ED-18 Work proactively with those businesses interested in expanding existing businesses or establishing new businesses to install necessary infrastructure improvements. The goal is to establish an inventory of ready-to-go non-residential sites, complete with zoning, infrastructure, and environmental clearances. City actions may include:
1) Sharing of engineering studies and plans on water supply and treatment capacities, wastewater collection, conveyance and treatment capacities, storm water drainage and roadway improvements.

2) Working jointly with developers where City Capital Improvement Plans call for extension or upgrades to City infrastructure.

3) Pursuing financing options, including possible tax credits, to assist developers in providing necessary infrastructure improvements.

4) Allowing for phased extension or upgrades to infrastructure in conjunction with approved phasing plans for site development.

ED-19 The City shall use its discretion to ensure that retail land is appropriately sited and quantified.

ED-20 Provide incentives for private reinvestment in underutilized commercial areas where adequate infrastructure exists.

ED-21 Support micro loans, small business loan guarantees and other measures to support entrepreneurs and new business development.

ECONOMIC DEVELOPMENT POLICIES:
ECONOMIC DEVELOPMENT STRATEGY

ED-22 Promote economic development within Elk Grove through preparation and implementation of an Economic Development Strategy.

ED-22-Action 1 Prepare an Economic Development Strategy that:

1) Identifies the needs of existing businesses and acknowledges the important contributions existing businesses provide to the community;
2) Identifies specific goals or targets for business retention and development over the next 20 years; and
3) Includes targets for economic development in 5-year increments and implementation steps to be undertaken to help achieve specific goals.


ED-23 Designate an Economic Development Coordinator on City staff with responsibility for promoting economic development opportunities and implementing and tracking the progress/effectiveness of the policies and actions of the current Economic Development Plan.

ED-24 Establish an Economic Development Action Team composed of key departments and outside organizations to respond to urgent or substantial needs of existing businesses.

ED-25 Continue to participate in regional economic organizations and monitor the regional economy to ascertain the impacts on the local economy.
ECONOMIC DEVELOPMENT POLICIES: BALANCED BUDGET WITH ADEQUATE SERVICE LEVELS

ED-26  Coordinate between capital projects and economic development projects within the context of the City’s Capital Improvement Program.

ED-27  Seek innovative ways to reduce the cost burden of infrastructure provision on new industrial and commercial development, without unduly transferring the burden to the residential sector.
Historic Resources Element
Historic Resources Element

Although Elk Grove is home to a federally recognized historic district in Old Town, little has been done either in Old Town or outside the boundaries of the Old Town Special Planning Area to provide additional protection to historic resources. This Element summarizes the historic resources that exist in Elk Grove and lay out recommended policies to help provide additional protections for these resources, potentially including City review of alterations to historic buildings.

HISTORIC RESOURCES

On March 1, 1988, Old Town Elk Grove became nationally recognized as the Elk Grove Historic District (see the Background Report) on the National Register of Historic Places.

Outside of Old Town Elk Grove, there are four sites listed as California Historical Landmarks. Three of these sites are within the Elk Grove city limits, while the other one is located just outside city limits within the Planning Area.

- Grave of Elitha Cumi Donner Wilder - Elk Grove Masonic Cemetery, Row C, Lot 2 - Donner party survivor (City)
- Site of first County free library branch in California - 9125 Elk Grove Blvd. (City)
- Murphy’s Ranch (monument) - near the SW corner of Grant Line Road and Highway 99 - the site of the beginning of the United States’ conquests of California
- Grave of Alexander Hamilton Willard - Franklin Cemetery - perhaps the last survivor of the exploring party that accompanied Lewis and Clark (Planning Area)

For additional, detailed information on historic resources in Elk Grove—including the federal historic district and other structures not within the district—please consult the Background Report.

OLD TOWN SPECIAL PLANNING AREA

In 1985, Sacramento County adopted the Elk Grove Old Town Special Planning Area (SPA) Ordinance, to serve as the guiding policy document for the historic area. (The boundaries of the Old Town SPA are shown in the Background Report.) The intent of the Sacramento County Board of Supervisors was,

“... to permit rehabilitation of existing structure which will be compatible with the present conditions with minimal disruption to the lifestyle of residents and to consider and include new construction where appropriate. This Ordinance will implement the goals...regarding the retention and enhancement of a viable commercial center in Elk Grove and the preservation of the early California cultural aspect of the town. It is important that construction of new buildings or structures not alter the cultural and/or historical value of this section of the town.” [Old Town SPA, excerpt]

This Element of the General Plan will maintain some of these original intentions. It also
Historic Resources Element

provides out a policy framework to further preserve and protect the historic resources and establish policies for community education and involvement in historic preservation efforts for the Old Town area.

ARCHAEOLOGICAL RESOURCES

In addition to historic resources, Elk Grove and the planning area contain a variety of archaeological resources dating to the pre-historic eras. Detailed information on these resources is contained in the Background Report.

The following are the goals of the City of Elk Grove related to the preservation and enhancement of the city’s historical and archaeological resources:

<table>
<thead>
<tr>
<th>Guiding Goal 1: A High Quality of Life for All Residents</th>
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<tbody>
<tr>
<td><strong>Focused Goal 1-8:</strong> Creation and maintenance of a strong, positive community image for Elk Grove</td>
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<tr>
<td><strong>Focused Goal 1-9:</strong> A pattern of land use which enhances the community character of Elk Grove, provides employment and shopping opportunities to serve residents and the region, provides for use of transit, and protects Elk Grove's unique historical and natural features</td>
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<th>Guiding Goal 2: Diversified Economic Base</th>
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<td><strong>Focused Goal 2-4:</strong> Creation of Elk Grove as a desired place to locate major employment-generating uses</td>
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<th>Guiding Goal 3: Protection of the Natural Environment</th>
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<td><strong>Focused Goal 3-1:</strong> Development which recognizes environmental constraints and is designed and operated to minimize impacts on the environment</td>
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<th>Guiding Goal 4: Preservation and Enhancement of Elk Grove’s Unique Historic and Natural Features</th>
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<tr>
<td><strong>Focused Goal 4-1:</strong> Preservation and enhancement of Elk Grove's historic structures and districts</td>
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<tr>
<td><strong>Focused Goal 4-3:</strong> Preservation of the large oak and other tree species which are an important part of the City's historic and aesthetic character</td>
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<tr>
<th>Guiding Goal 5: Preservation of the Rural Character of Elk Grove</th>
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<tr>
<td><strong>Focused Goal 5-2:</strong> Maintenance of those features that provide the character of Elk Grove's rural areas, including: large oak and other trees, small local roadways, animal keeping and raising, equestrians, agriculture, and limited commercial opportunities</td>
</tr>
</tbody>
</table>
The following policies and action items implement these goals:

**HISTORIC RESOURCE POLICIES**

**HR-1** Encourage the preservation and enhancement of existing historical and archaeological resources in the City.

**HR-1-Action 1** Develop and update a comprehensive Historic Resource inventory using the National Register, the California Register, California Historical Landmarks, California Points of Historical Interest, and any other structures or properties the City Council determines to have historic value.

The Inventory should contain a map that shows the location of all of the structures with a historically significant designation, and a list of all of the historically significant structures within Elk Grove.

**HR-1-Action 2** Establish a Historic Preservation Committee to provide input regarding the City's historic preservation regulations.

This Committee could include members of the public experienced in and knowledgeable about historic resources in general and in the city.

**HR-1-Action 3** Create partnerships with private organizations that focus on historic resource preservation, such as the Elk Grove Historical Society.

**HR-1-Action 4** Adopt a Historic Preservation Ordinance establishing guidelines and processes for the preservation and enhancement of historic structures.

**HR-1-Action 5** Provide information to the public on historic preservation efforts and financial incentive programs. This may include:

- Establish an informational kiosk in Old Town for the public to view about the City's historic resources.
- Establish a history museum in Old Town.
- Create a historic preservation page on the City of Elk Grove's website with links to federal and state historic preservation programs and financial incentive programs.
- Create pamphlets that outline and discuss the City of Elk Grove's historic preservation program.
- Keeping handouts and applications on federal and state incentive programs at the public counter at City Hall.

**HR-2** The City supports the goals and objectives for the Comprehensive Statewide Historic Preservation Plan for California 2000-2005.

**HR-3** Encourage restoration, renovation, and/or rehabilitation of all historic structures.

**HR-3-Action 1** Provide financial incentives to residents as encouragement for rehabilitation and restoration of private property.
HR-3-Action 2  Participate in the Mills Act Tax Abatement Program as an economic incentive for private property owners to actively participate in the restoration of their properties.

HR-3-Action 3  Use grants and funds available to the City for historic preservation, such as the Community Development Block Grant (CDBG) and the California Heritage Fund (provided by the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Act of 2000).

HR-4  Support use of federal financial incentive programs to encourage preservation of historic structures.

HR-4-Action 1  Provide information on applying for the Federal Historic Preservation Tax Incentive.

HR-4-Action 2  Make available information on how to claim income and estate tax deductions for charitable contributions of partial interest in historic property, per The Tax Reform Act of 1986.

HR-5  Maintain and improve the aesthetic quality and architectural diversity of the Old Town historical district.

HR-5-Action 1  Implement the Elk Grove Old Town Special Planning Area (SPA) Ordinance.

HR-5-Action 2  Within two (2) years of the adoption of this General Plan, update the Old Town SPA. This update should include:

- A re-examination of the SPA boundaries to include all properties in the federal historic district and other areas as appropriate to provide a cohesive planning area.
- Incorporate the design guidelines of the “Old Town Design Comprehensive Plan” prepared by the County of Sacramento.
- A review of land use policy, permitted uses, and development standards and review.

HR-5-Action 3  Consider the creation of a historic overlay zone for use in the Old Town area or other parts of Elk Grove containing historic structures.

HR-5-Action 4  Use The Secretary of the Interior’s Standards for the Treatment of Historic Properties (1995) as a guideline for the preservation of historic buildings.

ARCHAEOLOGICAL AND PALEONTOLOGICAL POLICIES

HR-6  Protect and preserve prehistoric and historic archaeological resources throughout the City.
HR-6-Action 1  In areas identified in the Background Report as having a significant potential for containing archaeological or paleontological artifacts, require completion of a detailed on-site study as part of the environmental review process. Implement all recommended mitigation measures.

HR-6-Action 2  Impose the following conditions on all discretionary projects in areas which do not have a significant potential for containing archaeological or paleontological resources:

- “The Planning Division shall be notified immediately if any prehistoric, archaeologic, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior’s Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.”

- “All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California’s Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.”
Planning for the provision of housing for all economic segments of the City of Elk Grove’s (City) population is the intent of the Housing Element. The Housing Element identifies the policies and actions that the City will implement to ensure that housing in the City is affordable, safe, clean, and fit for human habitation.

Affordable, safe, and decent housing for all residents is a goal of the City of Elk Grove.

This Housing Element implements the following goals of the City’s General Plan:

**Guiding Goal 1: A High Quality of Life for All Residents**

**Focused Goal 1-6:** Safe and affordable housing for all persons.

**Focused Goal 2-1:** A business community which includes a diversity of industrial and office uses, locally and regionally oriented retail and services, and a diversity of residential types.

**Focused Goal 2-2:** A balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the city.

This Housing Element consists of the following parts:

1) Goals, Policies, and Actions

2) Summary of Housing Needs

3) Quantified Housing Objectives

4) Housing Needs Assessment

5) Adequate Sites

6) Housing Resources and Incentives

7) Housing Constraints

8) Opportunities for Energy Conservation

9) Relationship to Other Elements

10) Review of Previous Element

11) Public Participation

12) Bibliography
1. GOALS, POLICIES, AND ACTIONS

This Housing Element includes six Housing Goals. Under each Housing Goal are the policies and actions (implementation programs) that will be implemented during the 2013–2021 Housing Element period to accomplish the goal.

The City's Housing Goals are:

**Housing Goal 1:** Provide adequate sites to accommodate the City's share of regional housing needs through appropriate zoning and development standards.

**Housing Goal 2:** Assist in the development and provision of adequate housing stock to meet the needs of extremely low-, very low-, low-, and moderate-income households and special needs groups.

**Housing Goal 3:** Identify and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and special needs groups.

**Housing Goal 4:** Conserve and improve the condition of existing affordable housing stock.

**Housing Goal 5:** Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

**Housing Goal 6:** Preserve assisted (subsidized) housing developments for lower-income households.

Included in this section is a listing of the housing goals, guiding policies, and actions the City will implement to achieve its goals. Each proposed action also describes the implementation time frame and identifies the party responsible for carrying out the action.

**Housing Goal 1:** Provide adequate sites to accommodate the City's share of regional housing needs through appropriate zoning and development standards.

**GUIDING POLICY: PROVIDE ADEQUATE SITES**

**H-1**

**Policy:** Maintain an adequate supply of appropriately zoned land with available or planned public services and infrastructure to accommodate the City's projected housing needs for all income levels and for special needs groups.

**H-1 Action 1:** To the extent that there are high-density residential sites identified as accommodating the City's RHNA that ultimately develop with a use other than high-density residential development, the City will ensure that it maintains adequate inventory to accommodate the RHNA, including by rezoning as necessary.
H-1 Action 2: The City has a lower income regional housing need of 3,462 units. In an effort to meet the lower income regional housing need, the City will complete the following:

1. Concurrently with adoption, the City will identify and rezone sites in Table 35 that meet the City’s lower income RHNA of 3,462. (Please note: this includes capacity from the SEPA and site 21).

2. The City will rezone 15 acres of site 21, which will provide for a capacity of 315 units, consistent with Land Use Policy LU-40.

3. The City will rezone approximately 60 acres of the Southeast Policy Area (SEPA), to meet a portion of the City’s lower-income housing needs.

The SEPA and site 21 will permit owner-occupied and rental multifamily developments by right and will not require a conditional use permit. The City has, since 2003, required Design Review for all multifamily development. Design Review would be required for multifamily projects on these sites. Projects under 151 units are reviewed at the “staff-level”, while larger projects are reviewed by the Planning Commission. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, pursuant to State law requirements. Should it be determined that the SEPA or site 21 will not be completed within the three year rezone timeframe, the City will identify additional sites to meet the City’s RHNA.

H-1 Action 3: To facilitate the development of affordable housing, and provide for development phases of 50 to 150 units in size, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units.

H-1 Action 4: To ensure that there is a sufficient supply of multifamily zoned land to meet the City’s RHNA, the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/
owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project by project basis:

• Allow affordable projects to exceed the maximum height limits,
• Lessen set-backs, and/or
• Reduce parking requirements.

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

*Time Frame: Ongoing, as projects are processed through the Development Services Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.
*Responsibility: Development Services (Planning Division)
*Funding Source: City Development Services Fund

**H-2 Policy:** Continue to support zero-lot line or reduced setback single-family residential developments and corner duplexes, in addition to multifamily projects, to increase affordable housing supply.

**H-2 Action 1:** Continue to allow corner duplexes in single-family residential developments without a use permit.

*Time Frame: Ongoing
*Responsibility: Development Services (Planning Division)
*Funding Source: City Development Services Fund

**H-3 Policy:** Promote development where affordable housing is located in close proximity to services, shopping, and public transportation.

**H-3 Action 1:** Continue to encourage multifamily development throughout the City. Utilize the following non-binding guidelines in the analysis process of identifying opportunity locations for new multifamily housing:

1. Proximity to public transit or bus service.
2. Proximity to commercial and social services.
3. Parcel size and configuration that enhances the feasibility of development.
4. Lack of physical constraints (e.g., noise, wetlands).
5. Provision for a variety of housing types and affordable housing opportunities.
6. Of an appropriate size to provide for on-site management.
7. Integration into and compatibility with surrounding development.

8. Proximity to other multifamily development.

The City may also consider other criteria, as it deems appropriate, in order to determine the feasibility and potential constraints of new multifamily development.

**Time Frame:** Ongoing

**Responsibility:** Development Services (Planning Division)

**Funding Source:** City Development Services Fund and Affordable Housing Fund

**H-3 Action 2:** Offer fast track/priority processing, density bonuses, flexibility in development standards, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups.

**Time Frame:** Ongoing

**Responsibility:** Development Services (Planning and Building Divisions)

**Funding Source:** City Development Services Fund

**Housing Goal 2:** Assist in the development and provision of adequate housing stock to meet the needs of extremely low-, very low-, low-, and moderate-income households and special needs groups.

**GUIDING POLICY: ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING STOCK**

**H-4 Policy:** Facilitate and encourage the construction of housing affordable to extremely low-, very low-, low-, and moderate-income households by assisting nonprofit and for-profit developers with financial or technical assistance in a manner that is consistent with the City's identified housing needs.

**H-4 Action 1:** Continue to support affordable housing development through financial assistance from sources such as the Affordable Housing Fund, CalHome, Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), and other US Department of Housing and Urban Development (HUD) or California Department of Housing and Community Development (HCD) funding, as feasible.

**Time Frame:** Ongoing

**Responsibility:** Development Services (Planning Division)

**Funding Source:** Affordable Housing Fund, CalHome, CDBG, HOME, or other HUD or HCD funding

**H-4 Action 2:** When feasible, continue to provide waivers of or exemptions from select fees to all affordable housing projects and participate in the Sacramento Regional County Sanitation District's fee waiver and deferral program to reduce impact fees for affordable housing development.
Housing Element

Time Frame: Ongoing
Responsibility: Development Services (Planning and Building Divisions)
Funding Source: City Development Services Fund, Sacramento Regional County Sanitation District

H-4 Action 3: Offer affordable housing funding sources through the issuance of a Request for Proposals process consistent with the City’s Affordable Housing Loan Program guidelines, or other process as approved by the City Council.

Time Frame: Ongoing
Responsibility: Development Services (Planning Division)
Funding Source: City Affordable Housing Fund

H-5 Policy: Increase access to homeownership by coordinating with developers to identify units appropriate for homeownership for low- and moderate-income households and by working with other agencies to increase access to homeownership for first-time homebuyers and low- and moderate-income households.

H-5 Action 1: Continue to apply for HOME and CalHome funds for homebuyer assistance programs as they are available and when the City is eligible. Continue to administer the Affordable Homeownership Program, which provides limited fee waivers for deed-restricted for-sale affordable housing units. Information on these programs will be advertised on the City’s website when funds or homes are available.

Time Frame: Ongoing; apply for HOME/CalHome funds annually or as available/eligible
Responsibility: Development Services (Planning Division)
Funding Source: HOME/CalHome, City Affordable Housing Fund

H-5 Action 2: Continue to partner with NeighborWorks to provide homeownership services, such as homebuyer education and one-on-one or group counseling.

Time Frame: Ongoing
Responsibility: Development Services (Planning Division)
Funding Source: City Development Services Fund, private funding

H-6 Policy: Support energy-conserving programs in the production and rehabilitation of affordable housing to reduce household energy costs, improve air quality, and mitigate potential impacts of climate change in the region.

H-6 Action 1: Continue to promote and support energy efficiency in new construction by encouraging developers to utilize Sacramento Municipal Utility District (SMUD) energy programs and other energy efficiency programs and to be consistent with the Sustainability Element of the General Plan and the City’s Climate Action Plan.
H-6 Action 2: Continue to encourage participation in SMUD’s PV (photovoltaic) Pioneer program by issuing PV system permits at no charge upon SMUD’s approval.

**Policy:** Continue to support housing opportunities for agricultural workers, homeless people, seniors, single-parent households, large families, and persons with disabilities.

**H-7 Action 1:** Continue to allow flexibility in development standards, such as smaller unit sizes and parking reductions for senior projects, and by allowing development incorporating universal design measures.

**H-7 Action 2:** Continue to contribute funding and work closely with local nonprofits and regional agencies to assess homeless needs and develop plans to address homelessness at a regional level. The City will annually meet with local service providers and regional agencies (as applicable) to assess the needs regarding homelessness of the City and the region.

**H-7 Action 3:** Continue to procure funding sources that will allow the City to contribute to agencies that provide services for persons with special housing needs.

**H-7 Action 4:** Amend the Zoning Code to comply with Health and Safety Code Sections 17021.5 and 17021.6, which deal with certain kinds of employee housing. The City will amend the Zoning Ordinance to treat employee housing that serves six or fewer persons as a single-family structure and permit-ted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance will also be amended to
treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.

**Time Frame:** Within one year from adoption of the Housing Element  
**Responsibility:** Development Services (Planning Division)  
**Funding Source:** City Development Services Fund

**H-7 Action 5:** Work with the Alta California Regional Center to implement an outreach program that informs families within the City about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City’s website, and providing housing-related training for individuals/families through workshops.

**Time Frame:** Development of an outreach program within one year of adopting the Housing Element.  
**Responsibility:** Development Services (Planning Division)  
**Funding Source:** City Development Services Fund

**H-8 Policy:** Assist extremely low-, very low-, and low-income households in locating affordable housing and finding sources of assistance with housing payments and rent.

**H-8 Action 1:** Continue to update the affordable housing unit database and to provide information regarding affordable housing opportunities, both through direct response to inquiries and making information available on the City’s website.

**Time Frame:** Ongoing  
**Responsibility:** Development Services (Planning Division)  
**Funding Source:** City Development Services Fund

**H-8 Action 2:** Consider a housing choice voucher (Section 8) education program for residents (neighbors) and landlords to provide awareness of the program and the opportunities and constraints it provides.

**Time Frame:** Education outreach would occur annually  
**Responsibility:** Development Services (Planning Division)  
**Funding Source:** City Development Services Fund

**Housing Goal 3:** Identify and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and special needs groups.
GUIDING POLICY: REMOVAL OF GOVERNMENTAL CONSTRAINTS

H-9  Policy: Continue to monitor Title 23 of the Municipal Code, entitled Zoning, and other regulations to ensure that the City’s policies and regulations do not inappropriately constrain housing development and affordability.

H-9  Action 1: Continue to provide regulatory incentives for the development of units affordable to extremely low-, very low-, and low-income households, including second dwelling units, senior housing, and apartment units, and housing for special needs groups, including agricultural employees, persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing. The City will also take subsequent action, as appropriate, to make the development of such units more financially feasible and will consider providing financial incentives, such as reducing, waiving, and/or deferring fees, where feasible.

Time Frame: Ongoing, as projects are processed through the Development Services Department.

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund, CDBG, Affordable Housing Fund

H-10  Policy: Continue to make efforts to keep the review process for extremely low-, very low-, and low-income housing developments and special needs housing as streamlined as possible.

H-10  Action 1: Continue to designate a staff planner to guide affordable housing development projects through the planning process and designate the Housing Program Manager to implement housing-related programs and policy initiatives.

Time Frame: Ongoing

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund, City Affordable Housing Fund, CDBG

H-10  Action 2: Continue to allow the Planning Director to serve as the approving authority on all multifamily projects of 150 units or less, including affordable projects, that are consistent with General Plan and zoning requirements.

Time Frame: Ongoing

Responsibility: Development Services (Planning Division)

Funding Source: City Development Services Fund
H-10 Action 3: Continue to conduct interdepartmental meetings to coordinate the early review of development projects and address policy concerns.

Time Frame: Ongoing
Responsibility: Development Services (Planning, Building, and Public Works Divisions)
Funding Source: City Development Services Fund, Planning and Building fees

H-11 Policy: Encourage creative and flexible design for residential developments.

H-11 Action 1: Continue to encourage more creative and flexibly designed projects with an affordable housing component through the use of the Design Review process, which eliminated minimum lot width and public street frontage requirements, thus creating more flexibility for higher-density projects.

Time Frame: Ongoing
Responsibility: Development Services (Planning Division)
Funding Source: City Development Services Fund

H-11 Action 2: Consider adopting a Universal Design Ordinance that would encourage construction or modification of new and existing homes using design principles that allow individuals to remain in their homes as their physical needs and capabilities change.

Time Frame: Consider the adoption of an ordinance by December 2014
Responsibility: Development Services (Planning Division)
Funding Source: City Development Services Fund

H-12 Policy: Review the Housing Element to determine the appropriateness of the document to current conditions.

H-12 Action 1: Continue to annually review the Housing Element to determine its effectiveness and its consistency with the General Plan, as part of the annual review required by Government Code Section 65400. Report on the findings of this review and suggest changes if needed.

Time Frame: Ongoing
Responsibility: Development Services (Planning Division)
Funding Source: City Development Services Fund

Housing Goal 4: Conserve and improve the condition of existing affordable housing stock.
GUIDING POLICY: CONSERVE AND IMPROVE AFFORDABLE HOUSING STOCK

H-13 Policy: Ensure that affordable housing stock is maintained in good, safe, and decent condition.

**H-13 Action 1:** Continue to operate housing repair and/or rehabilitation programs that assist lower-income households occupying housing in need of repair, including the new Minor Home Repair Program that offers forgivable loans to very low- and low-income homeowners whose homes have one or more health and safety hazards.

*Time Frame: Ongoing*
*Responsibility: Development Services (Planning Division)*
*Funding Source: CDBG funds*

**H-13 Action 2:** Continue to refer individuals interested in utility assistance to the appropriate local energy provider, usually SMUD or Pacific Gas and Electric (PG&E), both of which offer programs to assist with utility costs.

*Time Frame: Ongoing*
*Responsibility: Development Services (Planning Division)*
*Funding Source: City Development Services Fund*

**H-13 Action 3:** Provide information on available housing rehabilitation programs, such as the Minor Home Repair Program, to homeowners experiencing difficulty repairing health and safety hazards.

*Time Frame: Ongoing; as needed*
*Responsibility: Development Services (Planning and Code Enforcement Divisions)*
*Funding Source: CDBG funds*

**H-13 Action 4:** Consider a rental inspection program that is administered by the Code Enforcement Department with the goal of enforcing Municipal Code standards for rental housing.

*Time Frame: Consider program by December 2014*
*Responsibility: Development Services (Planning and Code Enforcement Divisions)*
*Funding Source: CDBG funds or other source to be identified*

H-14 Policy: Ensure the retention of the City’s mobile home park.

**H-14 Action 1:** If the one mobile home park in the City is in danger of being removed from the housing stock, partner with tenant associations or a nonprofit organization to provide assistance to mobile home park tenants in preserving their homes through the State Mobilehome Park Resident Ownership Program (MPROP), when appropriate.
Housing Element

**H-15 Policy:** Monitor the conversion of rental housing to condominiums to retain the supply of rental housing.

**H-15 Action 1:** Monitor and evaluate the conversion of rental housing units to condominiums in order to assist in amending the land use plan to provide for additional multifamily areas if necessary.

*Time Frame: Annually*

*Responsibility: Development Services (Planning Division)*

*Funding Source: City Development Services Fund*

**Housing Goal 5:** Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

**GUIDING POLICY: HOUSING OPPORTUNITIES FOR ALL PERSONS**

**H-16 Policy:** Prohibit discrimination in the sale or rental of housing to anyone on the basis of race, color, ancestry, national origin, religion, disability, sex, familial status, marital status, or other such arbitrary factors.

**H-16 Action 1:** Continue to provide information about fair housing choices to residents by distributing the fair housing materials upon request. Promptly address complaints of discrimination in the sale, rental, and development of housing by forwarding complaints to HUD, the California Department of Fair Employment and Housing, or other nonprofit or governmental agencies as appropriate.

*Time Frame: Ongoing*

*Responsibility: Development Services (Planning Division)*

*Funding Source: City Development Services Fund, CDBG*

**H-16 Action 2:** Proactively monitor rental housing providers to determine whether they are engaging in discriminatory practices. At a minimum, offer education on fair housing law to providers found to act in a discriminatory manner.

*Time Frame: 2014*

*Responsibility: Development Services (Planning Division)*

*Funding Source: CDBG*

**H-16 Action 3:** Meet with other jurisdictions in the region to identify fair housing strategies and discuss whether a regional fair housing strategy would be beneficial from a cost and/or efficiency perspective.
Housing Goal 6: Preserve assisted (subsidized) housing developments for lower-income households.

GUIDING POLICY: PRESERVE ASSISTED HOUSING

H-17 Policy: Preserve existing affordable housing developments at risk of converting to market rate.

H-17 Action 1: Maintain and update the City’s affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements.

Time Frame: Annually
Responsibility: Development Services (Planning Division)
Funding Source: City Development Services Fund

H-17 Action 2: Continue to work with federal, State, and nonprofit housing organizations that function to purchase or fund the purchase of subsidized, at-risk complexes that the owner wishes to convert to market rate. Annually evaluate the need for the City to establish a program to preserve affordable units at risk of conversion.

Time Frame: Annually evaluate and apply for funding as necessary
Responsibility: Development Services (Planning Division)
Funding Source: City Development Services Fund

2. SUMMARY OF HOUSING NEEDS

REGIONAL HOUSING NEEDS ALLOCATION

The Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan, finalized in November 2012, projected a Regional Housing Needs Allocation (RHNA) requirement for the City of Elk Grove of 1,018 extremely low-income units, 1,017 very low-income units, 1,427 low-income units, 1,377 moderate-income units, and 2,563 above moderate-income units. Table 1 depicts a summary of the needs determination for the City’s affordable units.
### Table 1
Regional Housing Needs Allocation

<table>
<thead>
<tr>
<th>Income Category</th>
<th>RHNA 2013–2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>1,018</td>
</tr>
<tr>
<td>Very Low</td>
<td>1,017</td>
</tr>
<tr>
<td>Low</td>
<td>1,427</td>
</tr>
<tr>
<td>Moderate</td>
<td>1,377</td>
</tr>
<tr>
<td>Subtotal Affordable Units</td>
<td>4,839</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>2,563</td>
</tr>
<tr>
<td>Total</td>
<td>7,402</td>
</tr>
</tbody>
</table>

Source: SACOG Regional Housing Needs Plan; Metrolist; City of Elk Grove

1 Extremely low-income need was determined by assuming the need is 50% of the very low-income RHNA allocation.

### 3. QUANTIFIED HOUSING OBJECTIVES

Quantified housing objectives are provided in Table 2 for the new construction (new units), rehabilitation (existing units), and preservation (at-risk units) of affordable and special needs housing units as a result of implementation of the actions set forth in the Goals, Policies, and Actions section of this element.

The actions identified by the City during the planning period will assist in the construction of 96 extremely low, 234 very low-, 345 low-, and 1,530 moderate-income units, and 6,120 above moderate-income units.

### Table 2
Quantified Objectives: 2013–2021

<table>
<thead>
<tr>
<th>Task</th>
<th>Income Level</th>
<th>Extremely Low</th>
<th>Very Low</th>
<th>Low</th>
<th>Moderate</th>
<th>Above Moderate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fair Share Allocation</td>
<td></td>
<td>1,018</td>
<td>1,017</td>
<td>1,427</td>
<td>1,377</td>
<td>2,563</td>
<td>7,402</td>
</tr>
<tr>
<td>New Construction¹</td>
<td></td>
<td>96</td>
<td>229</td>
<td>325</td>
<td>1,530</td>
<td>6,120</td>
<td>8,300</td>
</tr>
<tr>
<td>Rehabilitation²</td>
<td></td>
<td>0</td>
<td>5</td>
<td>20</td>
<td>0</td>
<td>0</td>
<td>25</td>
</tr>
<tr>
<td>Conservation/Preservation³</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td>96</td>
<td>234</td>
<td>345</td>
<td>1,530</td>
<td>6,120</td>
<td>8,325</td>
</tr>
</tbody>
</table>

Source: City of Elk Grove, January 2014

¹ New construction estimates are based on projections of 400-800 market-rate units annually in 2013 to 2015, and 1,200 market-rate units annually in 2016 to 2021. At the present affordable housing fee of about $3,400 per unit, the City would generate about $26 million to subsidize affordable housing during the eight-year timeframe. At a subsidy of $40,000 per unit, about 650 lower-income units could be funded. The actual number of units built will vary based on funding availability (including tax credits), construction costs, etc.

² Rehabilitation numbers are based on the availability of funding, primarily at the state or federal level.

³ The City does not have any at-risk units.
4. HOUSING NEEDS ASSESSMENT

Demographic and socioeconomic variables such as population, household characteristics, and housing stock conditions must be analyzed in order to adequately determine the present and future housing needs of the City.

The following data is taken from the 2000 and 2010 US Census reports, 2006–2010 American Community Survey, California Department of Finance, SACOG-approved data, various City documents (including the Affordable Housing Nexus Study completed in February 2013), and other sources.

The US Census, which is completed every ten years, is an important source of information for the Housing Needs Assessment. It provides the most reliable and in-depth data for demographic characteristics of a locality. The 2010 Census forms were much shorter and collected a fraction of the data previously collected. To supplement the shorter form, the American Community Survey was utilized to create sample-based data sets. While the American Community Survey provides a much larger range of data, it also comes with a greater margin of error. There are a few data sets referenced in this table that do not perfectly match totals or percentages. Those inconsistencies are the results of variable margins of error inherent in the American Community Survey data source.

The State Department of Finance (DOF) is another source of valuable data that is more current than the Census. However, the DOF does not provide the depth of information that can be found within the 2010 US Census. Whenever possible, DOF data and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

The Affordable Housing Nexus Study was conducted to determine the need for affordable housing in the City, which is directly related to new market-rate residential and nonresidential development, and to calculate an affordable housing impact fee related to the housing needs of very low- and low-income households. The DOF provides provisional population and housing estimates for January 1, 2001, through end of 2013.

POPULATION CHARACTERISTICS

From incorporation in 2000 until 2010, the population of the City increased by 111 percent, an average increase of 11 percent annually. The City’s rapid development came as a result of an increase in jobs in the Sacramento region and the availability of land outside the downtown Sacramento area (Table 3). According to DOF estimates, the City’s population in 2013 was 159,074. Growth over the past decade can be largely attributed to new construction (people moving to the City) and the annexation of the Laguna West-Lakeside CDP (adding 25,000 residents to the City), although growth has slowed in recent years. The population of the City is projected to continue to grow at a modest rate over the next several years, reaching over 190,000 by 2029.
Table 3
Population Trends

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Change</th>
<th>Percentage Change</th>
<th>Annual Percentage Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 2000</td>
<td>72,665</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>2 2005</td>
<td>125,703</td>
<td>53,038</td>
<td>72.99%</td>
<td>14.60%</td>
</tr>
<tr>
<td>3 2010</td>
<td>153,015</td>
<td>27,312</td>
<td>21.73%</td>
<td>4.35%</td>
</tr>
<tr>
<td>2 2013</td>
<td>159,074</td>
<td>6,059</td>
<td>3.96%</td>
<td>1.32%</td>
</tr>
<tr>
<td>4 2017</td>
<td>166,228</td>
<td>7,154</td>
<td>4.50%</td>
<td>0.90%</td>
</tr>
<tr>
<td>4 2029</td>
<td>193,783</td>
<td>27,555</td>
<td>16.58%</td>
<td>1.38%</td>
</tr>
</tbody>
</table>

Source: 12000 Census, 2Department of Finance, 32010 Census, Elk Grove 2012, and Center for Strategic Economic Research, 2010

POPULATION BY AGE

According to the 2010 Census, the City's residents are approximately the same age as Sacramento County residents as a whole. The median age is 34.3 years for the City and 34.8 years for the County. In the City, children (age 14 and under) account for 24.5 percent of the total population, compared with 21 percent for Sacramento County. The City and the County both have a majority of their population under the age of 55; the 55 and over age group accounts for approximately 18 percent of the City’s population, whereas persons 55 and older make up approximately 22 percent of Sacramento County’s population. The largest age group for the City is made up of individuals 35 to 44 years old, who make up nearly 16 percent of the total City population, compared with over 13 percent for Sacramento County.

Generally, persons aged 25 to 44 are considered to be in the family-forming age group. This family-forming age group represents approximately 28 percent of the population in both the City and Sacramento County. These age characteristics suggest that the City’s housing needs will be somewhat similar to those of Sacramento County.


Table 4 shows the age characteristics for the City and Sacramento County as of 2010.

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Elk Grove</th>
<th>Sacramento County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>Percentage</td>
<td>Number</td>
</tr>
<tr>
<td>Under 5 years</td>
<td>11,060</td>
<td>101,063</td>
</tr>
<tr>
<td>5 to 9 years</td>
<td>12,631</td>
<td>98,112</td>
</tr>
<tr>
<td>10 to 14 years</td>
<td>13,830</td>
<td>99,820</td>
</tr>
<tr>
<td>15 to 19 years</td>
<td>13,101</td>
<td>105,680</td>
</tr>
<tr>
<td>20 to 24 years</td>
<td>8,635</td>
<td>101,908</td>
</tr>
<tr>
<td>25 to 34 years</td>
<td>18,646</td>
<td>206,646</td>
</tr>
<tr>
<td>35 to 44 years</td>
<td>24,042</td>
<td>190,835</td>
</tr>
<tr>
<td>45 to 54 years</td>
<td>23,312</td>
<td>200,536</td>
</tr>
<tr>
<td>55 to 59 years</td>
<td>8,472</td>
<td>85,332</td>
</tr>
<tr>
<td>60 to 64 years</td>
<td>6,542</td>
<td>70,305</td>
</tr>
<tr>
<td>65 to 74 years</td>
<td>7,378</td>
<td>83,295</td>
</tr>
<tr>
<td>75 to 84 years</td>
<td>3,924</td>
<td>53,193</td>
</tr>
<tr>
<td>85 years and over</td>
<td>1,442</td>
<td>23,063</td>
</tr>
<tr>
<td>Median Age</td>
<td>34.3</td>
<td>34.8</td>
</tr>
</tbody>
</table>

Source: 2010 Census, DP-1

Population by Race and Ethnicity

According to the 2010 Census, white individuals made up the largest racial group in the City, comprising approximately 38 percent of the City's population. Whites also represented the County of Sacramento's largest racial group, making up over 48 percent of the County's total population. Asians, which include Chinese, Filipino, Asian Indian, Vietnamese, and other Asian groups, make up the second largest ethnic group, approximately 26 percent, in the City and the third largest, approximately 14 percent, in Sacramento County. African Americans represent nearly 10 percent of the County's population and nearly 11 percent for the City. In the City, 18 percent of residents are Hispanic, compared to 21.5 percent for all of Sacramento County.

The racial profile of the City shifted somewhat between 2000 and 2010. In both the City and Sacramento County, white individuals declined as a percentage of the population, while the percentage of individuals belonging to ethnic minorities (predominantly Asians) increased. Asians, making up approximately 26 percent of the City's residents in 2010, comprised only 18 percent in 2000. Similarly, Asian individuals comprised approximately 11 percent of Sacramento County's residents in 2000 and 14 percent in 2010.

Race characteristics for the City and Sacramento County are shown in Table 5.
Table 5  
Elk Grove and Sacramento County Population by Race/Ethnicity

<table>
<thead>
<tr>
<th>Race</th>
<th>Elk Grove</th>
<th>Sacramento County</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percentage</td>
</tr>
<tr>
<td>White</td>
<td>58,305</td>
<td>38.10%</td>
</tr>
<tr>
<td>African American</td>
<td>16,462</td>
<td>10.76%</td>
</tr>
<tr>
<td>American Indian and Alaska Native</td>
<td>507</td>
<td>0.33%</td>
</tr>
<tr>
<td>Asian</td>
<td>39,479</td>
<td>25.80%</td>
</tr>
<tr>
<td>Native Hawaiian or Pacific Islander</td>
<td>1,731</td>
<td>1.13%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>27,581</td>
<td>18.03%</td>
</tr>
<tr>
<td>Other Race</td>
<td>350</td>
<td>0.23%</td>
</tr>
<tr>
<td>Two or More Races</td>
<td>8,600</td>
<td>5.62%</td>
</tr>
<tr>
<td>Total</td>
<td>153,015</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: 2010 Census, DP-1

EMPLOYMENT CHARACTERISTICS

The work force in the Sacramento metropolitan area encompasses professional, technical, production, transportation, and service occupations. The region’s manufacturing sector has grown steadily since the late 1970s, spurred by the expansion of high-technology industries. The City’s major employers reflect this economic diversity and include technology, healthcare, financial, and retail activities. The major employers in the City provide about 25 percent of jobs in the community.

Table 6  
Major Employers: City of Elk Grove (2013)

<table>
<thead>
<tr>
<th>Employer</th>
<th>Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sutter Health Sacramento Sierra Region</td>
<td>6,026</td>
</tr>
<tr>
<td>Elk Grove Unified School District</td>
<td>5,500</td>
</tr>
<tr>
<td>Apple Inc.</td>
<td>1,600</td>
</tr>
<tr>
<td>Kaiser Permanente</td>
<td>1,468</td>
</tr>
<tr>
<td>Mercy’s Methodist Hospital</td>
<td>1,113</td>
</tr>
<tr>
<td>Cosumnes River College</td>
<td>330</td>
</tr>
<tr>
<td>ALLDATA/AutoZone</td>
<td>260</td>
</tr>
<tr>
<td>Frontier Communication Solutions</td>
<td>200</td>
</tr>
</tbody>
</table>

Source: City of Elk Grove, Chamber of Commerce, 2013

According to the 2006-2010 American Community Survey, approximately 23 percent of employed City residents (15,319 individuals) were employed in the education, health, and social assistance industries. Approximately 15 percent worked in public administration, 11 percent in retail trade industries, and another 9 percent in professional, scientific, and administrative positions.
Table 7
Elk Grove Employment by Industry

<table>
<thead>
<tr>
<th>Sector</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational services, and healthcare and social assistance</td>
<td>15,319</td>
<td>22.87%</td>
</tr>
<tr>
<td>Public administration</td>
<td>9,885</td>
<td>14.76%</td>
</tr>
<tr>
<td>Retail trade</td>
<td>7,229</td>
<td>10.79%</td>
</tr>
<tr>
<td>Professional, scientific, and management, and administrative and waste management services</td>
<td>6,062</td>
<td>9.05%</td>
</tr>
<tr>
<td>Finance and insurance, and real estate and rental and leasing</td>
<td>5,519</td>
<td>8.24%</td>
</tr>
<tr>
<td>Arts, entertainment, and recreation, and accommodation and food services</td>
<td>4,825</td>
<td>7.20%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>3,839</td>
<td>5.73%</td>
</tr>
<tr>
<td>Transportation and warehousing, and utilities</td>
<td>3,808</td>
<td>5.68%</td>
</tr>
<tr>
<td>Construction</td>
<td>3,532</td>
<td>5.27%</td>
</tr>
<tr>
<td>Other services, except public administration</td>
<td>3,214</td>
<td>4.80%</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>1,840</td>
<td>2.75%</td>
</tr>
<tr>
<td>Information</td>
<td>1,734</td>
<td>2.59%</td>
</tr>
<tr>
<td>Agriculture, forestry, fishing and hunting, and mining</td>
<td>187</td>
<td>0.28%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>66,993</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Source: 2006-2010 American Community Survey, DP03

According to SACOG population estimates, the City had 11,147 jobs in 2000. Between 2000 and 2005, the number of jobs in the City more than doubled. As shown in Table 8, although future employment growth is projected to occur at a smaller rate, the number of jobs in the City is still expected to roughly double by 2035.

Table 8
Elk Grove Jobs Projections

<table>
<thead>
<tr>
<th>Year</th>
<th>Jobs</th>
<th>Percentage Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000*</td>
<td>11,147</td>
<td>--</td>
</tr>
<tr>
<td>2005*</td>
<td>24,653</td>
<td>121.16%</td>
</tr>
<tr>
<td>2009</td>
<td>28,076</td>
<td>13.88%</td>
</tr>
<tr>
<td>2017</td>
<td>34,944</td>
<td>24.46%</td>
</tr>
<tr>
<td>2029</td>
<td>48,992</td>
<td>40.20%</td>
</tr>
<tr>
<td>2035</td>
<td>56,292</td>
<td>14.90%</td>
</tr>
</tbody>
</table>

Source: SACOG 2002 and 2012, SACOG Draft 2035 Projections
* SACOG projections based on Laguna and Elk Grove Regional Analysis Districts

Jobs-Housing Balance

One way to determine a jobs-to-housing ratio is to divide the number of jobs in an area by the number of occupied housing units in that same area in order to estimate the number of jobs per housing unit. It is generally considered ideal to have one job per housing unit.
Using 2010 Census data it is possible to estimate the ratio of employed residents, whether working in the City or elsewhere, to the total population. This calculation excludes members of the City's community that are not part of the labor force and therefore not in need of a job. The City experiences a net worker outflow with far more workers leaving the area for employment than coming into it. Fewer than 5,800 City residents work in the city. Approximately 47,000 workers leave the city for employment, leading to a much lower jobs-to-housing ratio than Sacramento County as a whole, as shown in Table 9.

### Table 9

<table>
<thead>
<tr>
<th></th>
<th>Elk Grove</th>
<th>Sacramento County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Units</td>
<td>47,927</td>
<td>513,945</td>
</tr>
<tr>
<td>Employment</td>
<td>24,581</td>
<td>544,287</td>
</tr>
<tr>
<td>Jobs per Housing Unit</td>
<td>0.51</td>
<td>1.06</td>
</tr>
</tbody>
</table>

Source: Led On-The-Map Data - Inflow/Outflow of Workers -All Jobs 2010-HTTP://ONTHEMAP.CES.CENSUS.GOV

### HOUSEHOLD CHARACTERISTICS

According to the 2010 Census, 47,927 households were located in the City. Table 10 shows the change in the number of households in the City since 2000. While the number of households continues to increase, the rate of household growth is slowing. The number of households in the City doubled from 2000 to 2010, but is expected to increase only 10 percent from 2010 to 2017.

### Table 10

<table>
<thead>
<tr>
<th>Year</th>
<th>Households</th>
<th>Change</th>
<th>Percentage Change</th>
<th>Annual Percentage Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>20001</td>
<td>23,766</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2005²</td>
<td>39,987</td>
<td>16,221</td>
<td>68.25%</td>
<td>13.65%</td>
</tr>
<tr>
<td>2009²</td>
<td>46,892</td>
<td>6,905</td>
<td>17.27%</td>
<td>4.32%</td>
</tr>
<tr>
<td>2010³</td>
<td>47,927</td>
<td>1,305</td>
<td>2.21%</td>
<td>2.21%</td>
</tr>
<tr>
<td>2012²</td>
<td>48,469</td>
<td>542</td>
<td>113%</td>
<td>0.57%</td>
</tr>
<tr>
<td>2017²</td>
<td>52,722</td>
<td>4,253</td>
<td>8.77%</td>
<td>1.75%</td>
</tr>
</tbody>
</table>

Source: ²2000 Census; ²Department of Finance 2007 Estimates; ³2010 Census
* SACOG projections based on Laguna and Elk Grove RADs
Household Income

California Department of Housing and Community Development (HCD) publishes annual income limits for each county in the State. The 2013 area median income (AMI) in Sacramento County (for a four-person household) is $76,100. **Table 11** shows the maximum annual income level for each income group adjusted for household size for Sacramento County, as determined by HCD. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

On average, the household incomes for the City are higher compared to household incomes for Sacramento County. According to the 2006–2010 American Community Survey, the household median income in the City was $79,457 compared to $56,439 for all of Sacramento County. In the City, 34 percent of households had income of at least $100,000, compared to 21 percent for all of Sacramento County.

**Table 11**
**Maximum Household Income Level by Household Size, 2013**

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Extremely Low</th>
<th>Very Low</th>
<th>Low</th>
<th>Median</th>
<th>Moderate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Person</td>
<td>$16,000</td>
<td>$26,650</td>
<td>$42,650</td>
<td>$53,250</td>
<td>$63,900</td>
</tr>
<tr>
<td>2-Person</td>
<td>$18,300</td>
<td>$30,450</td>
<td>$48,750</td>
<td>$60,900</td>
<td>$73,050</td>
</tr>
<tr>
<td>3-Person</td>
<td>$20,600</td>
<td>$34,250</td>
<td>$54,850</td>
<td>$68,500</td>
<td>$82,150</td>
</tr>
<tr>
<td>4-Person</td>
<td>$22,850</td>
<td>$38,050</td>
<td>$60,900</td>
<td>$76,100</td>
<td>$91,300</td>
</tr>
<tr>
<td>5-Person</td>
<td>$24,700</td>
<td>$41,100</td>
<td>$65,800</td>
<td>$82,200</td>
<td>$98,600</td>
</tr>
<tr>
<td>6-Person</td>
<td>$26,550</td>
<td>$44,150</td>
<td>$70,650</td>
<td>$88,300</td>
<td>$105,900</td>
</tr>
<tr>
<td>7-Person</td>
<td>$28,350</td>
<td>$47,200</td>
<td>$75,550</td>
<td>$94,350</td>
<td>$113,200</td>
</tr>
<tr>
<td>8-Person</td>
<td>$30,200</td>
<td>$50,250</td>
<td>$80,400</td>
<td>$100,450</td>
<td>$120,500</td>
</tr>
</tbody>
</table>

Source: Department of Housing and Community Development, Division of Housing Policy Development, February 2013

**Extremely Low-Income Households**

Households that earn 30 percent or less than the County’s median income (up to $22,850 for a family of four in 2013) are considered “extremely low-income.” To estimate the number of households in this income category, the City reviewed 2006–2010 American Community Survey data for the number of households in the extremely low-income range.

**Table 12**
**Extremely Low-Income Households (Estimate)**

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Number of Owners</th>
<th>Number of Renters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low (0-30% of AMI)</td>
<td>1,941</td>
<td>3,633</td>
</tr>
<tr>
<td>Total</td>
<td>5,574</td>
<td></td>
</tr>
</tbody>
</table>

Source: 2006–2010 American Community Survey, B25118
Housing Element

Household Size

According to the 2006–2010 American Community Survey, two-person households are the most common in the City. Table 13 displays the number of households by size and percentage of each household size within the community.

Table 13
Household Size of Elk Grove Residents

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Number of Households</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 person</td>
<td>7,252</td>
<td>15.13%</td>
</tr>
<tr>
<td>2 person</td>
<td>12,547</td>
<td>26.18%</td>
</tr>
<tr>
<td>3 person</td>
<td>9,051</td>
<td>18.88%</td>
</tr>
<tr>
<td>4 person</td>
<td>9,865</td>
<td>20.58%</td>
</tr>
<tr>
<td>5 person</td>
<td>5,146</td>
<td>10.74%</td>
</tr>
<tr>
<td>6 person</td>
<td>2,381</td>
<td>4.97%</td>
</tr>
<tr>
<td>7+ person</td>
<td>1,685</td>
<td>3.52%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>47,927</strong></td>
<td><strong>100%</strong></td>
</tr>
<tr>
<td><strong>Average Household Size</strong></td>
<td></td>
<td><strong>3.2</strong></td>
</tr>
</tbody>
</table>

Source: 2006–2010 American Community Survey, B11016

Household Type

According to the 2006–2010 American Community Survey, the significant majority of households in the City were family households (approximately 81 percent); the remaining 19 percent were non-family households. In Sacramento County, 65.5 percent of households were family households and 34.5 percent were non-family households. Married couples made up 63 percent of all the households in the City. A summary of the City's household characteristics is provided in Table 14.

Table 14
Household Characteristics of Elk Grove Residents

<table>
<thead>
<tr>
<th>Household Type</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Family Households</strong></td>
<td>36,063</td>
<td>81.34%</td>
</tr>
<tr>
<td>Married Couple Households</td>
<td>28,136</td>
<td>63.46%</td>
</tr>
<tr>
<td>Female Householder, no husband present</td>
<td>5,901</td>
<td>13.31%</td>
</tr>
<tr>
<td>Male Householder, no wife present</td>
<td>2,026</td>
<td>4.57%</td>
</tr>
<tr>
<td><strong>Non-Family Household</strong></td>
<td>8,272</td>
<td>18.66%</td>
</tr>
<tr>
<td>Householder living alone</td>
<td>6,426</td>
<td>14.49%</td>
</tr>
<tr>
<td>Householder not living alone</td>
<td>1,846</td>
<td>4.16%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>44,335</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Source: 2006–2010 American Community Survey, DP02
Household Tenure

As shown in Table 15 below, the 2006–2010 American Community Survey reported that the majority of households (approximately 75 percent) in the City were owner-occupied. Approximately 25 percent of households in the City were occupied by renters, a significantly lower amount than for all of Sacramento County, in which 42.5 percent of occupied households were rental units. Numbers in Sacramento County have been more stable, although the number of renter-occupied units increased a few percentage points during this period. There were 47,927 occupied housing units at this time in the City.

Housing market conditions have led to an increase in rental housing in recent years that is likely not yet reflected in the American Community Survey estimates. Foreclosures and a perception that the City’s housing was undervalued led to substantial investor interest in 2012 and 2013.

Table 15
Household Tenure

<table>
<thead>
<tr>
<th></th>
<th>Elk Grove</th>
<th>Sacramento County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner-Occupied</td>
<td>35,738</td>
<td>295,482</td>
</tr>
<tr>
<td>Renter-Occupied</td>
<td>12,189</td>
<td>218,463</td>
</tr>
<tr>
<td>Total Occupied Housing Units</td>
<td>47,927</td>
<td>513,945</td>
</tr>
</tbody>
</table>

Source: 2006–2010 American Community Survey, DP04

Overcrowded Households

Overcrowding is defined as a household where there is more than one person per room in an occupied housing unit. Overcrowding can result from a low supply of affordable and adequate housing units. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs. According to the 2005–2009 Comprehensive Housing Affordability Strategy (CHAS) data, 3 percent of all occupied households in the City were overcrowded to some degree and 19 percent of all overcrowded units (0.57 percent of total units in the community) were considered “severely overcrowded,” meaning that there were 1.5 people or more per room in the household.

Table 16
Overcrowded Households

<table>
<thead>
<tr>
<th></th>
<th>Owner</th>
<th>Renter</th>
<th>Total Occupied Housing Units</th>
<th>Percentage of Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overcrowded (1.01–1.49 persons per room)</td>
<td>425</td>
<td>72.03%</td>
<td>980</td>
<td>2.45%</td>
</tr>
<tr>
<td>Severely Overcrowded (1.50 persons or more per room)</td>
<td>165</td>
<td>27.97%</td>
<td>230</td>
<td>0.57%</td>
</tr>
<tr>
<td>Total Overcrowded Units by Tenure</td>
<td>590</td>
<td>100%</td>
<td>1,210</td>
<td>3.02%</td>
</tr>
</tbody>
</table>

Source: 2005–2009 Comprehensive Housing Affordability Strategy
**HOUSING STOCK CHARACTERISTICS**

**Age of Housing Stock**

According to the 2006–2010 American Community Survey, nearly two-thirds (approximately 63 percent) of all housing units in the City were constructed between 1990 and 2004, and three-quarters of the City’s houses have been built since 1990. Less than 3 percent of housing units in the community were constructed prior to 1950.

<table>
<thead>
<tr>
<th>Year</th>
<th>Number</th>
<th>Percentage</th>
<th>Accumulated Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Built 1939 or earlier</td>
<td>441</td>
<td>0.93%</td>
<td>0.93%</td>
</tr>
<tr>
<td>Built 1940 to 1949</td>
<td>255</td>
<td>0.54%</td>
<td>1.48%</td>
</tr>
<tr>
<td>Built 1950 to 1959</td>
<td>676</td>
<td>1.43%</td>
<td>2.91%</td>
</tr>
<tr>
<td>Built 1960 to 1969</td>
<td>1,011</td>
<td>2.14%</td>
<td>5.05%</td>
</tr>
<tr>
<td>Built 1970 to 1979</td>
<td>3,015</td>
<td>6.39%</td>
<td>11.44%</td>
</tr>
<tr>
<td>Built 1980 to 1989</td>
<td>6,274</td>
<td>13.30%</td>
<td>24.74%</td>
</tr>
<tr>
<td>Built 1990 to 1999</td>
<td>14,805</td>
<td>31.38%</td>
<td>56.13%</td>
</tr>
<tr>
<td>Built 2000 to 2004</td>
<td>15,013</td>
<td>31.83%</td>
<td>87.95%</td>
</tr>
<tr>
<td>Built 2005 or later</td>
<td>5,683</td>
<td>12.05%</td>
<td>100%</td>
</tr>
<tr>
<td>Total</td>
<td>47,173</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

*Source: 2006–2010 American Community Survey, DP04*

**Condition of the Housing Stock**

As of February 2013, according to the current age of the housing stock, approximately 12 percent of the housing stock was in need of some type of rehabilitation. In an effort to assist with the rehabilitation needs, the City has a new Minor Home Repair Program that offers forgivable loans of up to $10,000 to low-income homeowners whose homes have one or more health and safety hazards.

In July 2001, a Housing Condition Survey was conducted to determine the condition of the City’s housing stock. Of approximately 25,000 housing units existing at the time, 2,557 were surveyed. Neighborhoods constructed within the prior 10 years or areas that appeared to be in generally good condition were not surveyed. The survey areas were selected as a result of a drive-by survey of the entire City, which determined areas that appeared to exhibit signs of disrepair or the potential to need repair during the planning period of the Housing Element.

For the survey, seven scoring categories were used: foundation, structural elements, roofing, siding, windows and doors, landscaping, and accessory buildings. A total of four classes—sound condition, sound with minor repairs needed, deteriorated (moderate repairs required), and dilapidated (major repairs required)—were used to describe the condition of housing units and the extent of rehabilitation needed. The housing condition survey was conducted for single-family houses, duplexes, multifamily developments, and mobile homes. The criteria for each class are listed as follows.
Class 1 – Sound Condition

• Foundation is sound, intact, and complete. Vent screens are in place. No substantial damage or wear is visible.

• All structural elements are sound and in good state of repair, including exterior walls, porches, overhead porch and shade structures, carports and other attached structures, and fences.

• Roofing and associated elements are in good repair. Little or no maintenance/repair required.

• Siding is in good shape, needs no repair, and needs little or no paint.

• Windows and doors are intact and in good repair. Little or no damage.

• Landscaping is reasonably maintained.

Class 2 – Sound/Minor Repairs Required

• Foundation requires some repairs, but is generally intact. Screens may be damaged. Stem walls or block foundations may show minor damage.

• Structural elements show some wear and require minor repairs, but are basically sound.

• Some roof shingles missing. Gutters slightly skewed. Minor repairs required, but roof is generally sound.

• Stucco shows minor cracks. Siding has minor surface damage, but is intact. Needs repainting.

• Windows and doors show some damage. Some screens are damaged or missing.

• Landscaping needs minor or major restoration. Some plants dead. Dead patches in lawn.

Class 3 – Deteriorated/Moderate Repairs Required

• Foundation is either partially missing or is in such condition that substantial portions must be replaced. May demonstrate sagging at floor line.

• Structural elements show extensive wear, including porches with minor sagging, fences that are leaning, structure members (major wood elements) showing some cracking, railings or stairs damaged.

• Roof needs to be replaced. Roof structure intact. Chimney requires minor to moderate repairs. Gutter sections detached or significantly skewed. Downspouts missing.

• Siding or stucco needs moderate repair, patching, and paint.

• Window frames require some repair. Multiple panes broken.

• Landscaping requires substantial restoration. Some debris accumulating in yard. Overgrown vegetation creating minor hazards.
Class 4 - Dilapidated/Major Repairs Required

- No foundation is present or foundation is in advanced state of disrepair and needs a completely new foundation.
- Major structural issues. Accessory structural elements show major flaws such as leaning. Load-bearing elements show signs of cracking and wear that could result in structure failure. Fence sections are failing or are down. Conditions constitute a hazard to the public and/or residents.

### Table 18
Percentages of Classification Types

<table>
<thead>
<tr>
<th>Class</th>
<th>Units</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1,469</td>
<td>57.5%</td>
</tr>
<tr>
<td>2</td>
<td>936</td>
<td>36.6%</td>
</tr>
<tr>
<td>3</td>
<td>103</td>
<td>4.0%</td>
</tr>
<tr>
<td>4</td>
<td>49</td>
<td>1.9%</td>
</tr>
<tr>
<td>Total</td>
<td>2,557</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: City of Elk Grove

### Table 19
Classification by Type of Residential Unit

<table>
<thead>
<tr>
<th>Type</th>
<th>Total Units</th>
<th>Class 1</th>
<th>Class 2</th>
<th>Class 3</th>
<th>Class 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family</td>
<td>2,051</td>
<td>1,220</td>
<td>712</td>
<td>79</td>
<td>40</td>
</tr>
<tr>
<td>Duplex</td>
<td>103</td>
<td>28</td>
<td>68</td>
<td>5</td>
<td>2</td>
</tr>
<tr>
<td>Multifamily</td>
<td>400</td>
<td>218</td>
<td>156</td>
<td>19</td>
<td>7</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>3</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>2,557</td>
<td>1,469</td>
<td>936</td>
<td>103</td>
<td>49</td>
</tr>
</tbody>
</table>

Source: City of Elk Grove

As seen in Tables 18 and 19, a much higher number of units were classified as sound or sound with minor repairs needed, making up 57.5 percent and 36.6 percent respectively, of the total surveyed housing stock. Nearly 2 percent of the total surveyed housing stock, or 49 units, were clearly dilapidated or deteriorated and in need of major repair.

**HOUSING COSTS AND OVERPAYMENT**

**For Sale Housing Costs**

The recent recession, exacerbated by the collapse of the subprime mortgage industry, caused a national decline in the residential real estate market that particularly affected California. Foreclosures resulting from the recession and an increase in housing inventory led to a decrease in housing prices, but recent information indicates that home prices are rising. According to the Sacramento Association of Realtors, the median home sales price in the City in July 2013 varied by zip code from $260,750 to $305,000, as shown in Table 20.
### Rental Housing Cost

According to monthly rental rates surveyed from Trulia.com and Rent.com in December 2012, the median rent in the City was $1,059 for apartments and $1,525 for single-family houses. The median rental price for apartments and single-family homes in the City by the number of bedrooms is shown in Table 21. Of the 182 housing units surveyed, 140 were single-family houses. Some of the apartment units surveyed could be in projects with rent-restricted units, which offer affordable rents to lower-income households.

<table>
<thead>
<tr>
<th>Bedroom Type</th>
<th>Median Gross Rent</th>
<th>Number of Units Surveyed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 bedroom</td>
<td>$935</td>
<td>9</td>
</tr>
<tr>
<td>2 bedroom</td>
<td>$1,098</td>
<td>25</td>
</tr>
<tr>
<td>3 bedroom</td>
<td>$1,339</td>
<td>8</td>
</tr>
<tr>
<td>Single-Family Homes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 bedroom</td>
<td>$1,100</td>
<td>1</td>
</tr>
<tr>
<td>2 bedroom</td>
<td>$1,250</td>
<td>9</td>
</tr>
<tr>
<td>3 bedroom</td>
<td>$1,395</td>
<td>57</td>
</tr>
<tr>
<td>4 bedroom</td>
<td>$1,650</td>
<td>58</td>
</tr>
<tr>
<td>5 bedroom</td>
<td>$1,875</td>
<td>13</td>
</tr>
<tr>
<td>6 bedroom</td>
<td>$3,850</td>
<td>2</td>
</tr>
</tbody>
</table>

Source: Trulia.com December 2012, Rent.com December 2012

### Overpayment

Overpayment occurs when a household’s monthly shelter cost exceeds 30 percent of the household’s income. Shelter cost is defined as the monthly owner costs (e.g., mortgages, taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

According to the 2005–2009 CHAS data, approximately 43 percent of the owner-occupied households and approximately 53 percent of the renter-occupied households in the City were overpaying for housing. Table 22 illustrates the extent of overpayment by

<table>
<thead>
<tr>
<th>Median Home Prices in Elk Grove</th>
<th>July 2013</th>
<th>One Year Prior</th>
<th>Five Years Prior (July 2008)</th>
</tr>
</thead>
<tbody>
<tr>
<td>95624</td>
<td>$305,000</td>
<td>$223,500</td>
<td>$270,597</td>
</tr>
<tr>
<td>95757</td>
<td>$350,000</td>
<td>$256,500</td>
<td>$309,000</td>
</tr>
<tr>
<td>95758</td>
<td>$260,750</td>
<td>$200,000</td>
<td>$242,500</td>
</tr>
</tbody>
</table>

Source: Sacramento Association of Realtors, 2013
income group for the City. In total, 7,970 lower-income households (very low- and low-income)—4,229 households in owner-occupied units, or 13 percent of owner-occupied households, along with 3,740 lower-income households in renter-occupied units, or 44 percent of all rental households—were overpaying. The overpayment rates among homeowners may be a result of the subprime mortgage collapse combined with lower incomes as a result of the recession. Lower incomes may also be a factor in overpayment of rental units, along with the increased difficulty in gaining homeownership of entry-level single-family homes, and may signal a need for the availability of a variety of rental housing types.

### Table 22
**Total Households Overpaying by Tenure**

<table>
<thead>
<tr>
<th>Household Type</th>
<th>Renters</th>
<th></th>
<th>Owners</th>
<th></th>
<th>Total</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percentage</td>
<td>Number</td>
<td>Percentage</td>
<td>Number</td>
<td>Percentage</td>
</tr>
<tr>
<td>Very Low-Income (31-50% MFI)</td>
<td>2,430</td>
<td>54.2%</td>
<td>1,920</td>
<td>14.2%</td>
<td>4,351</td>
<td>24.2%</td>
</tr>
<tr>
<td>Low-Income (51-80% MFI)</td>
<td>1,310</td>
<td>29.2%</td>
<td>2,309</td>
<td>17.1%</td>
<td>3,619</td>
<td>20.1%</td>
</tr>
<tr>
<td><strong>Total Lower Income Households</strong></td>
<td>3,740</td>
<td>44.0%</td>
<td>4,229</td>
<td>33.4%</td>
<td>7,970</td>
<td>19.9%</td>
</tr>
<tr>
<td>Moderate and Above Moderate-Income (&gt;81% MFI)</td>
<td>740</td>
<td>8.7%</td>
<td>9,289</td>
<td>55.7%</td>
<td>10,029</td>
<td>55.7%</td>
</tr>
<tr>
<td><strong>Total Households Overpaying</strong></td>
<td>4,480</td>
<td>52.7%</td>
<td>13,518</td>
<td>42.9%</td>
<td>17,999</td>
<td>45.0%</td>
</tr>
<tr>
<td>Total All Households</td>
<td>8,500</td>
<td>-</td>
<td>31,535</td>
<td>-</td>
<td>40,035</td>
<td>-</td>
</tr>
</tbody>
</table>

*Source: 2005-2009 CHAS data*

### HOUSING AFFORDABILITY BY HOUSEHOLD INCOME

The cost of homeownership can be compared to a household’s ability to pay for housing to determine the “affordability gap,” or the difference between housing costs and the income levels of area residents. As noted previously, the median income for a four-person family in Sacramento County is $76,100, the median home sale price in the City varied by zip code from $260,750 to $305,000, and the median rental price in the community is $1,059 for an apartment and $1,525 for a single-family house. To avoid overpaying for housing at the expense of other needs (food, clothing, medical care, etc.) an affordable home is one that costs 30 percent or less of the household’s income.

Tables 23 and 24 show the maximum rents and sales prices, respectively, that are affordable to very low-, low-, moderate-, and above moderate-income households. Affordability is based on the following assumptions: a household spending 30 percent or less of their total household income for shelter; the maximum household income levels established by HCD as shown previously in Table 11; and maximum affordable sales prices based on 5 percent down, 30-year fixed rate mortgage at 4.5 percent. Tables 23 and 24 illustrate affordable housing costs for the different income groups for
a four-person household. The median apartment rental cost in the City is not considered affordable for extremely low- and very low-income households, and the median rent for a three-bedroom apartment or any size single-family house exceeds what is considered affordable for a low-income household. Additionally, the median home sale price for houses with any number of bedrooms in the City is not affordable for extremely low- and very low-income households, and three and four-bedroom houses are not considered affordable for low-income households.

Table 23
Affordable Renter-Occupied Housing Costs

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>Very Low Income</th>
<th>Low Income</th>
<th>Moderate Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>$690</td>
<td>$994</td>
<td>$1,603</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>$774</td>
<td>$1,117</td>
<td>$1,801</td>
</tr>
<tr>
<td>3 Bedrooms</td>
<td>$851</td>
<td>$1,232</td>
<td>$1,993</td>
</tr>
</tbody>
</table>

Source: City of Elk Grove Affordable Housing Nexus Study 2013

Affordable housing cost for renter-occupied households assumes 30 percent of gross household income, including utility costs.

Table 24
Affordable Owner-Occupied Housing Costs

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>Very Low Income</th>
<th>Low Income</th>
<th>Moderate Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Bedrooms</td>
<td>$122,200</td>
<td>$179,000</td>
<td>$294,000</td>
</tr>
<tr>
<td>3 Bedrooms</td>
<td>$138,100</td>
<td>$201,800</td>
<td>$329,100</td>
</tr>
<tr>
<td>4 Bedrooms</td>
<td>$150,800</td>
<td>$219,600</td>
<td>$357,000</td>
</tr>
</tbody>
</table>

Source: City of Elk Grove Affordable Housing Nexus Study 2013

Affordable housing sales prices are based on the following assumed variables: approximately 5% down payment, 30-year fixed mortgage at 4.5% annual interest rate.

Housing Vacancy

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is probably low and the price of housing will most likely increase. According to “Raising the Roof, California Housing Development Projections and Constraints, 1997–2020,” the desirable vacancy rate in a community is considered to be 5 percent. Generally, when the vacancy rate drops below 5 percent, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs.

According to the 2010 Census, the vacancy rate was 5.6 percent for the City and 7.5 percent for Sacramento County. Table 25 shows the City’s vacancy rates by type of housing. Sacramento County has a larger percentage of vacant housing units than the City, although the City has a substantially greater proportion of vacant for sale-only units.
Table 25
Household Vacancy Status

<table>
<thead>
<tr>
<th></th>
<th>Elk Grove</th>
<th>Percentage</th>
<th>Sacramento County</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>48,532</td>
<td>100%</td>
<td>556,208</td>
<td>100%</td>
</tr>
<tr>
<td>Occupied Housing</td>
<td>45,830</td>
<td>94.4%</td>
<td>514,221</td>
<td>92.5%</td>
</tr>
<tr>
<td>Units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vacant Housing</td>
<td>2,702</td>
<td>5.6%</td>
<td>41,987</td>
<td>7.5%</td>
</tr>
<tr>
<td>Units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>For rent</td>
<td>722</td>
<td>26.7%</td>
<td>19,949</td>
<td>47.5%</td>
</tr>
<tr>
<td>Units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>For sale only</td>
<td>894</td>
<td>33.1%</td>
<td>7,714</td>
<td>18.4%</td>
</tr>
<tr>
<td>Units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rented or sold, not</td>
<td>188</td>
<td>7.0%</td>
<td>2,152</td>
<td>5.1%</td>
</tr>
<tr>
<td>occupied</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Units</td>
<td>181</td>
<td>6.7%</td>
<td>2,357</td>
<td>5.6%</td>
</tr>
<tr>
<td>For seasonal, recreational, or occasional use</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>For migrant workers</td>
<td>0</td>
<td>0.0%</td>
<td>53</td>
<td>0.1%</td>
</tr>
<tr>
<td>Other vacant</td>
<td>722</td>
<td>26.7%</td>
<td>9,762</td>
<td>23.3%</td>
</tr>
</tbody>
</table>

Source: 2010 Census

FUTURE HOUSING NEEDS

SACOG’s current Regional Housing Needs Plan (RHNP) covers January 1, 2013, through October 31, 2021. Pursuant to the provisions of the RHNP and to adequately provide affordable housing for all income groups, specifically very low- and low-income groups, the City will need to identify sites for 3,462 new extremely low-, very low-, and low-income housing units through 2021. The City’s allocated number of affordable housing units is equal to approximately 47 percent of the 7,402 total housing units the City is projected to need by 2021.

Regional Housing Needs Allocation

An RHNP is mandated by the State of California (Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP is developed by SACOG and allocates to cities and counties their “fair share” of the region’s projected housing needs. The RHNP allocates “fair share” housing allocations by household income groupings over the eight-year planning period for each specific jurisdiction’s Housing Element. The RHNP, which covers a span of 7.5 years, also identifies and quantifies the existing housing needs for each jurisdiction.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides an opportunity for a mix of housing affordable to all economic segments of its population. The RHNP jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. Table 26 provides the Regional Housing Needs Allocation (RHNA) target for the planning period 2013 through 2021 (also referred to as “basic construction needs”) for each of the five household income groups for the City of Elk Grove.
Table 26
Regional Housing Needs Allocation

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Allocation</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely low (below 30% AMI)</td>
<td>1,018</td>
<td>13.75%</td>
</tr>
<tr>
<td>Very low (30% to 50% AMI)</td>
<td>1,017</td>
<td>13.74%</td>
</tr>
<tr>
<td>Low (51% to 80% AMI)</td>
<td>1,427</td>
<td>19.28%</td>
</tr>
<tr>
<td>Moderate (81% to 120% AMI)</td>
<td>1,377</td>
<td>18.60%</td>
</tr>
<tr>
<td>Above moderate (over 120% AMI)</td>
<td>2,563</td>
<td>34.63%</td>
</tr>
<tr>
<td>Total</td>
<td>7,402</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: SACOG 2013–2021 Regional Housing Needs Assessment – Final Allocations

1 Extremely low-income was determined by assuming the need is 50 percent of the very low-income RHNA.

SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, single-parent households (both female-headed and male-headed), large family households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpayment, overcrowding, and other housing problems.

Senior Households

Senior households have special housing needs primarily resulting from physical disabilities and limitations, income, and healthcare costs. Additionally, senior households have other needs that help preserve their independence, including protective services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance. According to the 2006–2010 American Community Survey, there were 5,461 households in the City headed by a person 65 years or older. The median household income in the City at this time was $79,754; as shown in Table 27, more than 20 percent of elderly-headed households were earning less than 30 percent (approximately $23,926) of the median income.
Table 27
Elderly Households by Income

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Elderly-Headed Households</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>Percent</td>
<td></td>
</tr>
<tr>
<td>Less than $10,000</td>
<td>266</td>
<td>4.87%</td>
</tr>
<tr>
<td>$10,000 to $14,999</td>
<td>393</td>
<td>7.20%</td>
</tr>
<tr>
<td>$15,000 to $19,999</td>
<td>321</td>
<td>5.88%</td>
</tr>
<tr>
<td>$20,000 to $24,999</td>
<td>276</td>
<td>5.05%</td>
</tr>
<tr>
<td>$25,000 to $29,999</td>
<td>308</td>
<td>5.64%</td>
</tr>
<tr>
<td>$30,000 to $34,999</td>
<td>344</td>
<td>6.30%</td>
</tr>
<tr>
<td>$35,000 to $39,999</td>
<td>248</td>
<td>4.54%</td>
</tr>
<tr>
<td>$40,000 to $44,999</td>
<td>252</td>
<td>4.61%</td>
</tr>
<tr>
<td>$45,000 to $49,999</td>
<td>203</td>
<td>3.72%</td>
</tr>
<tr>
<td>$50,000 to $59,999</td>
<td>645</td>
<td>11.81%</td>
</tr>
<tr>
<td>$60,000 to $74,999</td>
<td>380</td>
<td>6.96%</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
<td>623</td>
<td>11.41%</td>
</tr>
<tr>
<td>$100,000 to $124,999</td>
<td>521</td>
<td>9.54%</td>
</tr>
<tr>
<td>$125,000 to $149,999</td>
<td>329</td>
<td>6.02%</td>
</tr>
<tr>
<td>$150,000 to $199,999</td>
<td>305</td>
<td>5.59%</td>
</tr>
<tr>
<td>$200,000 or more</td>
<td>47</td>
<td>0.86%</td>
</tr>
<tr>
<td>Total</td>
<td>5,461</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: 2006–2010 American Community Survey, B19037

Of the senior households in the City, approximately 79 percent are owner-occupied and 21 percent are renter occupied, as shown in Table 28.

Table 28
Senior Householders by Tenure

<table>
<thead>
<tr>
<th>Householder Age</th>
<th>Owners</th>
<th>Renters</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>65-74 years</td>
<td>3,089</td>
<td>676</td>
<td>3,765</td>
</tr>
<tr>
<td>75 plus years</td>
<td>1,954</td>
<td>699</td>
<td>2,653</td>
</tr>
<tr>
<td>Percentage</td>
<td>78.58%</td>
<td>21.42%</td>
<td>100%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>5,043</td>
<td>1,375</td>
<td>6,418</td>
</tr>
</tbody>
</table>

Source: 2010 Census

Senior Housing

Residential care homes (for six or fewer people) are a permitted use in all residential and agricultural zones, as well as the General Commercial (GC) zone. Residential care facilities (for more than six people) are a permitted use in the higher-density residential designations (RD-20, RD-25, and RD-30), and are allowed with a Conditional Use Permit (CUP) in all agricultural zones and in the Limited Commercial (LC), GC, and Commercial Recreation (C-O) zones. Adult day care centers are a permitted use in all residential
zones except for the higher-density designations (where they are allowed with a CUP), as well as being a permitted use in all agricultural zones. Housing types for persons with disabilities are provided for in the Zoning Code adequately and no constraints are present.

Further, caretaker housing is allowed with a CUP in the industrial zones and is permitted by right in all commercial zones. No special design or permitting standards have been established for residential care facilities other than the CUP where required. In addition, the City ensures compliance with all standards of the Americans with Disabilities Act (ADA).

A number of residential care homes for the elderly are located in the City and provide living assistance to persons 60 years of age and older. As of early 2013, licensed care homes and those with their licenses pending had a capacity of 1,036 people. In addition to care homes, the City has five senior apartment complexes providing a total of 710 units for persons 55 and over. Of these units, all but 115 are affordable senior housing.

**Disabled Persons**

According to the California Government Code, a “disability” includes, but is not limited to, any physical or mental disability as defined in Section 12926.

“Mental disability” includes, but is not limited to, having any mental or psychological disorder or condition, such as intellectual disability, organic brain syndrome, emotional or mental illness, or specific learning disabilities, that limits a major life activity.

“Physical disability” includes, but is not limited to, having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects one or more of the following body systems: neurological, immunological, musculoskeletal, special sense organs, respiratory, including speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person’s mobility, or make caring for oneself difficult. Therefore, disabled persons often have special housing needs related to accommodating potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered counter-tops, grab bars, adjustable showerheads) and special sensory devices including smoke alarms and flashing lights.

The Census defines three types of disabilities including work disability, mobility limitation, and self-care limitation. According to the 2008–2010 American Community Survey, 14,993 people in the City over the age of 5 possessed some type of disability. Table 29 shows the total number of disabilities by employment status. Many of these persons have more than one disability, which is the reason for a higher number of disabilities than disabled persons. The greatest proportion of disabilities are employment disabilities.
followed closely by physical disabilities, which are often related to each other, meaning a person with a physical disability may not be able to work.

According to the 2008–2010 American Community Survey, of the 73,807 people in the City’s labor force, 3,376 people are employed with a disability, and 644 members of the labor force are unemployed and possess a disability.

The City incorporates the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964, and the ADA as supported in Title 24 of the California Government Code, as a part of its building requirements. These three statutes address the fair housing and building standards adhered to by the City for persons with disabilities.

### Table 29
Disability Type by Employment Status (Ages 16-64)

<table>
<thead>
<tr>
<th>Total Disabilities</th>
<th>Number</th>
<th>Percentage 100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employed</td>
<td>3,376</td>
<td>-</td>
</tr>
<tr>
<td>Hearing difficulty</td>
<td>1,237</td>
<td>36.64%</td>
</tr>
<tr>
<td>Vision difficulty</td>
<td>335</td>
<td>9.92%</td>
</tr>
<tr>
<td>Cognitive difficulty</td>
<td>953</td>
<td>28.23%</td>
</tr>
<tr>
<td>Ambulatory difficulty</td>
<td>1,187</td>
<td>35.16%</td>
</tr>
<tr>
<td>Self-care difficulty</td>
<td>116</td>
<td>3.44%</td>
</tr>
<tr>
<td>Independent living difficulty</td>
<td>395</td>
<td>11.70%</td>
</tr>
<tr>
<td>Unemployed</td>
<td>644</td>
<td>-</td>
</tr>
<tr>
<td>Hearing difficulty</td>
<td>223</td>
<td>34.63%</td>
</tr>
<tr>
<td>Vision difficulty</td>
<td>197</td>
<td>30.59%</td>
</tr>
<tr>
<td>Cognitive difficulty</td>
<td>249</td>
<td>38.66%</td>
</tr>
<tr>
<td>Ambulatory difficulty</td>
<td>167</td>
<td>25.93%</td>
</tr>
<tr>
<td>Self-care difficulty</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Independent living difficulty</td>
<td>95</td>
<td>14.75%</td>
</tr>
<tr>
<td>Not in Labor Force</td>
<td>3,763</td>
<td>-</td>
</tr>
<tr>
<td>Hearing difficulty</td>
<td>845</td>
<td>22.46%</td>
</tr>
<tr>
<td>Vision difficulty</td>
<td>656</td>
<td>17.43%</td>
</tr>
<tr>
<td>Cognitive difficulty</td>
<td>1,635</td>
<td>43.45%</td>
</tr>
<tr>
<td>Ambulatory difficulty</td>
<td>2,564</td>
<td>68.14%</td>
</tr>
<tr>
<td>Self-care difficulty</td>
<td>1,200</td>
<td>31.89%</td>
</tr>
<tr>
<td>Independent living difficulty</td>
<td>1,739</td>
<td>46.21%</td>
</tr>
</tbody>
</table>

Source: 2008–2010 American Community Survey, B18120

* Figures in each category may not add up to the total because some individuals may report having multiple disabilities.
In accordance with Government Code Sections 65583, an analysis of the City's codes and development procedures to identify any constraints to the development of housing for persons with disabilities was completed as a part of this Housing Element update.

Residential care homes are allowed by right in all residential zones, with the exception of residential care facilities (for more than six persons) which are only allowed by right in the higher density designations (RD-20, 25, 30). Adult day care service uses are also allowed by right in all residential zones except in the RD 20, 25, and 30, where a conditional use permit (CUP) is required. Housing types for persons with disabilities are provided for in the Zoning Code adequately and no constraints are present.

The Zoning Code has provisions for group homes (residential care facilities) over six persons specifically for disabled residents and has no siting requirements or other standards specifically for residential care facilities that affect the cost or development of housing for persons with disabilities. In addition, the City ensures compliance with all the standards of the Americans with Disabilities Act (ADA). The Zoning Code's definition of family is consistent with state law.

In order to accommodate persons with disabilities, residential care homes for six or fewer adults are allowed in the City's residential zones by right. In addition, residential care facilities with more than six adults are permitted in all of the agricultural zones as well as some of the commercial zones in the City with a CUP. Further, care-taker housing is allowed with a CUP in the industrial zones and is permitted by right in all commercial zones. No special design or permitting standards have been established for residential care facilities other than the CUP where required.

The City has 39 adult residential care homes that are licensed or have licenses pending, which provide living assistance to persons 18 to 59 years of age.

**Persons with Developmental Disabilities (Senate Bill 812)**

Government Code Section 65583(a)(7) requires the City to discuss the needs of individuals with a developmental disability in the special needs housing analysis. A developmental disability is defined in Section 4512 of the Welfare and Institutions Code as a disability that originates before an individual is 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for the individual, including intellectual disability, cerebral palsy, epilepsy, and autism. This includes disabling conditions found to be closely related to intellectual disability, or requiring treatment similar to that required for individuals with intellectual disability, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently in a conventional housing environment, although more severely disabled individuals may require a supervised group living environment. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are available. Because developmental disabilities appear during childhood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services provides community-based services to approximately 243,000 individuals with developmental disabilities and
their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The City is serviced by the Alta California Regional Center in Sacramento, which provides a point of entry to services for people with developmental disabilities. The center is a private nonprofit community agency that contracts with local businesses and nonprofits to offer a wide range of services.

As of October 2012, the Alta California Regional Center provided services to 17,127 people across six counties; 1,407 of these individuals lived in the City. Table 30 summarizes the number of City residents being served by age group.

Table 30  
Developmentally Disabled Persons in Elk Grove Assisted by Alta California Regional Center by Age

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 14 years old</td>
<td>587</td>
<td>41.72%</td>
</tr>
<tr>
<td>15 to 22 years old</td>
<td>345</td>
<td>24.52%</td>
</tr>
<tr>
<td>23 to 54 years old</td>
<td>415</td>
<td>29.50%</td>
</tr>
<tr>
<td>55 to 64 years old</td>
<td>39</td>
<td>2.77%</td>
</tr>
<tr>
<td>65 years old and over</td>
<td>21</td>
<td>1.49%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,407</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

*Source: Alta California Regional Center Data, Sacramento County, 2012*

There are a number of housing types appropriate for people living with a developmental disability, including rent-subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and Senate Bill 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving these individuals.

**Single-Parent and Female-Headed Households**

Single-parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households. Additionally, single-parent households have special needs involving access to day care or child care, healthcare, and other supportive services.

Table 31 illustrates the percentage of all families that are female-headed with no husband present and male-headed with no wife present, as well as the percentages of single-parent families in poverty, as reported by the 2006-2010 American Community Survey. Single-parent female-headed families comprised 18 percent of all families in the City, and approximately two-thirds (63 percent) have children under 18. Among all families below the poverty level, 40 percent are female-headed single-parent families, and 36 percent are female-headed single-parent families with children under 18. By contrast, single-parent male-headed households make up just under 9 percent of families below the poverty level.
Table 31
Single-Parent Families

<table>
<thead>
<tr>
<th>Householder Type</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Female-Headed Families (no husband present) with Children under 18</td>
<td>4,475</td>
<td>62.92%</td>
</tr>
<tr>
<td>Female-Headed Families (no husband present) without Children under 18</td>
<td>2,072</td>
<td>37.08%</td>
</tr>
<tr>
<td>Total Female-Headed (no husband present) Families</td>
<td>6,547</td>
<td>100%</td>
</tr>
<tr>
<td>Male-Headed Families (no wife present) with Children under 18</td>
<td>1,343</td>
<td>66.29%</td>
</tr>
<tr>
<td>Male-Headed Families (no wife present) without Children under 18</td>
<td>683</td>
<td>33.71%</td>
</tr>
<tr>
<td>Total Male-Headed (no wife present) Families</td>
<td>2,026</td>
<td>100%</td>
</tr>
<tr>
<td>Total Single-Parent Families</td>
<td>8,573</td>
<td>23.77%</td>
</tr>
<tr>
<td>Total Families</td>
<td>36,063</td>
<td>100%</td>
</tr>
<tr>
<td>Total Female-Headed Families (no husband present) under the Poverty Level</td>
<td>915</td>
<td>40.11%</td>
</tr>
<tr>
<td>Female-Headed Families (no husband present) with Children under 18</td>
<td>820</td>
<td>35.95%</td>
</tr>
<tr>
<td>Male-Headed Families (no wife present) under the Poverty Level</td>
<td>198</td>
<td>8.68%</td>
</tr>
<tr>
<td>Total Single-Parent Families under the Poverty Level</td>
<td>2,281</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: 2010 Census, QT-P11, 2006–2010 American Community Survey, DP02, B17012

Large Family Households

Large family households are defined as households containing five or more persons. Large family households are considered a special needs group because there is limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms. According to the 2010 Census, approximately 19 percent of all households in the City include five or more people, as shown in Table 32. Approximately 71 percent of large households own their homes (slightly less than the community average of 75 percent), and 29 percent rent.

According to the 2006–2010 American Community Survey, more than 87 percent of all housing units in the City had at least three bedrooms. Approximately 95 percent of all owner-occupied units and 64 percent of all renter-occupied units had three or more bedrooms. Because the number of units with at least three or more bedrooms significantly exceeds the number of large households in the community, there does not appear to be a housing shortage for large households in the City. However, affordability of larger housing units for large lower-income families may still be an issue.
Table 32
Large Households

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 person</td>
<td>7,252</td>
<td>15.13%</td>
</tr>
<tr>
<td>2 people</td>
<td>12,547</td>
<td>26.18%</td>
</tr>
<tr>
<td>3 people</td>
<td>9,051</td>
<td>18.88%</td>
</tr>
<tr>
<td>4 people</td>
<td>9,865</td>
<td>20.58%</td>
</tr>
<tr>
<td>5 people</td>
<td>5,146</td>
<td>10.74%</td>
</tr>
<tr>
<td>6 people</td>
<td>2,381</td>
<td>4.97%</td>
</tr>
<tr>
<td>7 people or more</td>
<td>1,685</td>
<td>3.52%</td>
</tr>
<tr>
<td>All large households</td>
<td>9,212</td>
<td>19.23%</td>
</tr>
<tr>
<td>(five or more people)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All households</td>
<td>47,927</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: 2010 Census

Agricultural Workers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 2006–2010 American Community Survey, 187 people (0.28 percent of all employed civilians) in the City worked in the agriculture, forestry, fishing, hunting, and mining economic sectors. In all of Sacramento County, 0.6 percent of workers are employed in these industries.

The types of agricultural production in the City do not require large numbers of migrant and seasonal farm laborers and a large influx of farm labor does not occur. It is considered that the housing need for the limited number of farmworkers in the City is met through existing housing. Housing for employees is a permitted use in all agricultural zones. Employee housing serving six or fewer employees is considered a single-family residence and allowed in all residential zones. Any application for farmworker housing is treated in the same way as other affordable housing projects and all the resources the City has to offer for affordable housing are made available for the development of the project. Incentives such as fee reduction, expedited permitting process, and streamlining and modification of development standards are available for the production of farmworker housing.

Homeless Persons

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and to community opposition to the location of facilities that serve homeless clients. California state law requires that housing elements estimate the need for emergency shelter for homeless people.

According to the 2011 Sacramento County Homelessness Count, 2,376 persons were homeless throughout the County on any given night in January of that year, 353 of whom were considered chronically homeless (some-one with a disabling condition who...
has either been continuously homeless for at least a year or has been homeless at least four times in the previous three years). The California DOF projects that Sacramento County had a population of 1,427,961 in January 2011, so approximately 0.18 percent of the County population was homeless and 0.02 percent was chronically homeless. Applying these percentages to the City’s projected 2011 population, it can be assumed that the City had 278 homeless people, 31 of whom were chronically homeless.

The City has two main providers of homeless services: the Elk Grove Food Bank and Sacramento Self Help Housing (SSHH). The Elk Grove Food Bank indicated that it served approximately 62 homeless persons in December 2012, comprising 39 households. Of these 62 individuals, 12 were children, and 10 were considered chronically homeless. SSHH offers assistance to City residents in need of housing, with a focus on persons who are homeless or at risk of becoming homeless. SSHH’s clientele includes people living on the streets or living with friends or family; it served more than 90 households in 2011–12.

In March 2013, the City opened its first transitional home, Grace House, located in Old Town Elk Grove. In 2012, the City purchased the 2,200-square-foot, five-bedroom, three-bathroom home and subsequently completed a full renovation of the property. Grace House provides a temporary place for homeless persons to stay while they get on their feet and work on finding permanent housing. Homeless residents can stay for up to six months. The home is operated by SSHH, in cooperation with the Elk Grove Food Bank and People Assisting the Homeless, which provides job training, mentoring, and case management to the residents.

New legislation (SB 2) requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use. Emergency shelters are permitted without any discretionary action in the General Commercial (GC) and Light Industrial (LI) zones in the City of Elk Grove. The GC zone is especially appropriate as it is intended to support the development of urban villages that offer a mixture of retail, offices, services, entertainment and commercial. As of July 2008, there were 76 acres of vacant GC and LI land in the City and an additional 34 acres of underdeveloped sites, which provides ample opportunity for the development of emergency shelters. Emergency shelters are also allowed with a conditional use permit in the RD-7, RD-10, RD-15, RD-20, RD-25, and RD-30 zones. The CUP requirement does not constrain the development of emergency shelters, because the application must comply with only two criteria: (1) consistency with the General Plan (i.e., Housing Element goals and policies); and (2) that the use will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood.

Transitional housing is defined by Section 50675.2 of the Health and Safety Code. Transitional and supportive housing may be designated for a homeless individual or family transitioning to permanent housing. Taking several forms, transitional housing can be group housing or multifamily units and may include supportive services. Transitional housing is a permitted use in all residential zoning districts.

Individuals and families that are homeless or are at risk of becoming homeless are part of the extremely low-income group. Government Code Section 65583, as amended in
2006, requires the identification and analysis of the housing needs of extremely low-income households. A Housing Element must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units. Supportive housing types differ slightly from transitional housing. According to Section 50675.14 of the Health and Safety Code, supportive housing has no limit on the length of stay when occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions or persons whose disabilities originated before the person turned 18), and is linked to on-site or off-site services that assist residents in retaining housing, improving their health skills, maximizing their ability to live and, when possible, work in the community. The City allows supportive housing as a permitted use in all residential zoning districts. Additionally, single-room occupancy units are specifically allowed with a CUP in RD-10, RD-15, RD-20, RD-25, and RD-30 zones, as well as being a permitted use in GC zones.

5. ADEQUATE SITES

COMPLYING WITH THE ADEQUATE SITES REQUIREMENT

State law requires jurisdictions to demonstrate that “adequate sites” will be made available over the planning period (2013–2021 for the SACOG region) to facilitate and encourage a sufficient level of new housing production. Jurisdictions must also demonstrate that appropriate zoning and development standards, as well as services and facilities, will be in place to facilitate and encourage housing.1 The Housing Element provides an inventory of land suitable for residential development, including vacant and underutilized sites, and analyzes the relationship of zoning and public facilities and services to these sites.

To comply with the adequate sites requirement, the City can take credit toward the RHNA for any new housing units during the 2013–2021 planning period. New housing units include either those built (issued a certificate of occupancy) or approved since January 1, 2013 (the beginning of the 5th Housing Element cycle).

The following discussion identifies how the City may provide for a sufficient number of sites to facilitate housing production commensurate with the 2013–2021 RHNA numbers. In evaluating the adequacy of sites to fulfill the RHNA by income level, HCD assesses a jurisdiction’s development potential by zoning district and corresponding density level. The assumption is that density can reduce the per-unit cost of development and therefore the sales price or rent of the housing developed.

PROGRESS TOWARD MEETING HOUSING NEEDS

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites in fulfilling the City’s share of regional housing needs as determined by SACOG. Between January 1, 2013, and August 31, 2013, 343 housing units were completed.

After considering units constructed, the City’s remaining housing allocation to be accommodated under the SACOG Regional Housing Needs Plan is 7,059 housing
units: 1,018 extremely low-income units, 1,017 very low-income units, 1,427 low-income units, 1,377 moderate-income units, and 2,220 above moderate-income units. Table 33 summarizes the City’s progress in meeting its 2013–2021 RHNA.

<table>
<thead>
<tr>
<th>Income Category</th>
<th>2013–2021 RHNA</th>
<th>2013–2021 Units Constructed</th>
<th>Remaining RHNA</th>
<th>Land Inventory Capacity</th>
<th>Surplus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>1,018</td>
<td>0</td>
<td>1,018</td>
<td>3,508</td>
<td>46</td>
</tr>
<tr>
<td>Very Low</td>
<td>1,017</td>
<td>0</td>
<td>1,017</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low</td>
<td>1,427</td>
<td>0</td>
<td>1,427</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moderate</td>
<td>1,377</td>
<td>0</td>
<td>1,377</td>
<td>4,427</td>
<td>830</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>2,563</td>
<td>343(^1)</td>
<td>2,220</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Units</td>
<td>7,402</td>
<td>343(^1)</td>
<td>7,059</td>
<td>7,935</td>
<td>876</td>
</tr>
</tbody>
</table>

\(^1\) Units receiving a Certificate of Occupancy between January 1 and August 31, 2013

AVAILABLE SITES

As part of the 5th round Housing Element update, the City analyzed sites appropriate for single- and multifamily development that were vacant or underdeveloped. Sites zoned RD-25 or higher, and sites that have the multifamily overlay zoning, (see Table 35) are available to meet the City’s lower income RHNA. The entitled projects included in Table 36 will accommodate the City’s moderate and above moderate income RHNA. Please refer to Figure 1 for a map of these sites.

The City’s approach to meeting its regional housing need allocation included modifying the density range for the RD-25 zone from 20.1–25 units per acre to 20.1–30.0 units per acre, and evaluating a list of candidate sites to apply the new RD-25 zoning.

In determining the candidate sites, the City looked at several factors, which were consistent with the City’s General Plan. Some of the general factors considered for each site were:

- Compatible with surrounding land uses
- Between 8-15 acres
- Proximity to multifamily (within 1/3 mile)
- Services nearby (today)
- Major roads (existing)
- Public transit (existing)
- Pedestrian accessible (existing)

All sites identified met a minimum of one of the factors listed above.

The total number of multifamily units that could be developed on available sites is

\(^1\) State of California, Government Code, Section 65583(c)(1).
3,501 and 30 on sites with the multifamily overlay. While the City is not relying on any multifamily overlay sites (Site 4-8) to meet its RHNA, there is additional capacity available on these sites if needed. For sites included in Table 35 where an onsite constraint has been identified, the capacity for the site has been adjusted to only include the buildable acreage.

In addition, to ensure the City has enough capacity to meet its lower income RHNA, the City has included Program H-1, Action 2, which requires rezoning approximately 60 gross acres of the Southeast Policy Area (site 13) and 15 acres of site 21 to High Density Residential.

Southeast Policy Area (SEPA)

On July 27, 2012, the City Council directed staff to prepare a master plan for the 1,200 acre Southeast Policy Area. Their initial direction focused on providing a strong jobs center to address the City’s jobs-housing imbalance, along with refining the ideas found in a series of visioning workshops held with the public in the preceding months. On March 13, 2013, after review and refinement by the Planning Commission, the City Council re-viewed and directed staff to proceed in the master planning based upon a refined illustrative land use map. That map indicates the location and scale of various land uses planned for the area, and includes 60 acres of higher density residential uses (20.1 to 30.0 dwellings per acre). Since the March 2013 meeting, staff has been working to refine the illustrative land use map (e.g., including drainage infrastructure, parks, trails, roadway sizing). The 60 gross acres of high density residential has not been modified through this process.

The ultimate master plan will include four key components, described below:

1) A Community Plan, which will be adopted as part of the General Plan, and will provide policy-level guidance on future development of the 1,200 acres.

2) Four technical studies, including traffic, drainage, water, and sewer, which will “pre-plan” the public infrastructure and streamline future development of the area, thereby reducing a constraint to the development of housing.

3) The required Environmental Impact Report under the California Environmental Quality Act (CEQA), which will provide programmatic-level coverage for future development. It is anticipated that most, if not all, future projects will qualify for streamlined review and minimal to no further CEQA work under State CEQA Guidelines Section 15183.

4) A Special Planning Area, or SPA, which will serve as the zoning regulations for the area. The document includes a land plan and regulation pertaining to minimum density, allowed building height, setbacks, and other development standards and regulations applicable to the area. Properties within the SPA will be rezoned into the SPA as part of the adoption of the master plan.

As of December 2013, these four components are being finalized for release for public review in early 2014. Plan adoption is scheduled for May 2014.
Site 21

Site 21 (Sheldon Farms) is located at the southeast corner of Sheldon Road and Bruceville Road and is directly adjacent to the City’s boundary with Sacramento City. The site measures approximately 146 acres across five parcels, is bisected by Laguna Creek, and is under common ownership. It is currently zoned Laguna Community/Floodplain Special Planning Area, a special purpose zoning district established in the 1980s by Sacramento County prior to Elk Grove incorporation. The current zoning limits development of the site to limited agricultural uses, on an interim basis, until certain drainage improvements are completed upstream of the site. These improvements were completed by the City around 2006.

In 2008, the City adopted General Plan Land Use Policy LU-40, which requires that between 10 and 15 acres of the 146 acres be developed with high density residential uses. Implementation of this program will require, at a minimum, the rezoning of a portion of the property. The City anticipates that a mini-master plan will be prepared for the site. This plan will replace the existing regulations and provide the zoning information necessary to develop the site. Given the common ownership of the site, the City anticipates this to be an applicant-initiated master plan.

The sites in Table 36 are all currently entitled projects and can accommodate the City’s moderate and above moderate RHNA. These sites are planned for moderate to lower-density single-family projects. Sites with General Plan designations of LDR, MDR, and HDR allow densities ranging from 4 to 20 units per acre for a total capacity of 4,427 units.

It is assumed that the City’s moderate- and above moderate-income RHNA will be met on sites included in Table 36. Based on data in the Housing Needs Assessment regarding recent sales prices and affordability by income level, moderate-income households can afford current market-rate sales prices. Tables 20 (Median Home Prices in Elk Grove) and 24 (Affordable Owner-Occupied Housing Costs) show that median sales prices in the City range from $260,000 to $350,000 and the maximum affordable cost for a moderate-income household is $357,000.

For sites noted as underutilized in Table 35, these sites generally have one to two single-family homes on them. On several sites, property owners have expressed interest in developing them with more intensive uses (including residential development of various densities). Based on location, size, and surrounding uses, these sites have the potential to be developed at a higher density. Because of this, the City feels they are appropriate to include in the site inventory.

Realistic Capacity

In an effort to determine the realistic capacity for each site, the City staff reviewed affordable multifamily projects in the City since 2005 (Table 34). It was determined that the average density of multifamily development projects was approximately 24 units per acre. Although the City has assumed a density of 21 units per acre when determining the realistic capacity for each site, the maximum allowable density in the RD-25 zone will be 30 du/acre.
Housing Element

Table 34
Elk Grove Affordable Multifamily Housing Projects

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Project Name</th>
<th>Number of Income Restricted Units</th>
<th>Density (units/acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>Ridge Apartments</td>
<td>103 very low- and 100 low-income units</td>
<td>19</td>
</tr>
<tr>
<td>2012</td>
<td>Vintage at Laguna II</td>
<td>23 very low- and 45 low-income units</td>
<td>30</td>
</tr>
<tr>
<td>2009</td>
<td>Montego Falls</td>
<td>26 very low- and 105 low-income units</td>
<td>25</td>
</tr>
<tr>
<td>2009</td>
<td>Seasons Apartments</td>
<td>45 very low- and 176 low-income units</td>
<td>26</td>
</tr>
<tr>
<td>2007</td>
<td>Stoneridge</td>
<td>36 very low- and 59 low-income units</td>
<td>19</td>
</tr>
<tr>
<td>2006</td>
<td>Waterman Square</td>
<td>34 very low- and 49 low-income units</td>
<td>21</td>
</tr>
<tr>
<td>2006</td>
<td>Crossings at Elk Grove</td>
<td>40 very low- and 131 low-income units</td>
<td>21</td>
</tr>
<tr>
<td>2005</td>
<td>Vintage at Laguna I</td>
<td>32 very low- and 125 low-income units</td>
<td>38</td>
</tr>
</tbody>
</table>

Source: City of Elk Grove, 2013

*Funding through Affordable Housing Loan Program.
Table 35
Elk Grove Higher Density Vacant/Underutilized Sites Characteristics

<table>
<thead>
<tr>
<th>Map ID</th>
<th>APN</th>
<th>Developable Acreage</th>
<th>Location</th>
<th>General Plan</th>
<th>Zoning</th>
<th>Realistic Unit Capacity</th>
<th>Vacant or Underdeveloped</th>
<th>Entitlement Status</th>
<th>Clear of Known Site Constraints</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>134-1010-013</td>
<td>15.3</td>
<td>North end of Lent Ranch</td>
<td>HDR</td>
<td>SPA</td>
<td>245</td>
<td>Vacant</td>
<td>DA requires affordable units</td>
<td>Y</td>
</tr>
<tr>
<td>2</td>
<td>132-1780-046</td>
<td>12.4</td>
<td>East Franklin at SW corner of Quail Run Lane/Poppy Ridge Road and Bruceville Road</td>
<td>HDR</td>
<td>RD-25</td>
<td>260</td>
<td>Underdeveloped</td>
<td>None</td>
<td>Y</td>
</tr>
<tr>
<td>3</td>
<td>132-0050-050</td>
<td>14</td>
<td>Laguna Ridge, SE corner of Poppy Ridge Road and Bruceville Road</td>
<td>HDR</td>
<td>RD-25</td>
<td>294</td>
<td>Underdeveloped</td>
<td>None</td>
<td>Y</td>
</tr>
<tr>
<td>4</td>
<td>116-0042-025 &amp; 007</td>
<td>5.04</td>
<td>C/O/MF AR-5 (MF)</td>
<td>60</td>
<td>Vacant</td>
<td>Application withdrawn</td>
<td>Lagunita Creek; some area available to develop</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>116-0320-024</td>
<td>2</td>
<td>NW corner of Laguna Boulevard and Big Horn Road</td>
<td>O/MF</td>
<td>MP (MF)</td>
<td>30</td>
<td>Vacant</td>
<td>None</td>
<td>Y</td>
</tr>
<tr>
<td>7</td>
<td>115-050-069</td>
<td>8.68</td>
<td>East Stockton Boulevard just north of Sheldon Road</td>
<td>HDR</td>
<td>RD-25</td>
<td>182</td>
<td>Vacant</td>
<td>None</td>
<td>Y</td>
</tr>
<tr>
<td>8</td>
<td>116-0011-004</td>
<td>6.50</td>
<td>NW corner of Big Horn and Bruceville Road</td>
<td>HDR</td>
<td>RD-25</td>
<td>137</td>
<td>Vacant</td>
<td>None</td>
<td>Y</td>
</tr>
<tr>
<td>9</td>
<td>Not yet assigned</td>
<td>Approx. 60</td>
<td>Southeast Policy Area</td>
<td>SEPA</td>
<td>RD-25</td>
<td>1,260</td>
<td>Underdeveloped</td>
<td>In process, consistent</td>
<td>Y</td>
</tr>
<tr>
<td>10</td>
<td>119-110-089</td>
<td>3.91</td>
<td>Laguna West Town Center</td>
<td>HDR</td>
<td>RD-25</td>
<td>82</td>
<td>Vacant</td>
<td>None</td>
<td>Y</td>
</tr>
<tr>
<td>11</td>
<td>119-110-090</td>
<td>3.92</td>
<td>Laguna West Town Center</td>
<td>HDR</td>
<td>RD-25</td>
<td>82</td>
<td>Vacant</td>
<td>None</td>
<td>Y</td>
</tr>
<tr>
<td>12</td>
<td>132-0050-091</td>
<td>9.5</td>
<td>Laguna Ridge, SW corner of Poppy Ridge and Big Horn</td>
<td>HDR</td>
<td>RD-25</td>
<td>200</td>
<td>Vacant</td>
<td>None</td>
<td>Y</td>
</tr>
<tr>
<td>13</td>
<td>132-0050-052</td>
<td>0.9</td>
<td>NW corner of Big Horn and Bruceville Road</td>
<td>HDR</td>
<td>RD-25</td>
<td>19</td>
<td>Vacant</td>
<td>None</td>
<td>Y</td>
</tr>
<tr>
<td>14</td>
<td>132-0050-044</td>
<td>1.6</td>
<td>Elk Grove Florin Road just south of Calvine</td>
<td>HDR</td>
<td>RD-25</td>
<td>34</td>
<td>Vacant</td>
<td>None</td>
<td>Y</td>
</tr>
<tr>
<td>15</td>
<td>115-0180-012</td>
<td>2.08</td>
<td>Elk Grove Florin Road just south of Calvine</td>
<td>HDR</td>
<td>RD-25</td>
<td>93</td>
<td>Underdeveloped</td>
<td>Prior application withdrawn</td>
<td>Y</td>
</tr>
<tr>
<td>16</td>
<td>115-0180-013</td>
<td>2.34</td>
<td>Elk Grove Boulevard at Backer Ranch (next to Nug-get)</td>
<td>HDR</td>
<td>RD-25</td>
<td>64</td>
<td>Vacant</td>
<td>Application in process, consistent</td>
<td>Y</td>
</tr>
<tr>
<td>17</td>
<td>115-0180-002</td>
<td>0.16</td>
<td>Harbour Point at Maritime</td>
<td>HDR</td>
<td>RD-25</td>
<td>63</td>
<td>Vacant</td>
<td>None</td>
<td>Y</td>
</tr>
<tr>
<td>18</td>
<td>115-0180-003</td>
<td>0.14</td>
<td>East Stockton Boulevard at Bow Street</td>
<td>HDR</td>
<td>RD-25</td>
<td>171</td>
<td>Vacant</td>
<td>None</td>
<td>Y</td>
</tr>
<tr>
<td>19</td>
<td>115-0162-033</td>
<td>4.75</td>
<td>Sheldon/Briceville/Big Horn/Lewis Stein</td>
<td>HDR</td>
<td>RD-25</td>
<td>315</td>
<td>Vacant</td>
<td>None</td>
<td>Y</td>
</tr>
<tr>
<td>20</td>
<td>115-0162-011</td>
<td>1.66</td>
<td>Sheldon/Briceville/Big Horn/Lewis Stein</td>
<td>HDR</td>
<td>RD-25</td>
<td>315</td>
<td>Vacant</td>
<td>None</td>
<td>Y</td>
</tr>
<tr>
<td>21</td>
<td>115-0162-019</td>
<td>1.18</td>
<td>Sheldon/Briceville/Big Horn/Lewis Stein</td>
<td>HDR</td>
<td>RD-25</td>
<td>315</td>
<td>Vacant</td>
<td>None</td>
<td>Y</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>245.7</td>
<td></td>
<td></td>
<td></td>
<td>3,591</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: City of Elk Grove, 2014

1 18-acre site. Only 6.5 acres assumed to be buildable due to floodplain.
2 The Southeast Policy Area (SEPA, aka Meridian) will be adopted after the Housing Element. Planning is underway for this area and parcels are yet to be designated. Of the 1,200 acres in SEPA, approximately 60 will be designated for high-density residential development.
<table>
<thead>
<tr>
<th>Map ID</th>
<th>APN</th>
<th>Developable Acreage</th>
<th>Project Name</th>
<th>Current Designations</th>
<th>Allowed Density</th>
<th>Entitled Units</th>
<th>Vacant or Underdeveloped</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
<td>132-0870-019</td>
<td>8.4</td>
<td>Backer Ranch</td>
<td>HDR</td>
<td>20</td>
<td>152</td>
<td>Vacant</td>
</tr>
<tr>
<td>23</td>
<td>132-2150-001 through 132-2150-022</td>
<td>72.7</td>
<td>Jackson</td>
<td>C, LDR</td>
<td>Varies by Zone</td>
<td>158</td>
<td>Vacant</td>
</tr>
<tr>
<td>24</td>
<td>132-0050-0610, 132-0050-062</td>
<td>164.1</td>
<td>Arbor Ranch</td>
<td>LDR</td>
<td>5-8</td>
<td>734</td>
<td>Vacant</td>
</tr>
<tr>
<td>25</td>
<td>132-0280-0080, 132-0280-0340, 132-0290-029</td>
<td>79.9</td>
<td>Madeira East/Zehnder Ranch</td>
<td>LDR</td>
<td>5-7</td>
<td>879</td>
<td>Underdeveloped</td>
</tr>
<tr>
<td>27</td>
<td>132-0050-009, 132-0050-068</td>
<td>47.5</td>
<td>McGeary Ranch</td>
<td>LDR</td>
<td>5</td>
<td>227</td>
<td>Underdeveloped</td>
</tr>
<tr>
<td>28</td>
<td>132-0050-057</td>
<td>21.0</td>
<td>Tuscan Ridge East</td>
<td>LDR</td>
<td>5</td>
<td>97</td>
<td>Underdeveloped</td>
</tr>
<tr>
<td>29</td>
<td>132-0050-011</td>
<td>19.5</td>
<td>Tuscan Ridge West</td>
<td>LDR</td>
<td>5</td>
<td>133</td>
<td>Underdeveloped</td>
</tr>
<tr>
<td>30</td>
<td>132-0050-031, 132-0050-065</td>
<td>50.7</td>
<td>Treasure</td>
<td>LDR</td>
<td>4-5</td>
<td>179</td>
<td>Vacant</td>
</tr>
<tr>
<td>31</td>
<td>132-0050-119, 132-0050-128, 132-0050-131</td>
<td>52.0</td>
<td>Zgraggen</td>
<td>LDR</td>
<td>5-7</td>
<td>224</td>
<td>Vacant</td>
</tr>
<tr>
<td>32</td>
<td>132-0152-001</td>
<td>197.7</td>
<td>Sterling Meadows</td>
<td>LDR, MDR, HDR</td>
<td>5-20</td>
<td>1,184</td>
<td>Vacant</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>827.4</td>
<td></td>
<td></td>
<td></td>
<td>4,427</td>
<td></td>
</tr>
</tbody>
</table>

Source: City of Elk Grove, 2014
Figure 1: Site Inventory
WATER AND SEWER CAPACITY

Tables 35 and 36 provide the parcel number, size of parcel, zoning, any development constraints, and the availability of infrastructure to service any future development.

Water

Water is provided to the City by two service providers: Sacramento County Water Agency (SCWA) and the Elk Grove Water District (EGWD). SCWA has a conjunctive use (“the planned use of surface and groundwater to improve overall water supply reliability”) program in its initial phases that will meet the City's projected water needs. EGWD operates a series of wells and purchases wholesale raw water from SCWA.

Water supplies for the City come from three main sources: groundwater, surface water, and recycled (this is planned but not yet implemented) water. Groundwater refers to groundwater pumped from the Central Sacramento County Groundwater Basin. Surface water is defined as water from the American and/or Sacramento Rivers, and recycled water is defined as recycled wastewater used for non-potable purposes.

Wastewater

The City's wastewater is handled by two service providers. The first, the Sacramento Area Sewer District, formerly known as the Sacramento County Sanitation District 1, operates the collection system, which includes over 4,200 miles of sewer pipelines ranging in size from 4 to 75 inches in diameter. The second is the Sacramento Regional County Sanitation District, which operates the Sacramento Regional Wastewater Treatment Plant (SRWTP). The SRWTP receives and treats an average of 150 million gallons per day (mgd) and has a permitted dry weather flow design capacity of 181 mgd.

The collection system within the Elk Grove Planning Area includes trunks (designed to carry flows from 1 to 10 mgd) and laterals, which are wastewater conveyance facilities that carry wastewater flows of less than 1 mgd. The Sacramento Sewerage Facilities Expansion Master Plan identifies improvements and modifications needed to ensure sufficient capacity in both conveyance and treatment facilities for the General Plan buildout.

To comply with Government Code Section 65589.7, upon adoption, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.
6. HOUSING RESOURCES AND INCENTIVES

AFFORDABLE HOUSING PROJECTS IN ELK GROVE

The City’s affordable housing projects include projects funded by low-income housing tax credits, HUD funding, and local funding. The majority of the City’s deed-restricted housing is in rental apartment complexes.

- There are three public housing developments with a total of 46 units located in the City that are managed and owned by the Sacramento Housing and Redevelopment Agency (SHRA).
- There are 15 apartment complexes in the City that provide more than 2,000 affordable housing units. Project funding sources include low-income housing tax credits, Elk Grove’s Affordable Housing Fund and Very Low Income Housing Trust Fund, HOME, and SHRA’s Housing Trust Fund.
- A total of 25 units are currently part of the Affordable Homeownership Program, which offers deed-restricted ownership units to income-qualified purchasers.

Assisted housing projects are listed along with the number of housing units in Table 37. The term of affordability for these projects ranges between 30 and 55 years. Since incorporation, the City has provided financial assistance to 11 of the listed projects, resulting in the construction of more than 1,500 affordable units.

The Housing Choice Voucher (HCV, formerly known as Section 8) program provides assistance to low-income households by paying the difference between what the household can afford to pay for rent and the market-rate rent cost. Vouchers can be portable (moving with a household if they move to a new home) or property-based. Funding for the HCV program originates from HUD, and SHRA is responsible for administering the program. There are currently 987 housing units in the City that utilize HCV assistance to pay the rent. Vouchers in use in the City are portable, and may be used for housing units in multifamily complexes or for single-family homes.

Besides the HCV program, HUD also funds and administers various affordable housing opportunities for lower-income persons, which include Section 221(d)(3), Section 202, Section 236, and Section 811 housing. However, according to the local office of HUD, there are no HUD-administered or -subsidized affordable housing complexes or individual housing units located in the City.
### Table 37
Assisted Housing Projects

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Assisted Units</th>
<th>Term of Affordability¹</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Affordable Housing Complexes</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agave²</td>
<td>10070 Willard Parkway</td>
<td>187</td>
<td>30-year term ends in 2035</td>
</tr>
<tr>
<td>The Crossings²</td>
<td>8575 Elk Grove Florin Road</td>
<td>115</td>
<td>55-year term ends in 2062</td>
</tr>
<tr>
<td>Geneva Pointe²</td>
<td>8280 Geneva Point Drive</td>
<td>151</td>
<td>55-year term ends in 2061</td>
</tr>
<tr>
<td>Montego Falls²</td>
<td>9950 Bruceville Road</td>
<td>131</td>
<td>33-year term ends in 2041</td>
</tr>
<tr>
<td>Renwick Square</td>
<td>3227 Renwick Ave.</td>
<td>149</td>
<td>55-year term</td>
</tr>
<tr>
<td>Ridge²</td>
<td>8151 Civic Center Drive</td>
<td>202</td>
<td>38-year term ends in 2051</td>
</tr>
<tr>
<td>Seasons²</td>
<td>7301 Bilby Road</td>
<td>221</td>
<td>50-year term ends in 2059</td>
</tr>
<tr>
<td>Stoneridge²</td>
<td>8515 Elk Grove Florin Road</td>
<td>95</td>
<td>55-year term ends in 2062</td>
</tr>
<tr>
<td>Terracina at Elk Grove</td>
<td>9440 West Stockton Blvd.</td>
<td>123</td>
<td>30-year term</td>
</tr>
<tr>
<td>Terracina at Laguna Creek</td>
<td>9274 Franklin Blvd.</td>
<td>135</td>
<td>30-year term</td>
</tr>
<tr>
<td>Terracina at Park Meadows²</td>
<td>8875 Lewis Stein Road</td>
<td>116</td>
<td>Term ends in 2040</td>
</tr>
<tr>
<td>Village Crossing</td>
<td>9241 Bruceville Road</td>
<td>100</td>
<td>30-year term ends in 2031</td>
</tr>
<tr>
<td>Vintage at Laguna²</td>
<td>9210 Big Horn Blvd.</td>
<td>157</td>
<td>37-year term ends in 2042</td>
</tr>
<tr>
<td>Vintage at Laguna II²</td>
<td>9204 Big Horn Blvd.</td>
<td>68</td>
<td>40-year term ends in 2052</td>
</tr>
<tr>
<td>Waterman Square²</td>
<td>9150 and 9160 Waterman Road</td>
<td>83</td>
<td>55-year term ends in 2064</td>
</tr>
<tr>
<td><strong>Public Housing</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ashley Apartments</td>
<td>9205 Elk Grove Blvd.</td>
<td>16</td>
<td>No ending term date</td>
</tr>
<tr>
<td>Unnamed</td>
<td>9353 Elk Grove Florin Road</td>
<td>10</td>
<td>No ending term date</td>
</tr>
<tr>
<td>Unnamed</td>
<td>9205 Elk Grove Blvd.</td>
<td>20</td>
<td>No ending term date</td>
</tr>
<tr>
<td><strong>For-Sale Homes (Deed-Restricted)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coventry</td>
<td>Sheldon Road and Elk Grove Florin Road (multiple addresses)</td>
<td>14</td>
<td>55-year term (varied starting dates)</td>
</tr>
<tr>
<td>Gallery Walk</td>
<td>Crystal Walk Circle (multiple addresses)</td>
<td>11</td>
<td>55-year term (varied starting dates)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>2,104</td>
<td></td>
</tr>
</tbody>
</table>

Source: City of Elk Grove May 2013

¹ Term of affordability per City Regulatory Agreement is shown. Other funding sources may require longer affordability periods. Most City loan documents require affordability to continue if the City loan is not fully repaid by the date shown.

² Denotes City-funded project.
AT-RISK HOUSING

The Housing Element Law in the California Government Code (Section 65583) requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost from the affordable inventory by the expiration of affordability restrictions. There are a few cases that present the opportunity for the conversion of affordable units including:

1) Prepayment of HUD mortgages, such as Section 221(d)(3), Section 202, and Section 236. (Section references are to the following: Section 221(d)(3) - National Housing Act (12 U.S.C. 1715l(d)(3) and (d)(4); Section 202 - Housing Act of 1959 (12 U.S.C. 1701q), as amended; and Section 236 - Housing and Urban Development Act of 1968 (12 U.S.C 1701.)

2) Opt-outs and expirations of project-based Section 8 contracts. (Section 8 references are to Title 24 of the Code of Federal Regulations, Part 892.)

3) Other cases.

A prepayment of HUD mortgages under Section 221(d)(3) involves a privately owned project with HUD providing either below market interest rate loans or market-rate loans with subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs for tenants by paying most of the interest on a market-rate mortgage. Additional rental subsidy may be provided to the tenant. In a Section 202 complex, HUD provides a direct loan to nonprofit organizations for project development and rent subsidy for low-income tenants. All Section 202 handicapped units are designed for physically handicapped, mentally disabled, and chronically mentally ill residents.

In a housing choice voucher contract for new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between a tenant’s ability to pay and the contract rent. The likelihood for opt-outs increases as the market rents exceed the contract rents.

Other cases that create the opportunity for the conversion of affordable housing include the expiration of low-income use periods of various financing sources, such as Low Income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CHFA) and CDBG and HOME funds, and redevelopment funds.

None of the affordable housing units in the City are at risk of losing affordability restrictions during the Housing Element planning period.

Cost Analysis

State Housing Element law requires that all housing elements include additional information regarding the conversion of existing, assisted housing developments to other non-low-income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments throughout the country were going to have affordability restrictions lifted because their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured.
There are no units funded by federally assisted (HUD) programs (i.e., Rural Housing Services or Section 8 Moderate Rehabilitation Assistance) in the City that have affordability covenants expiring between 2013 and 2021. Therefore, a cost analysis to preserve at-risk housing in the City is not included as a component of this Housing Element.

**Resources and Incentives for Affordable Housing**

Efforts by the City to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. The following programs include local, State, and federal housing programs that are valuable resources in assisting in the development of affordable housing, preserving at-risk housing, and for housing rehabilitation.

**Affordable Housing Fee Program**

The City has established an Affordable Housing Fee Program which provides a linkage between the demand for very low- and low-income housing and the development of residential and all non-exempt nonresidential commercial uses. The fee varies depending on the type of use, and funds generated are deposited into the City’s Affordable Housing Fund. Table 38 illustrates the current fees, which are updated annually. The use of the Affordable Housing Fund is restricted to creating or preserving housing affordable to low- or very low-income households.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family (1-2 units, includes duplexes)</td>
<td>$2,884.00 per unit</td>
</tr>
<tr>
<td>Multifamily (3 or more units)</td>
<td>$1,730.40 per unit</td>
</tr>
<tr>
<td>Commercial/retail</td>
<td>$0.47 per square foot</td>
</tr>
<tr>
<td>Hotel</td>
<td>$1.40 per square foot</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>$0.53 per square foot</td>
</tr>
<tr>
<td>Office</td>
<td>$0.00 per square foot</td>
</tr>
<tr>
<td>Warehouse</td>
<td>$0.57 per square foot</td>
</tr>
</tbody>
</table>

*Source: City of Elk Grove, 2013 Development Related Fees Booklet. July 26, 2013*

**Density Bonus Program**

The City has instituted a housing density bonus for very low- and low-income and senior households in accordance with Government Code Sections 65915 and 65917. This was done as part of the City’s comprehensive update of the City’s Zoning Code (Title 23 of the City’s Municipal Code) in 2006. The City’s density bonus provisions provide for incentives to units affordable to low- and very low-income and age-restricted projects up to a maximum density bonus of 35 percent. High-density single-family uses that include affordable units are allowed by right within the multifamily overlay zone.

Cities grant density bonuses based on a minimum of 25 percent and maximum of 35
percent above the base zoning density and one additional concession or incentive. The City could provide the following:

- A reduction in site development standards or a modification of Zoning Code requirements or architectural design requirements that exceed the minimum building standards.
- Approval of mixed-use development in conjunction with the housing development if the nonresidential land uses will reduce the cost of the housing development and if the nonresidential land uses are compatible with the housing development and the surrounding development.
- Other regulatory incentives or concessions proposed by the applicant or that the City determines will result in identifiable financially sufficient and actual cost reductions (California Government Code §65915(h), 2002).
- Priority processing of a housing development that provides income-restricted units.

Government Code Section 65915 also allows the City to “provide other incentives of equivalent financial value based upon the land cost per dwelling unit” in place of the density bonus and other incentives as detailed previously.

Home Investment Partnerships (HOME) Program

HOME was created under the Cranston-Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as entitlement grants to participating jurisdictions. HUD provides a line of credit that the jurisdiction may draw upon as needed to fund eligible projects. The program’s flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

The City is not eligible to be a HOME-participating jurisdiction on its own. For many years, the City participated in the HOME program through SHRA, but this ended due to a federal rule regarding matching fiscal years (the City operates on a July-June fiscal year, while SHRA operates on a calendar fiscal year). The City is currently able to apply for HOME funding through the State, where funds are awarded competitively and eligible project categories are limited.

Public Housing Authority (PHA)

The local PHA is operated by SHRA, which manages housing and community development activities, including conventional housing (public housing) and the HCV program. The conventional housing program involves housing developments that are managed and maintained by the SHRA. The voucher program involves a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. A qualified family can utilize the voucher at any decent, sanitary, and safe housing unit (single-family or multifamily) that accepts the vouchers. The tenant’s portion of the rent is based on 30 percent of the adjusted family gross income. SHRA pays the landlord the difference between 30 percent of the family’s adjusted gross income and either the payment standard or the gross rent for the unit, whichever is lower. The payment standard is based on local fair market rents. The family may choose a unit with a higher rent and pay the landlord the difference.
Community Development Block Grant (CDBG)

HUD awards funding under the CDBG program annually to entitlement jurisdictions and states for a wide range of activities, including housing, public services, and economic development activities. HUD also offers various other programs that can be utilized by the City, nonprofit, and for-profit agencies for the preservation of low-income housing units, such as Section 202 and Section 108 loan guarantees.

The City has received CDBG funding annually since 2003. The amounts and projects vary from year to year, but generally include the following types of activities:

- Home repair for low-income homeowners.
- Homeless facilities, such as transitional housing.
- Graffiti abatement for private property.
- ADA improvements, including curb ramps and sidewalk infill projects.
- Nonprofit facility improvements.
- Economic development, such as loans to expanding businesses and employer assistance for new hires.
- Public services, including senior meals, housing counseling, fair housing advice and investigation, youth programs, and general social service assistance.

Community Reinvestment Act (CRA)

The CRA, enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

Low Income Housing Tax Credit Program (LIHTC)

In 1986, Congress created the federal LIHTC program to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing.

Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California Legislature created a State LIHTC program to supplement the federal credit.

The State credit is essentially identical to the federal credit: the Tax Credit Allocation Committee allocates both, and State credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 60 percent of area median income. The units must be reserved for the target population for a minimum of 30 years. A greater level of tax credit investment (9 percent credits) usually carries a 55-year restriction term.
Housing Element

The federal tax credit provides a subsidy over 10 years toward the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide up front capital to build the units.

Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidies receive a federal credit of 9 percent per year for 10 years and a State credit of 30 percent over 4 years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4 percent federal credit each year for 10 years and a 13 percent state credit over 4 years.

**California Housing Finance Agency (CalHFA)**

CalHFA offers permanent financing for acquisition and rehabilitation to for-profit, nonprofit, and public agency developers seeking to preserve “at-risk” housing units. In addition, CalHFA offers low-interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

**Federal Home Loan Bank System**

The Federal Home Loan Bank System facilitates Affordable Housing Programs, which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the Affordable Housing Programs can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

**California Department of Housing and Community Development (HCD)**

HCD administers the Predevelopment Loan Program, which provides funds for predevelopment costs to construct, rehabilitate, convert, or preserve assisted housing, including manufactured housing and mobile home parks. These funds can cover costs for site control, site acquisition for future low-income housing development, engineering studies, architectural plans, application fees, legal services, permits, bonding, and site preparation. Priority is given to projects that are located in rural areas, in public transit corridors, or that preserve and acquire existing government-assisted rental housing at risk of converting to market rents.

HCD also administers the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate permanent or transitional rental housing developments of five or more units as well as permanent supportive housing. These funds are only provided for post-construction permanent financing. Eligible costs include child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary on-site and off-site improvements; reasonable fees and consulting costs; and capitalized reserves. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.
**Housing Choice Voucher Program**

The federal government provides funding and oversight, and SHRA administers the HCV program at a local level. The program assists very low-income families, elderly, and the disabled to afford safe and sanitary rental housing. Housing choices are also not limited and participants can include single-family homes, townhomes, and apartments.

**Other State Programs**

Affordable Housing Partnership Program: A State program that provides lower-interest rate CalHFA loans to homebuyers who receive local secondary financing.

Single-Family Housing Bond Program (Mortgage Revenue Bonds): Bonds that are issued to local lenders and developers so that below market interest-rate loans can be issued to first-time home-buyers.

**Incentives for Affordable Housing Development**

In addition to the affordable housing resources listed above, the City anticipates offering incentives to promote the development of housing affordable to very low- and low-income households. As identified under the Goals, Policies, and Actions section of this Housing Element, these incentives may include:

- Financial assistance
- Expedited development review
- Streamlined processing
- Fee waivers and reductions
- Modification of development requirements

**Interested Entities**

The City maintains a list of entities that have expressed interest in developing new affordable housing or pre-serving current affordable housing in Elk Grove. Some of the entities already operate facilities that benefit Elk Grove residents. A partial listing of entities that have expressed interest in developing affordable housing in Elk Grove includes the following:

- Adobi Ventures
- Amcal Multi-Housing
- Capital Valley Partners, LLC
- CFY Development, Inc.
- Chelsea Investment Corporation
- Conkey Development
- Domus Development
- Lyon Real Estate
7. HOUSING CONSTRAINTS

GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS

Various interrelated factors can constrain the private and public sector's ability to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: governmental and non-governmental. Possible non-governmental constraints may consist of land availability, environmental factors, vacancy rates, land cost, construction costs, and availability of financing. Governmental constraints may include land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing types.

Non-Governmental Constraints

Land Availability

The City incorporates approximately 42.02 square miles (26,890 acres) of land area. The City is located in the southern portion of the Sacramento metropolitan area and is surrounded on three sides by primarily agricultural and open space land uses. The City borders urban areas of the City of Sacramento and of the County of Sacramento to the north.

Available Multifamily Sites

The City is currently in the process of identifying candidate sites to ensure the City has vacant land zoned for multiple-family development. The majority of the vacant multifamily sites are located adjacent to existing residential developments, thereby making infrastructure available. The details for each candidate multifamily vacant site are provided in Table 35.
Environment

The City incorporates various environmental qualities that require protection and therefore constrain residential development. The most notable environmental constraint is floodplains. The City is relatively flat and does not incorporate any significant geologic features like hills or ridges. Areas located near the Cosumnes River and near tributaries of the Sacramento River are prone to floods. The only significant portion of the 100-year flood-plain inside the City is located in the north central area of the City.

Another significant natural feature is the native oak trees, which contribute to the City’s aesthetic identity. In addition, oak trees line a majority of the streets located in the eastern portion of the City. The City requires a project to be redesigned or to mitigate the loss of oak trees in prospective developments; therefore, this may be considered a constraint to residential development.

The City’s agricultural and vacant land contain some habitat for special status species, in particular the Swainson’s Hawk. Development in special species habitat areas generally requires mitigation. The cost of mitigation (currently about $9,400 per acre for Swainson’s Hawk habitat) may be considered a constraint to residential development.

Land Cost

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of raw land. This allows the developer to distribute the costs for infrastructure improvements (e.g., streets, sewer lines, water lines) over the maximum number of lots. As with housing costs, land prices declined significantly during the recent recession but are beginning to increase again. In March 2013, the cost of land in the City varied widely depending on the lot’s location and whether it had any infrastructure improvements. The size of available land ranged from slightly under 2 acres to approximately 10.5 acres, and prices varied from $1.12 to $9.18 per square foot (approximately $49,000 to $400,000 per acre).

Construction Costs

Construction costs can vary widely depending on the type of development. Multifamily residential housing generally costs less to construct than single-family housing on a per-unit basis.

Labor and materials costs also have a direct impact on housing costs and make up the main component of housing costs. Residential construction costs vary greatly depending on the quality of materials used and the size of the home being constructed. If labor or material costs increased substantially, the cost of construction in the City could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

According to an Internet source of construction cost data (www.building-cost.net) provided by the Craftsman Book Company, a wood-framed single-story four-cornered home is estimated to cost approximately $112 per square foot as of December 2012.
This cost estimate is based on a 2,200-square-foot house of good quality construction including a two-car garage and forced heating and air conditioning. The total construction costs are estimated at $246,227, excluding land costs and additional off-site infrastructure improvement costs required by the City.

**Availability of Financing**

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in the City. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates.

The fluctuation of the prime interest rate gives some indication of the costs of borrowing money for housing. The prime rate is the base rate banks give to their most creditworthy corporate customers. It is typically the lowest going interest rate and serves as a basis for other higher risk loans. In the second half of 2006, the prime rate was 8.25%, but began dropping shortly thereafter as a result of the economic recession. As of March 2013, it was 3.25%, unchanged since December of 2008.

**Governmental Constraints**

**Land Use Controls**

The Elk Grove General Plan establishes policies that guide new development, including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. The land use designations established by the General Plan allowing single-family and multiple-family residential developments are provided in Table 39. A total of five residential land use designations provide for residential densities ranging from rural (as low as 0.1 dwelling unit(du)/acre) to multifamily (up to 30 du/acre). There are also two agricultural designations, both of which allow for single-family dwellings on properties that are at least 20 acres in size.

**Residential Development Standards**

The City of Elk Grove Zoning Code is the major guide for residential development policies. The policies establish and control the type, location, and density of residential development in the City. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the General Plan. The specific residential land use zones used in the City and the respective maximum densities are shown in Tables 39 and 40. The minimum lot area and lot coverage requirements were removed in the latest Zoning Code update.

Housing development is constrained by the amount of available land designated for residential uses and by the density and lot sizes permitted.

In addition to zoning and minimum lot sizes, the City further controls residential development through development standards. Table 41 details permitted residential uses in the City. Table 42 details the development standards that are applied to residential development in the City.
The Multifamily Overlay District (MF Overlay) supplements the allowed uses and development standards of the underlying zoning district. The MF Overlay established multifamily residential (three or more attached units) use as a permitted use. Detached single-family units may be permitted if the project furthers the City’s affordable housing goals. Multifamily development may occur independently or in conjunction with other nonresidential uses permitted in the underlying zone.

### Table 39
General Plan Residential Land Use Designations

<table>
<thead>
<tr>
<th>Commercial Land Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Designation</strong></td>
</tr>
<tr>
<td>Commercial</td>
</tr>
<tr>
<td>Commercial/Office</td>
</tr>
<tr>
<td>Commercial/Office/Multifamily</td>
</tr>
<tr>
<td>Office</td>
</tr>
<tr>
<td>Office/Multifamily</td>
</tr>
<tr>
<td>Light Industry</td>
</tr>
<tr>
<td>Heavy Industry</td>
</tr>
</tbody>
</table>

### Public, Quasi-Public, and Open Space Land Uses

<table>
<thead>
<tr>
<th>Designation</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public/Quasi-Public</td>
<td>Includes lands owned by the City of Elk Grove, the Elk Grove Unified School District (with the exception of public schools), the Elk Grove Community Services District (with the exception of public parks), and other public agencies.</td>
</tr>
</tbody>
</table>

### Public, Quasi-Public, and Open Space Land Uses

<table>
<thead>
<tr>
<th>Designation</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Parks</td>
<td>Includes public parks owned by the Elk Grove Community Services District or other public agencies.</td>
</tr>
<tr>
<td>Public Open Space/Recreation</td>
<td>Includes lands owned by public entities which have been reserved for open space uses such as habitat mitigation, lakes, trails, golf courses, and similar uses.</td>
</tr>
<tr>
<td>Private Open Space/Recreation</td>
<td>Includes lands owned by private entities which have been reserved for open space uses such as habitat mitigation, lakes, trails, golf courses, and similar uses. Included in this category are commercial recreation facilities principally oriented to outdoor uses. Former GP Designation: Recreation and Natural Reserve</td>
</tr>
</tbody>
</table>
### Housing Element

<table>
<thead>
<tr>
<th>Designation</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Schools</td>
<td>Includes public schools or sites (K-12) owned and operated by the Elk Grove Unified School District or other public school districts.</td>
</tr>
<tr>
<td>Institutional</td>
<td>Includes facilities such as hospitals, congregate care facilities, and the like.</td>
</tr>
<tr>
<td>Private Streets</td>
<td>Used to designate existing private streets; locations of planned private streets are not shown on the General Plan Land Use Map.</td>
</tr>
</tbody>
</table>

#### Residential Land Uses

<table>
<thead>
<tr>
<th>Designations</th>
<th>Dwelling Units Per Gross Acre</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential</td>
<td>0.1–0.5</td>
<td>Minimum lot size: 2 to 10 acres gross. Areas with minimum lot size greater than 10 acres are included in agricultural land use categories.</td>
</tr>
<tr>
<td>Estate Residential</td>
<td>0.6–4.0</td>
<td></td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>4.1+ –7.0</td>
<td></td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>7.1+ –15.0</td>
<td></td>
</tr>
<tr>
<td>High Density Residential</td>
<td>15.1+ –30.0</td>
<td></td>
</tr>
<tr>
<td>Commercial/Multifamily</td>
<td>up to 20</td>
<td>Multifamily allowed at a maximum density of 20 units per gross acre.</td>
</tr>
<tr>
<td>Commercial/Office/Multifamily</td>
<td>15.1-30</td>
<td>Multifamily allowed as overlay zone at a maximum density of 30 units per gross acre.</td>
</tr>
<tr>
<td>Office/Multifamily</td>
<td>15.1-30</td>
<td>Multifamily allowed as overlay zone at a maximum density of 30 units per gross acre.</td>
</tr>
<tr>
<td>Multifamily Overlay</td>
<td>15.1–30</td>
<td>Subject to development standards of high-density residential zones (RD-20, RD-25 and RD-30); mixed-use development is subject to the standards of the underlying district.</td>
</tr>
</tbody>
</table>

#### Agriculture

<table>
<thead>
<tr>
<th>Designation</th>
<th>Minimum Parcel Size (Gross Acres)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Agriculture</td>
<td>10–20</td>
<td>Residential uses permitted; one dwelling unit per parcel.</td>
</tr>
<tr>
<td>General Agriculture</td>
<td>20+</td>
<td>Applies only to areas outside of the 2002 City limits. Residential uses permitted; one dwelling unit per parcel.</td>
</tr>
</tbody>
</table>

#### Other Designations

<table>
<thead>
<tr>
<th>Designation</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Study Area</td>
<td>Area is planned for future urban uses, subject to preparation of detailed land use, infrastructure, and financing plans (see Land Use Element text for further information).</td>
</tr>
<tr>
<td>Transit-Oriented Development (TOD)</td>
<td>Area is identified for potential transit-related uses, including train stations, transit hubs, and park-and-ride facilities (see Land Use Element text for further information).</td>
</tr>
</tbody>
</table>

Note: This table provides a summary of land use designations described in additional detail in the Land Use Element and is not intended to establish land uses. City of Elk Grove General Plan, Land Use Element, 2009.
### Table 40
Residential Land Use Zones and Densities

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum Area</th>
<th>Lot Width (feet)</th>
<th>Maximum Density (units per acre)</th>
<th>Residential Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG-80</td>
<td>80 acres</td>
<td>1000</td>
<td>1/80 acres</td>
<td>Very low-density single-family and agricultural labor housing.</td>
</tr>
<tr>
<td>AG-20</td>
<td>20 acres</td>
<td>500</td>
<td>1/20 acres</td>
<td>Very low-density single-family and agricultural labor housing.</td>
</tr>
<tr>
<td>AR-5/10</td>
<td>5/10 gross acres</td>
<td>250/300</td>
<td>1</td>
<td>Rural and agricultural detached single-family residences.</td>
</tr>
<tr>
<td>AR-2</td>
<td>2 gross acres</td>
<td>150</td>
<td>1</td>
<td>Rural and agricultural detached single-family residences.</td>
</tr>
<tr>
<td>AR-1</td>
<td>1 gross acres</td>
<td>75</td>
<td>1</td>
<td>Rural and agricultural detached single-family residences.</td>
</tr>
<tr>
<td>RD-1</td>
<td>1 net acre</td>
<td>75</td>
<td>1</td>
<td>Detached single-family residences.</td>
</tr>
<tr>
<td>RD-2</td>
<td>20,000 s.f.</td>
<td>75</td>
<td>2</td>
<td>Detached single-family residences.</td>
</tr>
<tr>
<td>RD-3</td>
<td>10,000 s.f.</td>
<td>65</td>
<td>3</td>
<td>Detached single-family residences.</td>
</tr>
<tr>
<td>RD-4</td>
<td>8,500 s.f.</td>
<td>65</td>
<td>4</td>
<td>Detached and attached single-family and two-family residences.</td>
</tr>
<tr>
<td>RD-5</td>
<td>5,200 s.f.</td>
<td>52</td>
<td>5</td>
<td>Detached and attached single-family and two-family residences.</td>
</tr>
<tr>
<td>RD-6</td>
<td>4,000 s.f.</td>
<td>40</td>
<td>6</td>
<td>Detached and attached single-family and two-family residences and cluster developments.</td>
</tr>
<tr>
<td>RD-7</td>
<td>No minimum(^1)</td>
<td>No minimum(^2)</td>
<td>7</td>
<td>Detached and attached single-family and two-family residences and cluster developments.</td>
</tr>
<tr>
<td>RD-10</td>
<td>No minimum(^1)</td>
<td>No minimum(^2)</td>
<td>7.1 (minimum)-10</td>
<td>Detached and attached single-family and two-family residences and low-density multifamily.</td>
</tr>
<tr>
<td>RD-15</td>
<td>No minimum(^1)</td>
<td>No minimum(^2)</td>
<td>10.1 (minimum)-15</td>
<td>Small lot attached or detached single-family, two-family and/or multifamily like townhomes, condos, rowhouses and garden apartments.</td>
</tr>
<tr>
<td>RD-20</td>
<td>No minimum(^1)</td>
<td>N/A</td>
<td>20 25 30</td>
<td>Multifamily developments and high-density attached single-family homes. Apartments and condominiums are expected to be primary types in RD-30.</td>
</tr>
<tr>
<td>RM-1</td>
<td>No minimum(^1)</td>
<td>No minimum(^2)</td>
<td>N/A</td>
<td>Mobile homes on individual lots.</td>
</tr>
</tbody>
</table>

1. The front yard setback may be reduced when separated sidewalks are utilized. The setback reduction shall not exceed the width of the planter separating the sidewalk and the street.
2. Determined in the Design Review process. Source: City of Elk Grove 2013
### Housing Element

#### Table 41
Permitted Uses

<table>
<thead>
<tr>
<th>P = Use Permitted</th>
<th>CUP = Conditional Use Permit Required</th>
<th>N = Not Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Permit by Residential Zoning District</td>
<td>Specific Use Regulations</td>
</tr>
<tr>
<td></td>
<td>RD-1/2/3</td>
<td>RD-4/5/6</td>
</tr>
<tr>
<td>Residential Use Listings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adult Day Care Home</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Child Day Care Facility</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Dwelling, Multifamily</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Dwelling, Second Unit</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Dwelling, Single-Family</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Dwelling, Two-Family</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Emergency Shelters&lt;sup&gt;1&lt;/sup&gt;</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Group Residential</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Guest House</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Home Occupations</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Live-Work Facilities</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Manufactured Home</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Mobile home</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Residential Care Home (≤6)</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Residential Care Facilities (&gt;6)</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Single-Room Occupancy (SRO) Facilities</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Supportive Housing&lt;sup&gt;2&lt;/sup&gt;</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Transitional Housing&lt;sup&gt;2&lt;/sup&gt;</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

Source: Elk Grove Zoning Code 2012

<sup>1</sup> Emergency shelters are permitted by right in the GC (General Commercial) and LI (Light Industrial) districts and with a CUP in RD-7 through RD-30.

<sup>2</sup> Transitional and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone.
Table 42
Residential Development Standards

<table>
<thead>
<tr>
<th>Standard</th>
<th>Very Low Density</th>
<th>Low Density</th>
<th>Medium Density</th>
<th>High Density</th>
<th>Habitable Accessory Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>20 ft.</td>
<td>18–22 ft.</td>
<td>No minimum</td>
<td>25 ft.</td>
<td>Same as primary structure</td>
</tr>
<tr>
<td>Side Yard</td>
<td>5 ft. for interior-side yards, 12.5 ft. for street-side yards (corner lots only)</td>
<td>5 ft. for interior-side yards, 12.5 ft. for street-side yards</td>
<td>No minimum</td>
<td>25 ft.</td>
<td>No minimum to 5 ft. for interior sides, no minimum to 12.5 ft. for street-side</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>25 ft.</td>
<td>15–20 ft., or 15% of average lot depth, to living area; 5–15 ft. to garage or secondary unit</td>
<td>No minimum</td>
<td>20 ft.</td>
<td></td>
</tr>
<tr>
<td>Height</td>
<td>30 ft.</td>
<td>30 ft.</td>
<td>35 ft.</td>
<td>40 ft.</td>
<td>16 ft.</td>
</tr>
<tr>
<td>Parking</td>
<td>2 spaces per house</td>
<td>For single family: 2 spaces per house. For multifamily: 1.5 spaces per unit for studio and one-bedroom units, 2 spaces per unit for two and three-bedroom units, 3 spaces per unit for units with four or more bedrooms; 1 guest space for every four units.</td>
<td>1 space per bed-room</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>n/a</td>
<td>n/a</td>
<td>No minimum</td>
<td>25% of lot area</td>
<td>n/a</td>
</tr>
</tbody>
</table>


Note: Specific Plan areas and Special Planning Areas may incorporate different development standards.

The City’s parking requirements for residential projects vary by housing type. Table 42 also provides the parking requirements for residential developments. Single-family residential units are required to have two off-street spaces per unit. The number of parking spaces required for multiple-family residential units ranges from 1.5 off-street spaces for one-bedroom or studio units to three spaces for units with four or more bedrooms. An additional 0.25 parking spaces per unit are required to accommodate guests in multifamily residential projects. Residential lots with a habitable accessory structure must provide one off-street space for each bedroom. The Zoning Code allows the required off-street parking spaces to be provided in a garage, under a carport, on an open dust-free surface, or any combination of these. Building setbacks, maximum height limits, and open space requirements are also compulsory for all housing developments in the City. The requirements are minimal but may constrain the full development of land to its maximum density. However, none of these requirements are considered constraining to development, as exhibited by the amount of housing development occurring in the City, and are used to ensure an aesthetically pleasing project which allows for recreational uses and open space areas.
Specific Plan and Special Planning Areas

The City has Specific Plans and Special Planning Areas (SPA) that are each distinguished by their location and unique development characteristics. While the Specific Plans, such as the East Franklin and East Elk Grove Specific Plans, rely on the existing development standards in the zoning ordinance, SPAs may establish development standards for minimum lot area, building setbacks, lot width and depth, and building height that differ slightly from citywide development standards. Specifically, SPAs are designed to preserve and enhance certain resources of the City from incompatible land uses and to preserve and protect areas with special and unique social, architectural, or environmental characteristics that require special considerations not otherwise adequately provided by regular zones. For example, the Elk Grove Old Town SPA residential standards require front, back, and side yards to conform to the existing surrounding structures and allow for a maximum height of two stories or 20 feet, whichever is less. However, in general, the SPA intent is to allow a developer to receive relief from the development standards and allow flexibility to the existing zoning. Developers are encouraged to cultivate a variety of housing designs and densities for these areas, such as mixed-use commercial/residential and carriage houses. Developers are required to maintain minimum densities based on the established zoning for the area.

The SPAs and Specific Plans, in many cases, lessen the development standards required of other areas in the City and allow for a variety of housing design and densities. The SPAs and Specific Plans do not hamper housing development and, in reality, promote housing development through the easing of these standards.

Overall, the City’s residential development standards do not constrain the development of new housing or affordable housing. The overriding constraint to the development of affordable housing involves high land costs, high construction costs, availability of funding to cover the subsidy gap necessary to make affordable housing projects achievable, and various market factors.

Design Guidelines

The City maintains design guidelines for multifamily housing units, nonresidential development, and some single-family houses, along with a set of supplemental guidelines in the Laguna Ridge area. These guidelines allow a variety of materials and designs and are considered essential in keeping with the character of the City. Building materials initially may be slightly more expensive; however, this nominal expense is offset by the longevity and aesthetics of the more expensive building materials, and the public availability of these guidelines helps to lessen the cost of building materials by showing a developer what is acceptable early in the process.

These guidelines are intended to:

- Encourage high-quality land planning and architecture.
- Encourage development in keeping with the desired character of the City.
- Ensure physical, visual, and functional compatibility between uses.
- Ensure proper attention is paid to site and architectural design, thereby protecting land values.
All new subdivisions are required to adhere to the land use Design Guidelines, which include standards for streets, bikeways, open space and parks, and streetscape design. Generally, new residential streets are required to comply with the City’s street standards identified in Table 44, but allow for alternative designs such as sidewalks separated from the street by landscaping, landscape medians, tree preservation within the right-of-way, traffic circles, narrow sections/neck to slow traffic, and other approved traffic-calming devices. To encourage the incorporation of separated sidewalks, minimum front and street side yard setbacks may be modified. Street systems are required to be designed in order to improve traffic circulation in and through the site.

Parks and open space should be consistent with current open space plans adopted by the City. Specific locations of parks and open space are to be determined by the Community Services District and City Council in conjunction with area plan or subdivision map review.

Bikeways are required throughout the site and may be incorporated into the street design or as separate bike/pedestrian pathways.

Streetscape design includes landscaping and lighting. The minimum width of landscape corridors along arterial/thoroughfare streets is 36 feet. Except where houses front on collector streets, the minimum width of landscape corridors along collector streets is 25 feet. Lighting is required to be on a pedestrian scale not more than 14 feet in height and in character with the area.

Design review is required for master home plans developed for each neighborhood or subdivision in the City, as well as for new multifamily developments. Design review approval for master home plans and multifamily buildings is required prior to issuance of building permits for model homes and all subsequent homes within the identified development. Design Guidelines for home master plans and multifamily developments are intended to achieve the following:

- Pedestrian-friendly streetscapes where homes are oriented to the street and to common open space areas.
- Home designs that incorporate authentic architectural styles.
- Variety in mass and scale of homes that is visually appealing from the street.
- Landscape that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street.

Design Guidelines for home master plans and multifamily developments include requirements for a minimum number of floor plans depending on the number of units, the placement of identical units, design techniques that minimize bulk and mass, the placement of the building on the lot, unit architecture, architecture detailing/finish, roof lines, the unit’s main entrance, garage placement, driveways, landscaping, and project themes.

Design Guidelines for multifamily development do require the inclusion of at least one on-site amenity, which may include a tot lot/play structure, community garden, picnic tables and barbecue areas, pool, or indoor recreation facilities. The guidelines do not require specific architectural types but are in place to ensure a project is cohesively
designed and of a standard that will be a good neighbor and good place for future residents. These guidelines have been in place for a few years and have not impacted the cost or feasibility of multifamily development in the City.

While the use of design guidelines may be considered a detriment to housing development in some communities, the City’s Design Guidelines would have minimal impact and promote sustainable housing by encouraging quality of design and pedestrian-friendly neighborhoods.

To ensure the entitlement does not add any time constraints to a project, Design Review is typically conducted concurrently with the various required processes including improvement plan review, building permit application, and any requests for financial assistance from the City. To further expedite the process, the Planning Director is afforded the authority to approve Design Review for multifamily projects of 150 units or less. The Planning Commission is the approving authority for multifamily projects larger than 150 units. No specific materials or building techniques are required in the Design Guidelines and a multitude of designs are acceptable to the City. The City encourages neighborhood design patterns to utilize a mix of densities and lot sizes to create a diversity of housing products. By adopting special standards that allow for flexibility in design and an increase in density, the Design Guidelines promote the development of housing affordable to lower-income households. The following standards have been incorporated into the Design Guidelines to increase densities and promote affordability:

- On corner lots, the minimum lot sizes and widths in the underlying zoning district shall apply to combined lots for duplexes and halfplexes.
- Minimum building setbacks in the RD-7 zoning districts have been reduced to 18 feet for the front yard, and the rear yard setback was reduced to 10 feet for one-story structures and 15 feet for two-story structures.
- Minimum lot sizes and widths have been eliminated in the RD-10 and RD-15 zoning districts allowing for greater densities and design flexibility.

**Provision for a Variety of Housing Types**

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Housing types include single-family residential housing, multifamily residential housing, residential accessory dwelling units, mobile homes, duplexes and halfplexes, and residential care homes. Table 43 shows the housing types permitted in the City’s various residential zoning districts.
## Housing Element

### Table 43

**Housing Types Permitted by Zoning District**

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Zone</th>
<th>AG-80</th>
<th>AG-20</th>
<th>AR-5/10</th>
<th>AR-2</th>
<th>AR-1</th>
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<tbody>
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<td>P</td>
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<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Mobile Home</td>
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<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Manufactured Home</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Residential Care Home</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Residential Care Facility</td>
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<td>CUP</td>
<td>CUP</td>
<td>CUP</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Second Dwelling Unit</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
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<td>CUP</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
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<table>
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<th>RD-4/5/6</th>
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</tr>
<tr>
<td>Duplex, Halfplex</td>
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</tr>
<tr>
<td>Apartments</td>
<td></td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Manufactured Home</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Residential Care Home</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Residential Care Facility</td>
<td></td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Second Dwelling Unit</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Single-Room Occupancy (SRO) Facilities</td>
<td></td>
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<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Zone</th>
<th>RD-7</th>
<th>RD-10/15</th>
<th>RD 20/25/30</th>
</tr>
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<td>Duplex, Halfplex</td>
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<td>P</td>
<td>P</td>
<td>N</td>
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<tr>
<td>Apartments</td>
<td></td>
<td>P</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td>N</td>
<td>N</td>
<td>N</td>
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<tr>
<td>Manufactured Home</td>
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<td>N</td>
<td>N</td>
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<tr>
<td>Residential Care Home</td>
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<td>P</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>Residential Care Facility</td>
<td></td>
<td>N</td>
<td>N</td>
<td>P</td>
</tr>
<tr>
<td>Second Dwelling Unit</td>
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<td>P</td>
<td>P</td>
<td>N</td>
</tr>
<tr>
<td>Single-Room Occupancy (SRO) Facilities</td>
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<td>N</td>
<td>CUP</td>
<td>CUP</td>
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<table>
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<tr>
<th>Housing Type</th>
<th>Zone</th>
<th>RM-1</th>
<th>MHP</th>
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<tbody>
<tr>
<td>Single-Family Dwelling</td>
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<td>P</td>
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</tr>
<tr>
<td>Duplex, Halfplex</td>
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<td>P</td>
<td>P</td>
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<tr>
<td>Apartments</td>
<td></td>
<td>P</td>
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<tr>
<td>Mobile Home</td>
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<td>P</td>
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<tr>
<td>Mobile Home Park</td>
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<td>CUP</td>
</tr>
<tr>
<td>Caretaker Housing</td>
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<td>N</td>
<td>P</td>
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### Housing Element

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Commercial Zones Allowing Residential</td>
</tr>
<tr>
<td></td>
<td>GC</td>
</tr>
<tr>
<td>Apartment</td>
<td>CUP¹</td>
</tr>
<tr>
<td>Emergency Shelter</td>
<td>P</td>
</tr>
<tr>
<td>Group Residential</td>
<td>CUP³</td>
</tr>
<tr>
<td>Residential Care Home</td>
<td>P</td>
</tr>
<tr>
<td>Residential Care Facility</td>
<td>CUP</td>
</tr>
<tr>
<td>Single-Room Occupancy (SRO)</td>
<td>P</td>
</tr>
<tr>
<td>Facilities</td>
<td></td>
</tr>
<tr>
<td>Transitional Housing</td>
<td>P</td>
</tr>
<tr>
<td>Caretaker Housing</td>
<td>P²</td>
</tr>
</tbody>
</table>

Source: City of Elk Grove 2013

1 Duplexes and halfplexes are permitted (P) by right on corner lot but require a CUP for interior lots.
2 In the RD-20 zone only.
3 Use only allowed in conjunction with nonresidential development.
4 Limited to one unit in conjunction with a primary nonresidential use.

### Code Enforcement

The City, in accordance with the State housing law, establishes certain minimum requirements for residential construction. The Elk Grove Building Department has adopted by reference and enforces the 2013 California Building Code; 2013 Residential Code; 2013 California Plumbing Code; 2013 California Mechanical Code; 2013 California Electrical Code; and the 2013 California Building Standards Administrative Code. Enforcement of development and building standards does not constrain the production or improvement of housing in the City. The presence of an active code enforcement effort serves to maintain the condition of the City’s housing stock.

The City maintains a Code Enforcement Division, which oversees housing code enforcement responsibility. Code enforcement works on a reactive basis with the majority of code enforcement violations originating from renter complaints. There is no official link between the City’s code enforcement activities and its rehabilitation program. Instead, the City relies on periodic housing condition surveys to stay apprised of rehabilitation needs in the City.

### Site Improvements, Development Impact Fees, and Processing Fees

Costs associated with site improvements are an important component of new residential development costs. Site improvement costs are applied to provide sanitary sewer and water service to a project, to make necessary transportation improvements, and to provide other infrastructure to the project. In addition, the City may require payment for various off-site improvements as part of project mitigation measures (e.g., payment toward an off-site traffic signal).
Developers of new residential projects are also required to construct all on-site streets, sidewalks, curb, gutter, and affected portions of off-site arterials, and to meet Public Works Improvement Standards. Curbs, gutters, and sidewalks are also required in new subdivision development. Generally, new residential streets shall comply with the City’s street standards as outlined in Title 22 of the Municipal Code and as adopted in the current improvement standards. A minor residential street is required to have a right-of-way of 42 feet (46 feet when densities are equal or greater than 7 du/ac), a pavement width of 32 feet (36 feet in the higher-density scenario), and 5-foot-wide sidewalks. Minor residential streets are used when serving 99 or fewer single-family residential units. Primary residential streets are required to have a 48-foot right-of-way and a pavement width of 38 feet, and serve between 100 and 399 single-family and duplex units. Residential collector streets, serving areas with 400 or more units, are required to have a 50-foot pavement width and 5-foot-wide sidewalks separated by 6-foot-wide landscape corridors. Table 44 details all road improvement standards. These standards are considered necessary in order to sustain and improve the quality of life in the City. However, alternative designs to improve aesthetics, pedestrian experience, or circulation are encouraged with the condition that minimum pavement width for both public and private streets shall be consistent with the City’s adopted residential street standards. Examples of alternative designs include, but are not limited to, sidewalks separated from the back of curb by a landscape planter strip, landscape medians, tree preservation within the right-of-way, traffic circles, narrow sections/neck to slow traffic, and other approved traffic-calming devices.

<table>
<thead>
<tr>
<th>Type</th>
<th>Service</th>
<th>Street width</th>
<th>Sidewalk width</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Residential</td>
<td>Up to 99 single-family (&lt; 7 du/ac)</td>
<td>32 ft.</td>
<td>5 ft.</td>
<td>42 ft.</td>
</tr>
<tr>
<td></td>
<td>Up to 99 single-family (7 du/ac or more)</td>
<td>36 ft.</td>
<td>5 ft.</td>
<td>46 ft.</td>
</tr>
<tr>
<td>Primary Residential</td>
<td>100 to 399 single-family and duplexes</td>
<td>38 ft.</td>
<td>5 ft.</td>
<td>48 ft.</td>
</tr>
<tr>
<td>Collector Street</td>
<td>400 or more residential units, industrial,</td>
<td>50 ft. + 6 ft.</td>
<td>5 ft.</td>
<td>61 ft.</td>
</tr>
<tr>
<td></td>
<td>commercial, and multifamily</td>
<td>corridor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Collector Approach</td>
<td>400 or more residential units, industrial,</td>
<td>56 ft.</td>
<td>5 ft.</td>
<td>62 ft.</td>
</tr>
<tr>
<td>Street</td>
<td>commercial, and multifamily</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arterial Street</td>
<td>When required by the project traffic analysis</td>
<td>72 ft.</td>
<td>6 ft.</td>
<td>84 ft.</td>
</tr>
<tr>
<td>Thoroughfare Street</td>
<td>When required by the project traffic analysis</td>
<td>96 ft.</td>
<td>6 ft.</td>
<td>108 ft.</td>
</tr>
<tr>
<td>Special Thoroughfare</td>
<td>When shown on the City of Elk Grove General</td>
<td>118 ft.</td>
<td>6 ft.</td>
<td>130 ft.</td>
</tr>
<tr>
<td>Street</td>
<td>Plan</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The cost for site improvements varies with each project. Therefore, it is difficult to estimate what a “typical” per-unit cost would be for site improvements. Even for infill projects where infrastructure may already be available, there is often a need to upgrade and/or expand the existing improvements to serve new residential development.
The City collects fees from new development projects to cover the costs of planning review and processing permits, which includes plan checks and inspection fees. Further discussion of the development permit and approval processing is provided below.

A variety of development impact fees are often assessed on new residential projects that include City-controlled fees (such as development application fees and building permit fees) and non-City-controlled fees (such as school impact fees and utility connection fees). Another component of project costs involves utility service connection fees (e.g., sewer and water connection fees). There are six citywide development impact fee programs collected and/or administered by the City. Those programs are: capital facilities fee to fund the Civic Center, police facilities, Corporation Yard, library facilities, and transit; affordable housing fees; roadway fees; fire fees; and Measure A Transportation Mitigation Fees to fund regional transportation facilities, which the City collects on behalf of the Sacramento Transportation Authority.

The various planning review and processing fees, development impact fees, and utility service connection fees collectively can add significant costs to housing. The City has adopted citywide impact fees for all developments including single-family and multifamily units. Table 45 lists the application and environmental fees for development review in effect as of October 2013; the fees may change at any time based on Council action. The fee tables (Tables 45-47) may not be updated in this document as timely as they are updated by resolution. Therefore, to obtain the most recent City fee information, please view the Fee Booklet on the City website (http://www.elkgrovecity.org/finance/pdfs/fee-booklet.pdf). The amount of the fee charged is sometimes a flat rate, but may also be a deposit to be used toward the time and materials or task order required to process it, which is indicated by footnote reference in the table. Table 46 illustrates the cost for a typical single-family unit to be constructed due to City impact fees, and Table 47 shows the same costs for a typical multifamily unit.

### Table 45: Entitlement Processing Fees

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Approving Body</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appeals</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appeal of Planning Director Decision to Planning Commission</td>
<td>PC</td>
<td>$3,000</td>
</tr>
<tr>
<td>Appeal of Planning Commission Decision to City Council</td>
<td>CC</td>
<td>$5,000</td>
</tr>
<tr>
<td>Permits and Variances</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conditional Use Permit</td>
<td>PC</td>
<td>$8,800</td>
</tr>
<tr>
<td></td>
<td>CC</td>
<td>$10,000</td>
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<tr>
<td>Conditional Use Permit Amendments</td>
<td>PC</td>
<td>$1,000</td>
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<tr>
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<td>CC</td>
<td>$1,000</td>
</tr>
<tr>
<td>Minor Deviation</td>
<td>PD</td>
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<tr>
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<td>PC</td>
<td>$4,000</td>
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<td>Variance</td>
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### Housing Element

<table>
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<th>Application Type</th>
<th>Approving Body</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design and Site Plan Review</td>
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<tr>
<td>Design/Site Plan Review Amendment</td>
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<td></td>
<td>PC</td>
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<td></td>
<td>CC</td>
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<td>Planning Director Review</td>
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<td>Zoning Amendment</td>
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<td>Plans and Plan Amendments</td>
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<td>General Plan Amendment</td>
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<td>Specific Plan/Specific Planning Area Amendment</td>
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<td>Maps and Boundaries</td>
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<td>Annexation Request</td>
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<td>Boundary Line Adjustment</td>
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</tr>
<tr>
<td>Tentative Parcel Map Extension</td>
<td>N/A</td>
<td>$1,500</td>
</tr>
<tr>
<td>Tentative Parcel Map Waiver for Condos</td>
<td>PC</td>
<td>$4,850</td>
</tr>
<tr>
<td>Tentative Subdivision Map (&lt;25 lots)</td>
<td>N/A</td>
<td>$10,500</td>
</tr>
<tr>
<td>Tentative Subdivision Map (25-99 lots)</td>
<td>N/A</td>
<td>$12,500</td>
</tr>
<tr>
<td>Tentative Subdivision Map (100-200 lots)</td>
<td>N/A</td>
<td>$14,500</td>
</tr>
<tr>
<td>Tentative Subdivision Map (&gt;200 lots)</td>
<td>N/A</td>
<td>$18,000</td>
</tr>
<tr>
<td>Tentative Subdivision Map Amendment</td>
<td>PC</td>
<td>$1,000</td>
</tr>
<tr>
<td>Tentative Subdivision Map Extension</td>
<td>PC</td>
<td>$1,500</td>
</tr>
<tr>
<td></td>
<td>CC</td>
<td>$1,500</td>
</tr>
<tr>
<td>Other Actions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CEQA Review</td>
<td>N/A</td>
<td>Varies</td>
</tr>
<tr>
<td>Combined Entitlements</td>
<td>N/A</td>
<td>Varies</td>
</tr>
<tr>
<td>Development Agreement</td>
<td>CC</td>
<td>$5,250</td>
</tr>
<tr>
<td>Development Agreement Amendment</td>
<td>CC</td>
<td>$1,000</td>
</tr>
<tr>
<td>Williamson Act</td>
<td>CC</td>
<td>$2,000</td>
</tr>
</tbody>
</table>

Source: City of Elk Grove Fee Schedule. All fees are subject to change without revision to the Housing Element. Fees may be revised pursuant to resolution and are effective immediately. Therefore, you may not rely on this table for the current fees. To obtain the most recent City fees, please view the Fee Booklet on the City’s website at [http://www.elkgrovecity.org/finance/pdfs/fee-booklet.pdf](http://www.elkgrovecity.org/finance/pdfs/fee-booklet.pdf).

Note: CC - City Council, PC - Planning Commission, PD - Planning Director, HPC – Historic Preservation Committee

1 Amount noted is a deposit. Applicant will be billed time and materials for staffing and expenses required to process request.

2 Amount noted is a deposit. A task order with a consultant will be executed in order to process the request.
### Table 46
Estimate of Development Impact and Other Fees for Single-Family Home, December 2012

<table>
<thead>
<tr>
<th>Fee Program</th>
<th>Fees Due Per Single-Family Unit</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lowest</td>
<td>Highest</td>
<td></td>
</tr>
<tr>
<td><strong>Development Impact Fees</strong>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Administered Fees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capital Facilities Fee Program</td>
<td>$2,432</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Affordable Housing Fee Program2</td>
<td>$2,884</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elk Grove Roadway Fee Program</td>
<td>$3,120</td>
<td>$5,992</td>
<td></td>
</tr>
<tr>
<td>Various Plan Area Park Fees</td>
<td>$0</td>
<td>$13,091</td>
<td></td>
</tr>
<tr>
<td>East Franklin Fees (excludes park fee)</td>
<td>$0</td>
<td>$1,703</td>
<td></td>
</tr>
<tr>
<td>East Franklin Reclaimed Water</td>
<td>$0</td>
<td>$402</td>
<td></td>
</tr>
<tr>
<td>Technology Fee (due at permit to the City)</td>
<td>$86</td>
<td>$86</td>
<td></td>
</tr>
<tr>
<td>General Plan Update Fee (due at permit to the City)</td>
<td>$49</td>
<td>$49</td>
<td></td>
</tr>
<tr>
<td><strong>Total City Administered Fees</strong></td>
<td>$8,571</td>
<td>$26,639</td>
<td></td>
</tr>
<tr>
<td>Elk Grove Fire Fee Program</td>
<td>$1,587</td>
<td>$1,731</td>
<td></td>
</tr>
<tr>
<td>Zone 40 Water Fee Program</td>
<td>$13,166</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zone 11A Drainage Fee Program</td>
<td>$2,560</td>
<td>$2,907</td>
<td></td>
</tr>
<tr>
<td>CSD-1 Sewer (4” line and tap)</td>
<td>$2,539</td>
<td>$3,039</td>
<td></td>
</tr>
<tr>
<td>SRCSRD (regional sewer treatment)</td>
<td>$2,800</td>
<td>$7,450</td>
<td></td>
</tr>
<tr>
<td>School ($4.36/s.f./2,200 s.f.)</td>
<td>$10,252</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sacramento County Transportation Mitigation Fee</td>
<td>$1,093</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Development Impact Fees</strong></td>
<td>$42,568</td>
<td>$66,277</td>
<td></td>
</tr>
<tr>
<td><strong>Other Fees (due at Permit to the City)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Permit</td>
<td>Varies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plan Check</td>
<td>Varies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning Check (5% of plan check fees)</td>
<td>Varies</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal in Other Fees to City</strong></td>
<td>$135$1</td>
<td>$135$3</td>
<td></td>
</tr>
<tr>
<td><strong>Total Fees</strong></td>
<td>$42,703</td>
<td>$66,412</td>
<td></td>
</tr>
</tbody>
</table>

Source:
City of Elk Grove Fee Schedule. All fees are subject to change without revision to the Housing Element. Fees may be revised pursuant to resolution and are effective immediately. Therefore, you may not rely on this table for the current fees. To obtain the most recent City fees, please view the Fee Booklet on the City’s website at http://www.elkgrovecity.org/finance/pdfs/fee-booklet.pdf.

Note: Excludes plan check/permit fees from other agencies, environmental fees, and City processing/application fees. Fees assume RD-5, 2,200-square-foot house with 450-square-foot garage and construction valuation of $246,227.

1 The development impact fees are charged by the City and other agencies.
2 This fee is waived for affordable housing projects. The fee noted is as of early 2013.
3 Not including variable fees.
An affordable housing nexus study completed in 2012 indicated that Elk Grove’s impact fees are in line with other jurisdictions in the region. At the time, Elk Grove’s fees were about $19,600 for single-family homes and $12,000 for multifamily units. Of the five comparable jurisdictions studied, fees for single-family homes ranged from $12,000 in Sacramento (not including the cost of building inclusionary units) to $28,000 in Sacramento County. Similar variation existed for multifamily units, but in both cases, the City’s impact fees were in the middle of the group of jurisdictions reviewed. Variations

<table>
<thead>
<tr>
<th>Fee Program or Fee Component</th>
<th>Lowest</th>
<th>Highest</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Impact Fees¹</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Administered Fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capital Facilities Fee Program</td>
<td>$1,715</td>
<td></td>
</tr>
<tr>
<td>Affordable Housing Fee Program²</td>
<td>$2,264</td>
<td></td>
</tr>
<tr>
<td>Elk Grove Roadway Fee Program</td>
<td>$2,183</td>
<td>$5,992</td>
</tr>
<tr>
<td>Various Plan Area Park Fees</td>
<td>$0</td>
<td>$8,728</td>
</tr>
<tr>
<td>East Franklin Fees (excludes park fee)</td>
<td>$0</td>
<td>$884</td>
</tr>
<tr>
<td>East Franklin Reclaimed Water</td>
<td>$0</td>
<td>$223</td>
</tr>
<tr>
<td>Technology Fee (due at permit to the City)</td>
<td>$43</td>
<td>$43</td>
</tr>
<tr>
<td>General Plan Update Fee (due at permit to the City)</td>
<td>$25</td>
<td>$25</td>
</tr>
<tr>
<td><strong>Total City Administered Fees</strong></td>
<td><strong>$6,230</strong></td>
<td><strong>$19,874</strong></td>
</tr>
<tr>
<td>Elk Grove Fire Fee Program</td>
<td>$1,098</td>
<td>$1,139</td>
</tr>
<tr>
<td>Zone 40 Water Fee Program</td>
<td>$13,166</td>
<td></td>
</tr>
<tr>
<td>Zone 11A Drainage Fee Program</td>
<td>$1,200</td>
<td></td>
</tr>
<tr>
<td>CSD-1 Sewer (4&quot; line and tap)</td>
<td>$539</td>
<td></td>
</tr>
<tr>
<td>SRCSD (regional sewer treatment)</td>
<td>$2,100</td>
<td>$5,588</td>
</tr>
<tr>
<td>School ($4.66/s.f.)</td>
<td>$8,444</td>
<td></td>
</tr>
<tr>
<td>Sacramento County Transportation Mitigation Fee</td>
<td>$765</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Development Impact Fees</strong></td>
<td><strong>$33,542</strong></td>
<td><strong>$50,715</strong></td>
</tr>
<tr>
<td>Other Fees (due at Permit to the City)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Permit</td>
<td>Varies</td>
<td></td>
</tr>
<tr>
<td>Plan Check</td>
<td>Varies</td>
<td></td>
</tr>
<tr>
<td>Zoning Check (5% of plan check fees)</td>
<td>Varies</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal in Other Fees to City</strong></td>
<td>$68¹</td>
<td>$68¹</td>
</tr>
<tr>
<td><strong>Total Burden per Unit</strong></td>
<td>$33,610</td>
<td>$50,783</td>
</tr>
</tbody>
</table>

Source: City of Elk Grove Fee Schedule. All fees are subject to change without revision to the Housing Element. Fees may be revised pursuant to resolution and are effective immediately. Therefore, you may not rely on this table for the current fees. To obtain the most recent City fees, please view the Fee Booklet on the City’s website at http://www.elkgrovecity.org/finance/pdfs/fee-booklet.pdf. Note: Excludes plan check/permit fees from other agencies, environmental fees. Assumes 60 units, 3 units per building, 14.4 units per acre, 5,436 square feet per building and 4,270 square feet of living area per building, .21 net acres per building, and $319,608 in per building valuation.

¹ Not including variable fees.
² This fee is waived for affordable housing projects. The fee noted is as of early 2013.
Housing Element

in fees due at the time of building reflect, in part, differing strategies to financing public improvements and maintenance obligations—while some jurisdictions charge fees upfront, others charge fees in the form of long-term assessments against new homes.

The City offers some programs to assist developers of affordable housing with fees. The City’s affordable housing impact fee does not apply to deed-restricted affordable units, currently saving developers $1,700 to $2,900 per unit. Most of the City’s impact fees for new development are lower for multifamily units and age-restricted properties. The Sacramento County Regional Sanitation District also waives or defers fees for affordable housing.

The City also has a fee deferral program that allows certain impact fees to be deferred up to the close of escrow (24 month maximum) for single-family homes and until the close of permanent financing for affordable multifamily projects. The City’s Affordable Housing Fund loans often end up being used toward the payment of permit and impact fees, whether or not those fees are deferred.

Development Permit and Approval Process

The development review and permitting process is utilized to receive, evaluate, and approve new development applications. The development review and permitting process ensures that new residential projects reflect the goals and policies of the General Plan and meet the intent and requirements of the Zoning Code.

Applications for development permits are made in writing to the Development Services Department. Applications vary depending on the permit being requested. In addition, some projects require public hearings. Development permit approval processing in the City does not create any unnecessary delays or increases to the cost of housing because applications are processed as expeditiously as possible depending on the complexity of the project and timeframes that are instituted by law.

There are different steps in the approval process a housing development must go through depending on the type and conditions of the development. Small single-family developments which do not require a zone change only need building permits. Single-family subdivisions and master home plans are required to conform to the Design Guidelines and are subject to staff review and either City Planning Director approval or Planning Commission approval depending on the type of project. Multifamily developments that are 150 units or fewer require staff review and are subject to development plan review by the Planning Director. Multifamily developments of more than 150 units require both staff and Planning Commission review. Specific Plans, rezones, subdivisions, and variances require staff, Planning Commission, and City Council review. Multifamily development in commercial and business zones requires the same procedures as in a residential zone.

Emergency and transitional shelters are permitted by right in the General Commercial and Light Industrial zones and are subject to the stipulations under Title III, Chapter 20, Article 4 of the Zoning Ordinance. Emergency shelters do not require a use permit if they adhere to the development standards or special processing procedures. Title III, Chapter 20, Article 4 requires basic development standards such as providing a telephone for use by clients, onsite personnel during hours of operation, providing adequate lighting, a maximum number of beds, and locating near transit corridor, etc.
Project application review is completed within 30 days of accepting an application. Determination of approval is usually based on consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance, and conformance with design standards. Many other components can also factor into the determination of approval, such as public interest that may require additional outreach. An approved development plan is in effect for three years.

Various development review activities, such as general plan amendments, rezones, and specific plans, require the preparation of an environmental document (e.g., environmental impact report or negative declaration) before a project can be approved. The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project approval. However, the cost associated with preparing an environmental document is not considered to disproportionately affect constraints on residential development in the City. The costs associated with development project review will vary between projects. The City utilizes an efficient and comprehensive approach toward development review and permitting that allows for quick response to applicants. The City utilizes many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City’s development review and permitting process are not considered a constraint on housing development.

### Table 48  
**Typical Processing Procedures by Project Type**

<table>
<thead>
<tr>
<th>List of Typical Approval Requirements</th>
<th>Single-Family Subdivision</th>
<th>Single-Family Unit (no subdivision)</th>
<th>Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tentative Subdivision Map (6-12 months)</td>
<td>Design Review for homes (1-2 months)</td>
<td>Design Review (2-6 months)</td>
<td></td>
</tr>
<tr>
<td>Improvement Plans (2-3 months)</td>
<td>Master Home Plan Building Permit (2-4 weeks)</td>
<td>Building Permit (4-6 weeks)</td>
<td></td>
</tr>
<tr>
<td>Final Map (1-2 months)</td>
<td>Batch permit (10 days)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Design Review for homes (1-2 months)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Master Home Plan Building Permit (2-4 weeks)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Batch permit (10 days)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Estimated Total Processing Time</td>
<td>20 months (excluding improvement construction and plan preparation)</td>
<td>3 months</td>
<td>7-8 months (excludes plan preparation)</td>
</tr>
</tbody>
</table>

Source: City of Elk Grove 2013

* Actual development processing time shall vary based on multiple factors, including environmental review, applicant responsiveness, public outreach, and a multitude of other factors based on each project’s specific needs.*
8. OPPORTUNITIES FOR ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in the City, particularly with California in the midst of an energy crisis. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.” Subsequently, the housing industry must meet these standards and the City is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- Higher levels of insulation than what was previously required, but not requiring thermal mass or window-orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The utility companies serving the City, including Sacramento Municipal Utility District (SMUD) and Pacific Gas and Electric Company (PG&E), offer various programs to promote the efficient use of energy and assist lower-income customers.

SMUD provides electricity to the Sacramento metropolitan area. SMUD has a free shade tree program where homes with eastern, western, or southern exposure that heat up during the day can receive free trees from SMUD. In addition, SMUD provides rebates and financing assistance for the replacement and installation of energy-efficient equipment and materials. Examples of these rebates and financing assistance include energy-efficient appliance buy-downs and financing, aero-seal duct sealing, duct improvements, compact fluorescent lamps (CFLs), ceiling fans with CFLs, central air conditioning replacement, clothes washers, roof replacements, dishwashers, heat pumps, pools and spas, refrigerators, residential and commercial photovoltaic systems, room air conditioners, and solar water heaters. The installation of central air conditioning, Energy Star sun-reflecting coating, insulation, or a solar water heater is also potentially eligible for a rebate. In an effort to promote the use of renewable energy sources, SMUD customers are now able to have their homes powered by renewable energy sources for a small fee with the SMUD Greenergy Program.

PG&E provides natural gas to consumers in the City as well as a variety of energy conservation services for residents. In addition, PG&E offers energy assistance programs for special needs and lower-income households to help households conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH), Family Electric Rate Assistance (FERA), and the Energy Partners Program.

The CARE program provides a 20 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities. CARE offers assistance to single-family households, submetered tenants, agricultural, and migrant farmworker housing.
The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, that experience hardships and are unable to pay for their necessary energy needs. Individuals who experience an uncontrollable or unforeseen hardship can receive credits to pay their energy bills.

The FERA program provides utility assistance to households with three or more members that are low- or middle-income. This program allows these households to be billed at Tier 2 rates for Tier 3 power usage.

The Energy Partners Program provides free weatherization measures and energy-efficient appliances to low-income households.

In addition, the California Department of Community Services and Development funds the Home Energy Assistance Program (HEAP). HEAP provides financial assistance to eligible low-income persons to offset the costs of heating and/or cooling their housing unit.

9. RELATIONSHIP TO OTHER ELEMENTS

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City.

This Housing Element was originally prepared as part of the City’s first comprehensive General Plan in 2003. The City performed a comprehensive update of its Zoning Code (Title 23) to ensure consistency with the General Plan. This Housing Element update was developed with close consideration of these updates as well as other General Plan elements. City staff will monitor consistency with other General Plan elements as the programs contained in the Housing Elements are implemented.

In addition, per Assembly Bill 162 (Government Code Section 65302), the City will evaluate and amend as appropriate the Safety and Conservation Elements of the General Plan to include analysis and policies regarding flood hazard and management information.

10. REVIEW OF PREVIOUS ELEMENT

HOUSING ELEMENT ACTION ITEM IMPLEMENTATION

In order to develop an effective housing plan for the 2013–2021 period, the City must assess the effectiveness of its existing housing programs and determine the continued appropriateness of such programs in addressing housing adequacy, affordability, and availability issues.

This section evaluates the accomplishments of each program against the objectives established in the 2008–2013 Housing Element, explains any discrepancy in program achievements, and recommends programmatic changes to the 2013–2021 Housing Element.
The City has diligently implemented the actions identified in its Housing Element. The status of each action item and the effectiveness of implementing that item are discussed in Table 49.

### Table 49
Review of 2008 Housing Element

<table>
<thead>
<tr>
<th>Action</th>
<th>Implementation</th>
<th>Result/Effectiveness</th>
<th>Continue/Modify/Delete</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing Goal 1</strong>: Provide adequate sites, including land suitable for multifamily rental housing, manufactured housing, mobile homes, housing for agricultural employees, emergency shelters, and transitional housing, to accommodate the City's share of regional housing needs through appropriate zoning and development standards.</td>
<td>To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update, as legally required, an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low, very low, low, and moderate income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. The City has identified residential capacity within the mixed use zone to accommodate 2,868 units of the City's RHNA for lower income households. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need, the City will develop and implement a formal ongoing (project by project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and zone sufficient site to accommodate the shortfall on land zones exclusively zoned exclusively for multifamily use at a minimum density of 20 du/acre.</td>
<td>Planning staff completed a comprehensive review of the land inventory in 2010, 2011, and 2012 to ensure there were adequate sites to meet the City’s RHNA. The City continued to have adequate sites throughout the planning period.</td>
<td>Continue, but update language to reflect review practices.</td>
</tr>
<tr>
<td>H1 Action 1</td>
<td>Time Frame: Development of evaluation procedure for mixed use zones to implement Government Code section 65863 by July 1, 2009</td>
<td>Responsibility: Development Services</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Planning Source: City Development Services Fund</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Time Frame: Annually</td>
<td>Planning</td>
<td>Planning staff completed an annual review to ensure the City was meeting the RHNA during this planning period and did not amend the Zoning Code to create an RD40 zone.</td>
</tr>
<tr>
<td>H1 Action 2</td>
<td>Consider amending the Zoning Code to include an RD40 zone to assist in meeting the regional housing needs. As the City annually updates its vacant land inventory the City will evaluate the need for an RD40 zone and/or identify an additional methodology to meet the RHNA shortfall.</td>
<td>To the City completed an annual review to ensure the City was meeting the RHNA during this planning period and did not amend the Zoning Code to create an RD40 zone.</td>
<td>Delete. The City may pursue this program in the future as a transit oriented design strategy. At this point in time, feedback from developers indicates that this zoning is difficult to achieve without excess construction costs.</td>
</tr>
<tr>
<td></td>
<td>Time Frame: Annually</td>
<td>Responsibility: Development Services</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Planning Source: City Development Services Fund</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Action Implementation Result/Effectiveness Continue/Modify/Delete

<table>
<thead>
<tr>
<th>Action</th>
<th>Implementation</th>
<th>Result/Effectiveness</th>
<th>Continue/Modify/Delete</th>
</tr>
</thead>
<tbody>
<tr>
<td>H1 Action 3</td>
<td>Projects shall continue to consider the City’s housing needs and designate residential sites at densities consistent with the City’s identified housing needs through a Specific Plan, rezoning, Special Planning Area, and/or annexation prezoning.</td>
<td>Time Frame: The City will review its housing needs as projects are received by Development Services. Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>The 2003 General Plan identified a number of planning areas that require master planning prior to subsequent entitlements. All but one of these areas have been master planned. The remaining area, the Southeast Policy Area (SEPA), covers 1,200 acres and is at the southern end of the City between Kammerer Road and Bilby/Poppy Ridge Road. In July 2012, the City Council authorized the preparation of a master plan for the area as a City project. A portion of the 2013–2021 RHNA will be targeted for the SEPA (aka Meridian) as part of that effort. Adoption of the master plan is targeted for spring 2014.</td>
</tr>
<tr>
<td>H1 Action 4</td>
<td>Continue to exempt high density projects from the infrastructure requirements that are typically required in phasing plans for larger residential development projects. This approach results in less up front costs for high density developments because the infrastructure requirements are based on the needs of the individual high density project instead of the entire planned development.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>The City exempted two affordable housing projects, the Ridge Apartments and Seasons Apartments.</td>
</tr>
<tr>
<td>H1 Action 5</td>
<td>Continue to encourage the development of affordable multifamily projects in the newly created multifamily overlay (MF) zoning designation, which allows multifamily uses of 15.1 to 30 units per acre on sites that are identified for other uses, including commercial and office uses. In order to facilitate development of housing affordable to lower income housing within the overlay, the City will prioritize assistance from Programs H4 Action 1, H4 Action 2, H6 Action 1, H6 Action 2, and H6 Action 5 to housing within the mixed use zones. In addition, the City will provide information about available parcels on its website to encourage the use of these sites.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>Within the City, the Vintage at Laguna II affordable housing project (69 units) was developed in the MF overlay zone. The City provided assistance in the form of a $5.6 million loan in 2011 and construction was completed in September 2012. The City provides this information as requested.</td>
</tr>
<tr>
<td>H1 Action 6</td>
<td>Continue to permit transitional housing and emergency shelters as a permitted use in the GC and M1 zoning districts in the Elk Grove Zoning Code.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>The City continued to permit transitional housing and emergency shelters in the GC and M1 zoning districts. No transitional housing or emergency shelter facilities were opened in these zones during the planning period.</td>
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<tr>
<td>H1 Action 7</td>
<td>Continue to allow emergency shelters and transitional housing with a conditional use permit in the RD7 through 30 zones.</td>
<td>The City continued to allow emergency shelters and transitional housing with a conditional use permit in the RD7 through 30 zones. There were no transitional housing or emergency shelter facilities opened in these zones during the planning period. In 2012, the City did purchase a property within an RD5 zone to use as a small transitional house (five homeless plus one onsite manager).</td>
<td>Delete. This program has been completed.</td>
</tr>
<tr>
<td>H1 Action 8</td>
<td>Continue to permit housing for agricultural employees as a permitted use in agricultural zones and housing serving six or fewer employees as a permitted use in all residential zones, in accordance with Health and Safety Code Sections 17021.5 and 17021.6.</td>
<td>No interested developers or persons have requested approval of farmworker housing.</td>
<td>Delete. Farmworker housing is permitted in the City’s agricultural zone.</td>
</tr>
<tr>
<td>H1 Action 9</td>
<td>Continue to provide for the development of mobile home parks by retaining the Mobile home Park zoning district in the Elk Grove Zoning Code.</td>
<td>No interested developers or persons have requested approval of mobile home parks.</td>
<td>Delete. Mobile homes are permitted through the zoning code.</td>
</tr>
<tr>
<td>H1 Action 10</td>
<td>Continue to allow the placement of manufactured housing on single-family lots in residential zones.</td>
<td>No interested developers or persons have requested approval of placement of manufactured housing on single family lots in residential zones.</td>
<td>Delete. Manufactured homes are allowed on single family lots per the City’s zoning code.</td>
</tr>
<tr>
<td>H1 Action 11</td>
<td>Continue to require new development to be consistent with the development standards described in the City’s National Pollutant Discharge Elimination System (NPDES) permit as described in the Conservation and Safety Elements of the General Plan.</td>
<td>The City continues to require new development be consistent with the development standards described in the City's National Pollutant Discharge Elimination System (NPDES) permit.</td>
<td>Delete. This is implemented through the Public Works Department.</td>
</tr>
<tr>
<td>H2 Action 1</td>
<td>Continue to provide the opportunities for encourage the utilization of the City’s density bonus and the construction of higher density residential projects by notifying developers of the City’s new lot size standards adopted in 2006.</td>
<td>The City continues to provide density bonus consistent with State law.</td>
<td>Delete. Density bonuses are promoted through the Planning Department and requirements are called out in the Zoning Code.</td>
</tr>
<tr>
<td>H2 Action 2</td>
<td>Continue to allow corner duplexes in single family residential developments without a use permit.</td>
<td>No interested developers or persons have requested approval of corner duplexes in single family residential developments.</td>
<td>Continue.</td>
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Adopted 11/19/03 | Reflects Amendments through July 2016
Housing Element

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<tr>
<td>H3 Action 1</td>
<td>Continue to encourage multifamily opportunities on sites meeting the following criteria: (a) proximity to public transit or bus service; (b) proximity to commercial and social services; (c) parcel size and configuration which enhances the feasibility of development; (d) lack of physical constraints (noise, wetlands); (e) provision for a variety of housing types and affordable housing opportunities; (f) generally be no smaller than eight (8) acres and no larger than fifteen (15) acres unless a development request for rezone has been submitted that reasonably identifies that a smaller parcel will serve a special needs group or meet an affordable housing need and that the size of the parcel is appropriate to meet the housing need. This guideline will not serve as the primary basis of denial of a multifamily project and (g) other criteria deemed appropriate including integration of multifamily units within the larger adjacent neighborhood. Although not required, these criteria should be considered in the review of applications and proposals and for long-term general planning purposes for the siting of multifamily opportunity sites and will not be used to limit or constrain the development of multifamily projects. Note: Policy LU6 in the Land Use Element includes criteria to be followed in determining multifamily sites. Applicant initiated requests for rezone are subject to the City’s Zoning Code and can be requested at any time.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>The City and the Affordable Housing Loan Committee continue to encourage multifamily housing on sites meeting these criteria by evaluating them as a part of considering funding requests.</td>
</tr>
<tr>
<td>H3 Action 2</td>
<td>Support high density residential development along transit (e.g., light rail) corridors that provide regular service by placing high density residential or mixed use sites near transit opportunities, where appropriate and feasible, when developing a new Specific Plan or Special Planning Area.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>Both of the City’s recently built affordable housing projects, Ridge Apartments and Vintage at Laguna II, are close to transit and transit connections.</td>
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Housing Goal 2: Assist in the development and provision of adequate housing stock to meet the needs of extremely low, very low, low, and moderate income households and special needs groups.
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<tr>
<td>H4 Action 1</td>
<td>Continue to focus efforts for the provision of affordable housing by maintaining the City’s commitment to processing development projects as efficiently as possible and by giving preference in the allocation of City resources (including funding and staff time) first to multifamily housing affordable to extremely low, very low, and low income households, then to zero lot line, or reduced setback, single family housing, corner duplexes, and second dwelling units affordable to very low and low income households.</td>
<td>The City processed two affordable multifamily projects (a total of 271 affordable units) during the planning period.</td>
<td>Modify.</td>
</tr>
<tr>
<td>H4 Action 2</td>
<td>Continue to support affordable housing development through direct financial assistance and regulatory incentives.</td>
<td>The City committed $15.3 million to two affordable multifamily projects in 2011. Funds used were the City’s Affordable Housing Fund and the Very Low Income Housing Trust Fund.</td>
<td>Continue.</td>
</tr>
<tr>
<td>H5 Action 1</td>
<td>Continue to encourage affordable housing and mixed use development by offering a density bonus of up to 35 percent for single family uses and/or multifamily uses to developments that provide more than the required number of affordable units.</td>
<td>Vintage at Laguna I, built in 2003, used the City’s density bonus program. No other eligible projects have requested a density bonus.</td>
<td>Delete. The efforts of this program are addressed in H2 Action 1.</td>
</tr>
<tr>
<td>H6 Action 1</td>
<td>Continue to assign Very Low Income Housing Trust Funds, Affordable Housing Trust Funds, and pursue CDBG/HOME funds and other affordable housing subsidies for housing projects affordable to very low and low income households.</td>
<td>The City committed $15.3 million to two affordable multifamily projects in 2011. Funds used were the City’s Affordable Housing Fund and the Very Low Income Housing Trust Fund. The projects also received funding through the California Debt Limit Allocation Committee and the Tax Credit Allocation Committee.</td>
<td>Continue.</td>
</tr>
<tr>
<td>H6 Action 2</td>
<td>Continue to offer predevelopment financing assistance as needed through available federal, state, local, and private sources, including the HOME and CDBG programs, to assist affordable or special needs housing development being carried out by qualified nonprofit housing corporations.</td>
<td>No predevelopment financing was requested by qualified nonprofit housing corporations during the planning period.</td>
<td>Delete. The City will use federal, State, local, and private sources to produce affordable projects.</td>
</tr>
<tr>
<td>H6 Action 3</td>
<td>Continue to provide waivers of select fees to all affordable housing projects and participate in the Sacramento County Regional Sanitation Board’s fee waiver and deferral program to reduce impact fees for affordable housing development, prioritizing developments that offer first time homebuyer units.</td>
<td>The City provides a waiver of the affordable housing fee on affordable housing projects and continues to participate in the Sacramento County Regional Sanitation District’s fee waiver and deferral program to reduce impact fees for affordable housing development.</td>
<td>Continue.</td>
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<td>H6 Action 4</td>
<td>Continue to offer affordable housing funding sources on a first come, first served basis consistent with the City’s Affordable Housing Fund guidelines.</td>
<td>The funds were offered in this manner for the two affordable projects approved in 2011. In August 2011, the City amended its Affordable Housing Program Guidelines to allow for issuance of an RFP when the affordable funds balances reach a total of $5 million, although exceptions may be made to the threshold by the Council. This will better allow the City to encourage deeper rental subsidies and development consistent with the policies in H3, Action 1.</td>
<td>Modify. The City now offers funding through the issuance of an RFP process.</td>
</tr>
<tr>
<td>H6 Action 5</td>
<td>Continue to offer assistance to developers to encourage affordable housing development through the use of the Affordable Housing Fund and Very Low Income Housing Trust Fund, density bonuses, and fee waivers.</td>
<td>The City committed $15.3 million to two affordable multifamily projects in 2011. Funds used were the City’s Affordable Housing Fund and the Very Low Income Housing Trust Fund.</td>
<td>Delete. Already addressed through financial assistance programs.</td>
</tr>
<tr>
<td>H7 Action 1</td>
<td>Evaluate best practices for filling the affordability gap for potential first time home buyers.</td>
<td>The City worked with NeighborWorks, HCD, and HUD to explore the most feasible options for offering down payment assistance to first time homebuyers within the regulatory confines of individual funding sources.</td>
<td>Delete. Program is complete.</td>
</tr>
<tr>
<td>H7 Action 2</td>
<td>Continue to obtain HOME funds through the Sacramento Housing Redevelopment Agency agreement process to encourage homeownership through access to these funds for down payment assistance and by continuing the Affordable Home Ownership program, which provides fee waivers for affordable housing projects. Information on these programs will be available on the City’s website.</td>
<td>Prior to 2011, the City was determined to be ineligible for continued participation in the SHRA HOME Consortium. However, the City pursued HOME funding through HCD, and in 2012 received a $700,000 HOME award to provide homebuyer assistance. The Affordable Homeownership Program continued to be available to developers who requested it; the City received one request for information regarding the program in 2011, and the developer ultimately decided not to pursue participation in the program.</td>
<td>Modify. The City is no longer a part of the SHRA HOME Consortium. The City now obtains funds through HCD.</td>
</tr>
<tr>
<td>H7 Action 3</td>
<td>Continue to partner with NeighborWorks to provide homeownership services such as homebuyer workshops currently hosted by the City on an as needed basis.</td>
<td>The City continued to partner with NeighborWorks to provide access to homebuyer education and foreclosure counseling. Although no workshops were hosted by the City, many residents participated in the workshops held by NeighborWorks weekly at its Alhambra Boulevard location in Sacramento.</td>
<td>Continue.</td>
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<td>H8 Action 1</td>
<td>Continue to require all affordable housing developments subsidized by the City or required by the City to be deed restricted for a period of at least 45 years and monitor as necessary.</td>
<td>The two affordable housing developments funded by the City in 2011 will both be affordable for 55 years, per the terms of their tax credit financing.</td>
<td>Delete. Project financing requires the specific deed restricted time frame.</td>
</tr>
<tr>
<td>H9 Action 1</td>
<td>Continue to promote and support energy efficiency in new construction by encouraging developers to utilize SMUD’s Energy Efficient New Construction Program and other energy efficiency programs.</td>
<td>The developers of affordable multifamily housing were encouraged to work with SMUD and other utility providers to improve energy efficiency in their projects.</td>
<td>Continue.</td>
</tr>
<tr>
<td>H9 Action 2</td>
<td>Continue to require housing developers (both single family and multifamily) to build a minimum percentage of units that meet Title 24, Tier II, or Tier III energy standards.</td>
<td>The current baseline standards provide the same level of efficiency as Title 24 Tier II and Tier III; therefore the City only uses its baseline standards.</td>
<td>Delete. City projects are meeting or exceeding Title 24 energy standards.</td>
</tr>
<tr>
<td>H9 Action 3</td>
<td>Continue to encourage participation in SMUD’s PV (photovoltaic) Pioneer program by issuing PV system permits at no charge upon SMUD’s approval.</td>
<td>There have been 429 PV permits issued since 2008.</td>
<td>Continue.</td>
</tr>
<tr>
<td>H10 Action 1</td>
<td>Continue to allow flexibility in development standards such as smaller unit sizes and parking reduction for senior projects and by supporting development using universal design measures.</td>
<td>The City allowed for flexible development standards on the following senior projects: Seasons Apartments, Vintage at Laguna II Apartments, Carlton Plaza, and Camden Springs.</td>
<td>Continue.</td>
</tr>
<tr>
<td>H10 Action 2</td>
<td>Continue to encourage housing projects targeted to senior households by committing Affordable Housing Funds to projects for senior citizens.</td>
<td>In 2011, the City committed $5.6 million from the Affordable Housing Fund to the Vintage at Laguna II project, a 69 unit affordable senior project. The City’s inventory now includes 595 units in affordable senior complexes (29 percent of total affordable housing units). Additionally, many family complexes have one and two bedroom apartments that are suitable for seniors.</td>
<td>Delete. Affordable housing projects will be reviewed on a project by project basis.</td>
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<tr>
<td>H10 Action 3</td>
<td>Continue to contribute funding and work closely with other entities, such as Sacramento SelfHelp Housing, to assess homeless needs and develop plans to address homelessness at a regional level. The City will annually meet with local service providers as well as with surrounding jurisdictions to assess the homeless needs of the region.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: CDBG and HOME Funds (when available)</td>
<td>In 2011, the City continued to fund Sacramento Self Help Housing, increasing its funding level for the 2011-12 fiscal year in order to respond to increasing demand. The City also participates in an informal Homeless Solutions Committee that is focused on local solutions to homelessness as well as regional coordination; meetings are open to all but primarily attended by nonprofits and members of the faith based community. The City holds an annual meeting to solicit feedback on the community’s needs related to low income persons (including the homeless).</td>
</tr>
<tr>
<td>H10 Action 4</td>
<td>Continue to procure funding sources such as CDBG that will allow the City to contribute to agencies that provide services for persons with special housing needs including the homeless. As funding is available, the City will continue to support organizations serving people with special needs such as Sacramento SelfHelp Housing, the Elk Grove Adult Community Training (EGACT), the Human Rights Fair Housing Commission, Elk Grove Senior Center, and Sacramento County Department of Human Assistance (Meals on Wheels).</td>
<td>Time Frame: Ongoing; as NOFAs released Responsibility: Development Services Funding Source: CDBG, HOME and other funds if available</td>
<td>The City continued to receive CDBG funding throughout the planning period and also made available local funding for several organizations serving special needs populations. In 2012, the City funded housing counseling through Sacramento Self Help Housing, fair housing advice and investigation through the Human Rights/Fair Housing Commission, senior services (including meals and transportation) through the senior center, senior home delivered meals through Meals on Wheels by ACC (a successor to the County agency), and improvements to the Elk Grove Adult Community Training facility. The City also continued work on the Grace House, a five bed transitional house that opened in 2013.</td>
</tr>
<tr>
<td>H10 Action 5</td>
<td>Continue to provide assistance to agencies, such as Sacramento SelfHelp Housing, that provide emergency shelter facilities for the homeless population, including alcohol and drug recovery programs, through the County Department of Human Assistance (DHA) and nonprofit service providers.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: CDBG and HOME Funds</td>
<td>The City continued to fund Sacramento Self Help Housing, which provides housing counseling to homeless and at risk homeless persons; a portion of its funding was set aside for motel vouchers for those in need of emergency shelter. The City also funded the Elk Grove Food Bank, which provides a variety of social services and casework under its Support Works program. Local agencies make referrals to County programs as needed.</td>
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<tr>
<td>H10 Action 6</td>
<td>Continue to support the creation and operation of transitional housing programs operated by Sacramento Self-Help Housing and other nonprofit housing groups.</td>
<td>In 2012, the City purchased a five bedroom home to be used for transitional housing. Sacramento Self-Help Housing owns and manages the transitional house, which opened in 2013.</td>
<td>Modify. This action is combined with H10 Action 7.</td>
</tr>
<tr>
<td>H10 Action 7</td>
<td>Continue to assist Sacramento Self-Help Housing in identifying sources of decent, suitable, and affordable shelter for homeless individuals and families sufficient to meet the City’s identified needs.</td>
<td>The City provided information on available affordable housing resources to Sacramento Self-Help Housing. In 2012, the City transferred two condo units to a subsidiary of Sacramento Self Help Housing for use as permanent housing for extremely low income households.</td>
<td>Modify. This action is combined with H10 Action 6.</td>
</tr>
<tr>
<td>H11 Action 1</td>
<td>Continue to update the affordable housing unit database and continue to provide information regarding affordable housing opportunities, both through direct response to inquiries and making information available on the City’s website.</td>
<td>A list of the affordable housing opportunities in the City (including rental complexes and the homebuyer assistance programs) is available on the City’s website and accessible to the public. The City’s Housing Program Manager and AskElkGrove team respond to public inquiries.</td>
<td>Continue.</td>
</tr>
<tr>
<td>H12 Action 1</td>
<td>Continue to support affordable housing development and also encourage a diverse blend of housing options to promote the retention of households through the development of moveup housing for first time homebuyers.</td>
<td>Changes in the economy and the housing market in recent years have led to increased affordability of much of the City's housing stock. In 2011 and 2012, there were many homes for sale at prices affordable to low income and moderate income households, and there continued to be an adequate supply of housing for above moderate income households.</td>
<td>Delete. Currently there is not a market for this program.</td>
</tr>
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**Housing Goal 3:** Identify and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and special needs groups.

<p>| H13 Action 1 | Encourage the utilization of adopted changes to the development standards that accommodate and encourage a variety of housing development types including multifamily, low income housing, and to identify incentives to be offered in association with density bonuses. Modifications may include reduced requirements for a Special Planning Area (SPA) including an affordable housing component and changes to curb, gutter, and sidewalk requirements, setbacks, and lot coverage. | The City did adopt changes to the development standards, which proved not effective at incentivizing multifamily and low income housing. Feedback from developers suggests that they prefer uniformity and predictability in costs and time frames to approval and completion over the incentives offered. | Delete. The City currently works with developers to process developments quickly and efficiently. |</p>
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<td>H13 Action 2</td>
<td>Amend the Zoning Ordinance to ensure that transitional housing is considered a residential use and is subject only to those restrictions that apply to other residential uses of the same type in the same zone, consistent with Sections 65582, 65583, and 65589.5 of the California Government Code.</td>
<td>Time Frame: December 2009 Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>In May 2011, the City Council adopted major updates to the Zoning Code to comply with Government Code Section 65589.5 requirements.</td>
</tr>
<tr>
<td>H13 Action 3</td>
<td>Amend the Zoning Ordinance to ensure that supportive housing types are defined according to Section 50675.14 of the Health and Safety Code, are considered a residential use, and are subject only to those restrictions that apply to other residential uses of the same type in the same zone, consistent with Sections 65582, 65583 and 65589.5 of the California Government Code.</td>
<td>Time Frame: December 2009 Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>In May 2011, the City Council adopted major updates to the Zoning Code to comply with Government Code Section 65589.5.</td>
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<tr>
<td>H13 Action 4</td>
<td>Pursuant to SB 520 enacted January 1, 2002, amend the Zoning Ordinance to include a definition of family that provides zoning code occupancy standards specific to unrelated adults. In addition, the City will periodically analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include an evaluation of existing land use controls, permit and processing procedures, zoning and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.</td>
<td>Time Frame: December 2009 Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>In May 2011, the City Council adopted major updates to the Zoning Code to comply with Government Code Sections 65583(a)(4) and 65583(c)(3), including adding an updated definition of family and adding procedures for reasonable accommodations for persons with disabilities.</td>
</tr>
<tr>
<td>H13 Action 5</td>
<td>Continue to review the appropriateness of reducing, waiving, and/or deferring fees for units affordable to extremely low, very low, and low income households, including second dwelling units, senior housing, and apartment units, and housing for special needs groups, including agricultural employees, emergency/transitional housing, and housing for persons with disabilities, and take subsequent action, as appropriate, based upon this review to make the development of such units more financially feasible.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, Very Low Income Housing Trust Fund, Affordable Housing Trust Fund</td>
<td>The City provides a waiver of the affordable housing fee on affordable housing projects and continues to participate in the Sacramento County Regional Sanitation District’s fee waiver and deferral program to reduce impact fees for affordable housing development.</td>
</tr>
<tr>
<td>H13 Action 6</td>
<td>Amend the Zoning Ordinance to include a definition of single room occupancy units (SROs) in accordance with AB 2634, which requires jurisdictions to explicitly allow SRO’s in their zoning codes.</td>
<td>Time Frame: December 2009 Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>In May 2011, the City Council adopted major updates to the Zoning Code to define and allow for SROs within the code.</td>
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<tr>
<td>H13 Action 7</td>
<td>To ensure continued compliance with the Employee Housing Act especially California Health and Safety Code Section 17021.5 and 17021.6, the City will review the zoning code for the following concerning employee housing: Employee housing providing accommodations for six or fewer employees shall be deemed a single family structure with a residential land use designation; For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other term that implies the employee housing is a business run for profit or differs in any other way from a family dwelling; No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone; The use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy; The review will ensure consistency with the following concerning employee housing consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household: Employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use; No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone; and The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.</td>
<td>Time Frame: December 2009 Responsibility: Development Services Funding Source: City Development Services Fund In May 2011, the City Council adopted major updates to the Zoning Code to comply with all employee housing requirements outlined in the action.</td>
<td>Delete. This program was completed.</td>
</tr>
<tr>
<td>H14 Action 1</td>
<td>Continue to designate a staff planner to guide affordable housing development projects though the planning process and implement housing related programs and policy initiatives.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund All projects are assigned a staff person to guide the developer through the planning process. The Housing Program Manager implements all housing related programs and policy initiatives.</td>
<td>Continue.</td>
</tr>
<tr>
<td>H14 Action 2</td>
<td>Continue to empower the Planning Director as the approving authority on all multifamily projects of 150 units or less, including affordable projects, that are consistent with General Plan and zoning requirements.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund Within the planning period, the Planning Director administratively approved the Vintage at Laguna II and Camden Springs projects.</td>
<td>Continue.</td>
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<td>H14 Action 3</td>
<td>Continue to conduct interdepartmental coordination meetings to coordinate the early review of development projects and address policy concerns.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, Planning and Building Fees</td>
<td>The City’s Development Services team met monthly to discuss issues related to new developments, with the goal of streamlining the process from the developer’s perspective.</td>
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<tr>
<td>H15 Action 1</td>
<td>Continue to encourage more creative and flexibly designed projects with an affordable housing component through the use of the recently established Design Review Process, which eliminated minimum lot width and public street frontage requirements, thus creating more flexibility for higher density projects.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>The City continues to allow for flexibility, but no recent project has needed it.</td>
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<tr>
<td>H16 Action 1</td>
<td>Publish the drafted summary information handouts for residential developers to explain applicable Zoning Ordinance and General Plan requirements. Provide specific examples of projects meeting these requirements. Continue to train staff in the residential project review process to ensure consistency in the application of all City standards.</td>
<td>Time Frame: 2009 Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>This information is available on the City’s website or in printed form upon request.</td>
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<td>H17 Action 1</td>
<td>Continue to annually review the Housing Element to determine its effectiveness and its consistency with the General Plan, as part of the annual review required by Government Code Section 65400. Report to the Planning Commission and City Council the findings of this review and suggest changes if needed.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>The City annually reports on the progress of the Housing Element and submits the annual report to HCD.</td>
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**Housing Goal 4:** Conserve and improve the condition of existing affordable housing stock.

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<tr>
<td>H18 Action 1</td>
<td>Continue to operate the Owner Occupied Housing Rehabilitation Program that assists very low and low income households occupying housing in need of repair.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, CDBG and HOME Funds</td>
<td>The City continued to offer the Owner Occupied Housing Rehabilitation program through June 30, 2012, and advertised it through the City newsletter (delivered to all households in the City) and through waste bill inserts. Despite this, the City received only one eligible application. On July 1, 2012, the City rolled out a new Minor Home Repair program that offers forgivable loans of up to $10,000 to low income homeowners whose homes have one or more health and safety hazards.</td>
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<td><strong>H18 Action 2</strong></td>
<td>Continue to refer individuals interested in utility assistance to the appropriate local energy provider, usually SMUD, which offers many programs to assist with utility costs.</td>
<td>The City continued to refer persons needing utility assistance to SMUD and PG&amp;E programs. The City also referred people who had received a three day shutoff notice to South County Services, which receives federal funding to provide emergency utility assistance.</td>
<td>Continue.</td>
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<tr>
<td><strong>H18 Action 3</strong></td>
<td>Continue to market the Emergency Repair program to senior households by sending program information in the City’s monthly newsletter and by posting information on community boards especially in mobile home park communities.</td>
<td>The City published two articles on the housing repair programs in the City’s newsletter in 2011, and continued to advertise housing repair programs in 2012. Over the planning period, the City made eleven housing repair loans, six of them to seniors.</td>
<td>Modify. The program will be marketed to all City residents who qualify.</td>
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<tr>
<td><strong>H18 Action 4</strong></td>
<td>Continue to perform a biannual review of City neighborhoods to identify areas that appear to be in decline and provide information on available housing rehabilitation programs to neighborhood residents.</td>
<td>Pursuant to HUD direction, the City advertised the housing rehab programs Citywide in order to have the greatest potential audience. The City’s Code Enforcement staff is aware of the City’s housing repair programs and encourages homeowners with violations to apply for assistance.</td>
<td>Delete. The City evaluates the housing stock through the Code Enforcement Department.</td>
</tr>
<tr>
<td><strong>H18 Action 5</strong></td>
<td>Continue to enforce the City code, including the building code on a case by case basis for market rate units and affordable projects.</td>
<td>The City continued to enforce the Building Code and other codes on all residential development.</td>
<td>Delete. The building code is enforced by the Building Department.</td>
</tr>
<tr>
<td><strong>H18 Action 6</strong></td>
<td>Continue to carry out Neighborhood Preservation activities to ensure the quality of the housing stock and residential neighborhoods. Remove unsafe or dilapidated housing through the Neighborhood Preservation Program.</td>
<td>The City’s Code Enforcement staff continued to enforce the City’s code relative to housing quality and safety in all residential neighborhoods. The City implemented its Neighborhood Stabilization Program (NSP) grant, a portion of which was used to acquire foreclosed homes in poor condition and rehab them prior to resale to low income households.</td>
<td>Delete. The City has expended its NSP funds.</td>
</tr>
<tr>
<td><strong>H18 Action 7</strong></td>
<td>Explore available mechanisms that prohibit tax deductions for owners of substandard rental units cited for code violations.</td>
<td>The City was unable to identify any such mechanism during the current planning period.</td>
<td>Delete. This is currently being addressed through the City’s Code Enforcement Department.</td>
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<td>H19 Action 1</td>
<td>The City Public Works staff will continue its regular inspections of all City owned infrastructure facilities to ensure that the systems are adequately maintained and do not contribute to the deterioration of neighborhoods.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>The City’s Public Works and Facilities staff continued its inspection and maintenance efforts related to City owned infrastructure throughout the planning period.</td>
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<tr>
<td>H20 Action 1</td>
<td>If the one mobile home park in the City is in danger of being removed from the housing stock, partner with tenant associations or a nonprofit organization to provide assistance to mobile home park tenants in preserving their homes through the state Mobile home Park Resident Ownership Program (MPROP) when appropriate.</td>
<td>Time Frame: Work with tenant associations as need arises Responsibility: Development Services Funding Source: MPROP, CDBG and HOME Funds</td>
<td>There has been no indication that the City’s only mobile home park was in danger of being removed from the housing stock. The homes in the park are generally well maintained and the park ownership and management appears to be stable.</td>
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<tr>
<td>H21 Action 1</td>
<td>Monitor and evaluate the conversion of rental housing units to condominiums in order to assist in amending of the land use plan to provide for additional multifamily areas if necessary.</td>
<td>Time Frame: Annually Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>There were no condominium conversions during the planning period.</td>
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<td>H21 Action 2</td>
<td>Continue to utilize the condominium conversion ordinance as necessary. Requirements and evaluation factors of the ordinance include rental vacancy rate (the vacancy rate shall be determined through an annual market rate rental survey), maximum number of units allowed to convert annually, relocation assistance to tenants, and affordability of units.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>No condominium conversions were proposed during the planning period. Given the current market, many condominiums have been converting to apartments.</td>
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<tr>
<td><strong>Housing Goal 5:</strong> Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.</td>
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<td>H22 Action 1</td>
<td>Continue to provide information about fair housing choices to residents by distributing the fair housing brochures produced by the Sacramento Human Rights/Fair Housing Commission to all rental units and public locations throughout the City. The brochures will also be supplied to the Elk Grove Police Department for distribution.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>The City continued to refer persons with fair housing questions to the Human Rights/Fair Housing Commission. The commission, due to budgetary constraints, no longer prints large quantities of the Fair Housing Handbook, but the handbook is available on the commission’s website and the City will print it on demand for interested persons.</td>
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<tr>
<td>H22 Action 2</td>
<td>Continue to comply with federal and state antidiscrimination laws.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>The City continued to comply with federal and State antidiscrimination laws.</td>
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<td><strong>H22 Action 3</strong></td>
<td>Promptly address complaints of discrimination in the sale, rent, and development of housing. Continue to fund the Fair Housing Commission and work closely with Sacramento Human Rights/Fair Housing Commission to address fair housing complaints.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>The City continued to provide funding to the Human Rights/Fair Housing Commission; in 2011, the commission received $25,000 and in 2012, it received $10,000. In addition to investigating complaints, the commission used its funding to conduct proactive audits of rental property discrimination as well as to provide tenant/landlord advice.</td>
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<tr>
<td><strong>H22 Action 4</strong></td>
<td>Continue to enforce the City’s Design Guidelines, which require a minimum of one onsite amenity for multifamily development. These amenities may include childcare centers, clubhouses, or other recreational facilities.</td>
<td>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, Planning and Building Fees</td>
<td>The City continues to enforce the Design Guidelines, which require a minimum of one onsite amenity for multifamily development. Amenities associated with recent multifamily projects include: Ridge Apartments: pool, clubhouse, playground, business center Vintage at Laguna II: clubhouse, fitness center, spa Carlton Plaza: community rooms (assisted living) Camden Springs: movie theater, recreation center, many other amenities</td>
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**Housing Goal 6:** Preserve assisted (subsidized) housing developments for lower income households.

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<td><strong>H23 Action 1</strong></td>
<td>Maintain and update the City’s affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements.</td>
<td>Time Frame: Annually Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>The City continued to maintain the affordable housing database. No units were identified as being at risk of losing their affordable housing status during the planning period.</td>
</tr>
<tr>
<td><strong>H23 Action 2</strong></td>
<td>Continue to work with federal, state, and nonprofit housing organizations, such as Sacramento Housing and Redevelopment Agency, that function to purchase or fund the purchase of subsidized, at risk complexes that the owner wishes to convert to market rate and annually evaluate the need for the City to establish a program to preserve affordable units at risk of conversion.</td>
<td>Time Frame: Annually evaluate and apply for funding as necessary. Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>The City was not aware of any affordable complexes wishing to convert to market rate housing during the planning period. The majority of the City’s affordable multifamily housing stock is newer and will be deed restricted for the foreseeable future.</td>
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<tr>
<td><strong>H23 Action 3</strong></td>
<td>Participate with the California Housing Finance Agency, developers using mortgage revenue bond allocations, and lending institutions to preserve and/or replace subsidies for federally assisted housing with expiring Section 8 subsidies.</td>
<td>Time Frame: when necessary Responsibility: Development Services Funding Source: City Development Services Fund</td>
<td>The City was not aware of any federally assisted housing with expiring Housing Choice Voucher subsidies during the planning period.</td>
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11. PUBLIC PARTICIPATION

State law requires cities and counties to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element.

The City conducted a broad range of public outreach and meetings in order to develop housing policies and programs that address the needs of the City's residents and workforce. All of these efforts have informed and contributed to the development of the 2013-2021 Housing Element update. As a part of identifying current and future housing needs for residents, City staff conducted a number of public outreach efforts including:

- Committee and commission meetings
- Stakeholder meetings
- Nonprofit consultations
- Public outreach to local agencies
- Public workshops
- Public hearings

COMMITTEE AND COMMISSION MEETINGS

City staff attended the regularly scheduled meetings of the following committees and commissions. These groups’ meetings are publicly noticed, and members of the public are welcome to attend and provide feedback.

Disability Advisory Committee – November 6, 2012.

Members of the Disability Advisory Committee noted the following needs:

- Affordable housing near transit and in mixed-use areas.
- More affordable and market-rate units with universal design features.
- More extremely low-income units, particularly for households with Supplemental Security Income (SSI).
- Developments or buildings within developments dedicated to persons with disabilities (of a certain type or in general), to foster a sense of community among residents without isolating them.
- More separated sidewalks, curb ramp improvements, accessible parks and recreational areas, and community gathering places.
- High-quality professional local jobs for disabled residents.


Members of the Youth Commission noted the following needs:

- Homes located near schools and jobs.
- Increased homeownership to allow students to have more stability in schools.
Housing Element

- More parks and recreational amenities, including teen centers and senior centers.
- More housing for active seniors.

**Affordable Housing Loan Committee (AHLC) – January 16, 2013.**

Members of the AHLC noted the following needs:

- Affordable rental housing, in particular for extremely low-income and very low-income families.
- More affordable housing for large families (three-bedroom units or larger) and for persons with physical and mental disabilities.
- Greater range of accessible units, to accommodate persons with different types of disabilities.
- Greater emphasis on developing family housing as opposed to senior housing. The AHLC felt that the City’s current senior housing is sufficient and seniors are comparatively easy to house.
- Proactive rental housing inspection program.

The AHLC also noted challenges to developing affordable housing in the City, including the cost of fees and Mello-Roos, lack of available land in areas with amenities, lack of local funds to subsidize housing, tax credit priorities for urban transit amenities, and Senate Bill 2 legislation that gives preference to urban areas.

**STAKEHOLDER MEETINGS**

City staff met with two of the region’s housing advocacy groups to gather feedback on needs.

**Sacramento Housing Alliance – January 23, 2013.**

The Executive Director and a board member of the Housing Alliance attended the meeting and provided the following feedback:

- The top priority is creating affordable rental housing for extremely low- and very low-income households.
- Providing affordable units in each neighborhood, whether through inclusionary housing or another strategy, is very important.
- The City should encourage more nonprofit affordable housing developers, who provide stability and supportive services in their communities.
- Homeless residents need a women’s/children’s shelter or transitional house, emergency shelter during winter months, and a day center.
- The City should consider a universal design ordinance.
- The City should consider a proactive rental housing inspection program.
Legal Services of Northern California (LSNC) – January 24, 2013.

A representative of LSNC provided the following feedback:

• The City should retain the tools it has for supporting affordable housing, in particular maintaining the affordable housing fee.
• Preserving existing subsidized housing is important.
• A proactive rental inspection program, with a local contact requirement, is desirable.
• The City should encourage landlords to accept housing choice vouchers (Section 8) and provide resident and landlord education on the HCV program.
• Offering developers the option of land or unit dedication in lieu of fee payment is acceptable, but the City should avoid any mandate to build affordable housing (inclusionary housing), at least until some of the recent legal issues are resolved.


Although not a formal City committee, the Homeless Solutions Committee comprises several nonprofit service providers and faith-based organizations. Their feedback included the following points:

• The City’s homeless population covers all demographics: singles, families, youth, seniors, etc. Most are unemployed and there is an increase in those that have been homeless for more than one year.
• There is a shortage of very low-income housing for families and for seniors. Seniors are generally easier to house because they can access Social Security or other benefits and there is less of a shortage of senior housing.
• Employment and training is a huge component of the homeless solution. Short-term training or re-training opportunities are needed.
• The City should consider ways to implement an emergency shelter (winter sanctuary), day shelter, and transitional housing for families.
• Supportive services, mentoring, job training, and employer hiring incentives are needed.

NONPROFIT CONSULTATIONS

The City sent a survey to 54 agencies that had requested to be on the City’s grant opportunities interest list or that have applied for City grants in the past three years. The City received 10 responses to the survey. A summary of feedback is below.

• Affordable housing resources are a major issue for homeless, special needs (physically or developmentally disabled), and seniors. Housing for very low-income households is most needed. Rent and utility assistance is also needed.
• Seniors, special needs adults, victims of domestic violence, and the homeless are underserved populations in the City. There are also an increasing number of single
parents with multiple children and grandparents raising grandchildren.

- The e-tran system is too limited and not well connected to Sacramento's transit system.
- The need for social services is increasing, particularly for the homeless and for seniors.
- Youth programs are needed to replace those cut by schools.
- Job placement, life skills training programs, and domestic violence intervention programs are needed by adults.

**PUBLIC OUTREACH**

The City reached out to clients at two local agencies:

**Elk Grove Food Bank – February 12 and February 21, 2013.**

- The Food Bank provides monthly food distributions to needy households within the City, most of whom are very low income. It also has a Senior Brown Bag Program, which once a month provides food assistance specifically to seniors. Interviews were conducted both with regular clients and Senior Brown Bag clients.

**Elk Grove United Methodist Church Saturday Breakfast – February 23, 2013.**

- The church provides a weekly breakfast on Saturdays and lunch on Sundays to any member of the community wishing to attend. There is no religious component. Many of the attendees are homeless and/or very low-income. The Housing Program Manager attended the two-hour Saturday breakfast and spoke with most of the 120 guests.

Overall, residents tended to mention affordability and accessibility as the two main housing issues. Most considered the rents at many of the City’s affordable housing units ($700+ per month) to be too high and wanted to see more units in the $300–400/month range. Additionally, residents of affordable housing noted that annual rent increases, sometimes of $50+ per month, were difficult to accommodate. Utility assistance was also frequently mentioned as a need—some households earned too much to qualify for SMUD or PG&E programs, but still paid so much for housing, medical bills, etc. that there was not enough money left to pay for utilities.

Many seniors owned a home with a reverse mortgage, but still struggled to afford necessities. One senior noted that losing the income of a spouse was what made the difference in being able to continue to afford their home. Seniors in particular mentioned assistance with medical bills as a key economic issue.

Transportation was also an issue for many residents—for those that didn’t own a car, the e-tran bus system was not convenient or affordable. More weekend bus service and better connections with Sacramento Regional Transit routes were noted as priorities.

Several residents noted the need for more jobs, and assistance with job training and networking. Other needs mentioned included transitional housing for the homeless, assistance with the SSI process, homeless programs, and youth programs.
PUBLIC WORKSHOPS

The City conducted public workshops on March 4, April 15, and April 18, 2013. Notices of the public meetings were posted prior to the meetings in the local newspaper, on the City’s website, through e-mails to local and regional stakeholders, and in a prominent location in City Hall. The first meeting, held on March 4, focused on the Housing Element update process and scope, the demographic information from the 2010 Census, and the City’s current Housing Element goals, policies, and programs. The second meeting was held on April 15, with discussion regarding the potential rezoning of 42 sites in order to meet the needs identified in the RHNA allocation. The third meeting was held on April 18 at the regularly scheduled Planning Commission meeting. City staff made a presentation on the Housing Element process and timeline, the City’s RHNA allocation, and various Housing Element goals, policies, and programs. Public comments were received and recorded at the March 4 and April 15 meeting. There were no public comments received at the April 18 meeting, although the Planning Commission did provide comments.

COMMENTS RECEIVED

The City received the following oral questions and comments at the March 4, 2013 meeting:

• What are the current vacancy rates for rental and owner housing in the City?
• Residents would like to see affordable housing options near transit and public services.
• Residents advocated for universal design and they encouraged the City to consider a universal design ordinance.

The following oral questions and comments were received at the April 14, 2013, meeting focused on the rezoning of certain sites within the City:

General Comments and Questions

• How did SACOG allocate the RHNA? Did they consider impacts of the recession? Staff explained SACOG process and noted that the RHNA is focused on new need, not existing need.
• How does the City get a higher-density product? Staff responded that higher-density includes townhomes, condominiums, and apartments.
• What is the status of multifamily overlay zone? Staff responded that the City is not looking to rely on the overlay zone in this Housing Element update.
• Rezoning devalues land.
• If an application came forward, would the site still be considered for rezoning? Staff responded that any owner can submit an application for any of these sites and then the site would probably not be considered for rezoning.
• Who pays for affordable housing? Staff responded that the Housing Element focus is in ensuring there is adequate land for multifamily development, but that it is the market that produces it. Affordable housing is funded through private financing, federal and state tax credits, and local funding (such as the City’s Affordable Housing programs).
Housing Element

Housing Fund). City would like to try and get 9 percent tax credit projects.

- Regarding a question about Folsom’s strategy, Legal Services of Northern California clarified that Folsom was sued and lost the option to build, and didn’t want to provide any high-density land. Elk Grove does want to carry its “fair share” and provide for all income levels.

- City should have some architecture standards for affordable projects. Affordable apartments should look nicer than the current projects.

General Site Comments

- City needs to include high-density zoning throughout the City.

- City has enough sites to meet the needs for moderate and above moderate sites. This is based on mostly entitled projects.

- Generally not appropriate to rely on non-vacant sites, need to include the methodology for that development potential.

- Over concentration is a concern. Size of parcels, sites shouldn’t be too large, or large sites shouldn’t be placed right next to each other.

- City should consider transportation and shopping access when planning for high-density housing.

- Sites for affordable housing should ideally be 2–6 acres in size.

- High-density development should be spread throughout the City, not like Mack Road.

- Resident asked about the possibility of adding a site at Elk Grove Florin and Sheldon Roads, as well as a site along Waterman Road. Staff responded they would look into this.

- Does City staff go look at the sites identified? Staff responded that further investigation of the feasibility of individual sites will be considered in the environmental review stage and other analyses.

- City should take into consideration impacts on the surrounding properties’ owners so they are not adversely affected by the rezones.

Specific Property Questions

- C-22: Owner inquired if she could sell her house to someone other than a developer. Staff responded that the property could remain as current use, but redevelopment of site would need to be in conformance with zoning designation in effect at the time.

- C-22/C-9: There are existing apartments to the south on Brown Road, resulting in concerns about traffic. City did not identify existing apartments in the area.

- C-12: Is the City going to rezone that whole area? Staff responded that this is the Southeast Policy Area (SEPA, aka Meridian), which will include high-density residential along with other uses. On March 13, the Council reviewed the SEPA and anticipated 1,200 units at a density of 20+ units/acre. Since the SEPA is still in the planning stages, it is too early to identify specific sites. After sites are identified, the Housing Element will be updated to reflect the final plan for the site.
Housing Element

- C-12: What is the timing for development of this site—is it going to happen next year or ten years from now? Staff responded that while this is generally up to the market, it will probably take several years for the SEPA to develop.

- C-4: What is happening with this site? Staff responded that no application has been received for this site. City received comments from property owner, but doesn’t know what they are planning to do with the site and may possibly sell it.

- C-23: Owner had land taken for Sheldon Road widening, asked if they would have to move if the site is re-zoned. Staff responded that they could remain living on the property, and that any new zoning would only come into play if they tried to redevelop the site.

During the April 18, 2013, Planning Commission public workshop, no comments or questions were presented by the attending residents, land owners, SACOG representative, or housing advocates in attendance. However, the following questions were presented by the Planning Commissioners:

- Where did the RHNA numbers come from? Staff responded that the numbers are based on 2013–2021 population projections from SACOG.

- Why does the City need to increase densities to meet the RHNA? Elk Grove staff responded that their RHNA is high and unrealistic during the current market conditions.

- What barriers will be removed? Staff responded that development fees are considered a barrier to development. The City used its affordable housing fund to subsidize these fees.

- What kind of buffer in the land inventory is the City looking to include? Staff responded that this will be decided as the site list is brought forward.

- Commissioner wants to see the allocation by jurisdiction throughout the SACOG region and how the methodology for the allocation was determined. Staff responded that they can provide a memo on the allocation. The RHNA methodology challenge period is over.

- What are the other new mandates for the Housing Element? Staff said they will be included in the draft Housing Element.

- Why is the City not using the overlay approach? The City does not have a long history of successful projects in the overlay so sites will be zoned for high density outright during this next planning period.

- Inclusionary zoning does not exist in Elk Grove. City has a fee on market rate and nonresidential development.

- Does the City have the ability to create mixed-income housing within developments? The City should avoid over concentration, what policies and programs does the City have in place to prevent this. City has an RFP out to build affordable housing units. Based on tax credits, mixing incomes is difficult.

- City should consider not using overlays so we don’t create a shortfall situation.
PUBLIC HEARINGS

The City conducted public hearings with the Planning Commission on May 16 and June 6, 2013. Notices of the hearings were posted prior to the meetings in the local newspaper, on the City’s website, through e-mails to local and regional stakeholders, and in a prominent location in City Hall. The May 16 meeting focused on the potential sites to be considered to accommodate the City’s Regional Housing Needs numbers. Feedback was solicited from the community and the Commission on the potential sites. The June 6 meeting focused on draft Housing Element programs. The input received on the programs will be taken into consideration during drafting of the Housing Element.

May 16, 2013 – Comments Received

Public Comments

Forty-three members of the public spoke during the hearing. Twenty-five people spoke in opposition of specific sites, including candidate sites C-6, -7, -13, -14, -28, -29 and -30. The primary concern was the potential negative impacts of high-density development. The most prominent theme among the remaining 18 speakers was concerns about adding High Density Residential (HDR) zoned land to their community.

General Site Comments

• Several spoke in opposition to low-income housing projects because they bring drugs and crime to areas.
• The City should remove the Laguna West sites from the list for consideration.
• Based on experience working with low-income families, a concentration of low-income housing in one area can cause a huge impact to that area.
• High-density development causes negative impacts to communities and agencies and low-income housing is difficult to police.
• Allowing HDR land uses in the Laguna West Master Plan Community would decrease property values.
• Opposed to allowing HDR land uses because of how a recent condo project in the area failed and was changed to apartments. Another speaker was opposed due to concerns about safety.
• The owner of sites C-15 and C-16 noted that the sites have minimal road frontage and back up to a railroad track which creates a security problem for high-density developments. His desire has been to develop low density and asked that those properties not be considered on the potential list of sites to be rezoned to RD-25.
• Opposed to the proposed sites surrounding Laguna Town Hall because of existing parking issues and because there are already apartments and senior housing in the area.
• Opposed to the four sites off Laguna Boulevard.
• Would the tenants of projects developed on HDR-designated sites be subject to the same homeowner’s association fees as existing homeowners? The Assistant City Attorney stated that no property is required to form an association.
Opposed the four properties in Laguna West because of the impacts to schools, parking, and parks. Said high-density projects would change the community.

Consider commercial development instead of high-density residential development on the site in Laguna West.

Opposed to the Laguna West sites due to the negative impacts to businesses.

Representative of the Laguna West Association was intrigued by the General Plan policy that no HDR land uses should be allowed unless the sites have 1/3 mile separation. Said that the 10 sites proposed are very close together and encouraged the Commission to remove the sites and not waste money with an environmental analysis.

Sites C-3, -4, and -5 (subsequently combined and shown as C-41) owned by Sheldon Farms – General Plan Policy LU40 has a floating 10-15 acre requirement for HDR on the sites. Suggested these sites be removed from the candidate list and include an asterisk that there must be 10 to 15 acres when the site is master planned.

Concerns about adding high density to an existing problem area in Laguna West.

Representative for owners of site C-37 said the owners are opposed to including this site on the list of potential sites because there is an active development agreement and tentative map on the site. Strongly encouraged the Commission to consider an overlay opportunity so that the City could potentially add a high-density element with commercial.

Opposed to sites C-27 and C-31 because there seemed to be little consideration given to the classification scheme of the Maritime West Rezone and the requirement for commercial development. Also noted that the stormwater system criteria for access to public sewer and water would be impacted because of the severed relationship between parcel owners and Lakeside Community Owners Association.

Planning Commission Comments

The Commission agreed to reserve their comments on specific sites until after the CEQA process is completed.

June 6, 2013 – Comments Received

Public Comments

A representative from the Sacramento Housing Alliance said that part of removing constraints and allowing development to all economic segments is to look to leadership to embrace the fair share component. Said that the programs are designed to be proactive instead of waiting for housing to be substandard. Programs are also used for maintaining rental housing.

A representative from Sacramento Self Help Housing said that the census showed a surprising level of poverty in the City. Personally has had a hard time finding affordable housing. The City inspection program would be a good idea so that the burden is not on the tenants. Supports anything that can be done to make housing less costly in order to provide for low-income families.
• A representative from Mutual Housing California spoke in support of the analysis presented in the letter submitted by Legal Services of Northern California and the importance of making sure that the sites identified in the land inventory are appropriate to the goals of the housing inventory. Stated that Mutual Housing has been instrumental to the implementation of an inspection program in Sacramento and that it has been a very successful program. In response to a question of what has made the inspection program successful, said that it brings landlords into compliance with safe housing requirements.

• City’s housing policy promotes segregation and violates Housing Goal #5. Also suggested that there was a lack of reconciliation between the homelessness in Elk Grove and the high rate of home foreclosure.

Planning Commission and Staff Comments

• Staff presented the details of the update and answered questions of the Commission relating to the proposed new programs of a universal design ordinance that would require single-family residential builders to provide universal design features as options for prospective buyers and a rental inspection program that would require City inspection of rental housing. In response to questions of the Commission, staff explained that the Rental Housing Association provided very valuable information to draft the program and that the Building Industry Association sent a letter saying that the design program would be at the expense of the buyer and that they look forward to working with buyers. Staff further explained that the inspection program would be a City-initiated inspection and not traceable back to a tenant afraid of retaliation.

• The Commission felt the programs may be a nuisance and a solution to problems that don’t exist. They felt that the programs may be difficult to support with a lack of data.

• Staff explained that the programs as discussed were on the agenda for consideration, not official action.

• The Assistant City Attorney pointed out that actual ordinances not located in Title 23 of the Municipal Code may not come back to the Commission.

• The Commission preferred further study of the new programs before recommending to the City Council for consideration. The Commission said they would want to look at things like incentives and fees.

12. BIBLIOGRAPHY


County of Sacramento, Department of Public Works. 2002. Infrastructure Finance: Fee Deferral Programs.


——. Division of Housing Policy Development. 2013. 2013 Income Limits.


——. Projections 2035.


——. 2005-2010 American Community Survey (ACS).

——. 2010 US Census.
Land Use Element
Land Use is often considered the “heart” of the General Plan. The statement of future land uses describes how the City believes it should develop in the future—where housing, shopping, open space, and other uses should occur. The Land Use Policy Map, therefore, shows the Elk Grove which its residents, businesses, and decision-makers wish to achieve.

Where open land exists in Elk Grove (as described in the Background Report), the Land Use Policy Map describes what type of new land uses are desired—or whether existing open lands will be retained for agriculture, habitat, or other uses. In some areas, the Land Use Policy Map shows future uses, which differ from the existing land uses; in these areas, the General Plan foresees change and a transition to new land uses.

**LAND USE POLICY AREAS**

This General Plan establishes several “Land Use Policy Areas,” which have been designated to reflect existing and pending major project approvals, or to reflect the need for more detailed land use planning at a future date. The following policy areas are discussed in this Element:

- East Franklin
- East Elk Grove
- Laguna Ridge
- Old Town Elk Grove
- South Pointe
- Southeast Area

Please refer to the sections of this Element for each Policy Area for further information.

**ESTATE AND RURAL RESIDENTIAL AREAS/RURAL “SHELDON” AREA**

The “Sheldon” area in the eastern portion of Elk Grove is recognized as an area with unique characteristics—the “rural lifestyle” of this area, typified by homes on lots generally two acres in size and larger, is recognized in the Vision Statement of this General Plan as a major community asset to be preserved and protected from urban encroachment. This Element contains policies, which are intended to preserve and enhance the character of this area.

**OLD TOWN ELK GROVE**

Old Town Elk Grove represents a significant resource of local and national importance—Old Town is listed on the National Register of Historic Places as an excellent example of a 19th Century California town. This Element contains policies intended to increase the protection given to the historic buildings in Old Town (both inside and outside of the current Old Town Elk Grove Special Planning Area) and elsewhere in the city.
EAST ELK GROVE

The East Elk Grove Specific Plan was adopted by the County of Sacramento prior to incorporation, and had begun development before Elk Grove became a city. The East Elk Grove Specific Plan is designated as a Policy Area by this General Plan, with the intent of ensuring that the Specific Plan remains consistent with the General Plan.

EAST FRANKLIN

Adopted in May 2000, prior to the incorporation of Elk Grove, the East Franklin Specific Plan covers a large portion of the city's growth area, and will ultimately include more than 10,000 homes. This Element designates the East Franklin area as a Policy Area, and envisions the implementation of the East Franklin Specific Plan to achieve the City's land use goals in this area.

LAGUNA RIDGE

The Laguna Ridge area is addressed in detail in the Laguna Ridge Specific Plan. This General Plan designates the Laguna Ridge area with specific land use categories, and requires that the Specific Plan be used to implement this General Plan's policies for the area. The Laguna Ridge Specific Plan is designated as a Policy Area by this General Plan, with the intent of ensuring that the Specific Plan implements the General Plan.

SOUTHEAST AREA

The Southeast Area is generally located south of the “Laguna Ridge” area, and remains (as of 2004) the last large, unplanned portion of Elk Grove's growing southwest quarter. This General Plan designates the Southeast Area as a Policy Area, and requires further detailed planning at a future date.

SOUTH POINTE

Planning for this area in the south central portion of Elk Grove was begun prior to the City's incorporation. The overall concept for this area is the development of a primarily residential area with public park uses as well. Specific policies dealing with this project are included in this Element. This General Plan designates the South Pointe area as a Policy Area.

URBAN STUDY AREAS

Located outside the current city limits, these areas (south of Kammerer Road and Grant Line Road) are envisioned by this General Plan as areas in which future study should be done in order to determine the extent to which urban growth should occur and in what form growth should be permitted. These areas are, as of this Plan's adoption, within the jurisdiction of the County of Sacramento.
TRAILS AND OPEN SPACE

Trails and open space are an important part of the overall pattern of land uses in Elk Grove, providing aesthetically pleasing and functional aspects to the community's residential and commercial areas.

Policies related to trails and open space are contained in the Parks, Trails, and Open Space Element of this General Plan.

SPHERE OF INFLUENCE AND ANNEXATION

This General Plan provides land use planning for the city and a larger Planning Area. The Planning Area is intended to be an area in which the City has an interest in guiding land use decisions by the County of Sacramento, and is envisioned as the area into which the incorporated city boundaries may eventually expand.

LAND USE CONSTRAINTS: SAFETY, NOISE, FLOODING, AND OTHER ISSUES

The Land Use Policy Map included in this Element is not intended to show—and does not show—all constraints which may affect the ability of any particular parcel of land to be developed. Many constraints, such as safety issues, sensitive biological resources, noise, flooding, easements held by others, etc., may make development of land for some uses unsuitable or financially less feasible.

Please see the Noise and Safety Elements for policies related to noise, flooding, and other safety issues.

Many factors can affect the development potential of property. Persons wishing to determine the development potential of property in Elk Grove should consult the various Elements of this General Plan, the General Plan Background Report, the General Plan EIR, and other sources of information, such as updated flood maps, biological maps, easements, and the like.

URBAN DESIGN

“Urban design” generally refers to the design of public and private buildings and spaces; it is urban design which gives rise to the “look” of a community. The City of Elk Grove recognizes that the public’s interest is served by ensuring that new development in the city is of a high level of quality, and adheres to basic levels of design and quality.

AREAS SUBJECT TO FLOODING

Portions of Elk Grove as identified in the General Plan Background Report are subject to flooding. The Conservation and Safety elements of this General Plan include policies that address the use of land subject to flooding.
INTERAGENCY COOPERATION

Interagency cooperation is of critical importance in Elk Grove, where several outside agencies are responsible for providing critical public services such as water, sewer, flood control, fire protection, and parks. This Element contains policies that state the City’s desire to maintain strong working relationships with these agencies to ensure the efficient provision of all services to the residents and businesses of Elk Grove.

The establishment of a Land Use Policy Map and its related policies is one of the most important functions of the General Plan, since the map and policies will determine the future land uses and character of the city. The Land Use Policies of the General Plan implement these Guiding and Focused Goals:

**Guiding Goal 1: A High Quality of Life for All Residents**

- **Focused Goal 1-1:** A safe community, free from manmade and natural hazards
- **Focused Goal 1-3:** A balanced and efficient transportation system
- **Focused Goal 1-5:** Excellence in the design of new development
- **Focused Goal 1-6:** Safe and affordable housing for all persons
- **Focused Goal 1-8:** Creation and maintenance of a strong, positive community image for Elk Grove
- **Focused Goal 1-9:** A pattern of land use which enhances the community character of Elk Grove, provides employment and shopping opportunities to serve residents and the region, which provides for use of transit, and which protects Elk Grove’s unique historical and natural features

**Guiding Goal 2: Diversified Economic Base**

- **Focused Goal 2-1:** A business community which includes a diversity of office uses, locally oriented and regionally oriented retail and services, and a diversity of residential types
- **Focused Goal 2-2:** A balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the city
- **Focused Goal 2-4:** Creation of Elk Grove as a desired place to locate major employment-generating uses

**Guiding Goal 3: Protection of the Natural Environment**

- **Focused Goal 3-1:** Development which recognizes environmental constraints and is designed and operated to minimize impacts on the environment
- **Focused Goal 3-2:** Open space lands in proximity to Elk Grove which provide for agricultural use and habitat for native species
**Focused Goal 3-3:** Natural resources managed and protected for the use and enjoyment of current and future generations

**Focused Goal 3-4:** Preservation and enhancement of Elk Grove’s natural areas, in particular the areas within the floodplain of the Cosumnes River

**Guiding Goal 4: Preservation and Enhancement of Elk Grove’s Unique Historic and Natural Features**

**Focused Goal 4-1:** Preservation and enhancement of Elk Grove’s historic structures and districts

**Focused Goal 4-2:** Preservation of the large oak and other tree species which are an important part of the City’s historic and aesthetic character

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

**Focused Goal 5-1:** Retention of those areas identified for 2-acre and larger lots on the Land Use Map as a rural area through land use and infrastructure controls

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

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**LAND USE POLICIES**

**LU-1** The City of Elk Grove recognizes the value of using the City’s land use authority to regulate the use of land within the city, the uses which can take place upon lands in Elk Grove, the arrangement of public and private buildings, and the design of public and private development in order to create an attractive, vibrant community which fulfills the goals expressed in this General Plan.

**LU-2** The City’s Land Use Policy Map (figure LU-1) illustrates the planned land uses for lands within Elk Grove and the Planning Area outside the city limits. The following land use categories and definitions shall be used in the assignment of zoning categories and in the review of proposed projects. *(Note: The “Former GP Designation” reflects the land use designation(s) from the previous General Plan which most closely correspond to the designations used in this General Plan. This is provided for informational purposes only.)*
### Commercial Land Uses

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

### Public, Quasi-Public, and Open Space Land Uses

Note: These categories will typically be applied to lands after acquisition by the City or another agency has occurred, or after the acceptance of roadways by the City or Caltrans, and are intended to reflect existing land uses, rather than planned facilities.

<table>
<thead>
<tr>
<th>Designation</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public/Quasi-Public</td>
<td>Includes lands owned by the City of Elk Grove, the Elk Grove Unified School District (with the exception of public schools), the Elk Grove Community Services District (with the exception of public parks), and other public agencies.</td>
</tr>
<tr>
<td></td>
<td>Former GP Designation: Public and Quasi Public</td>
</tr>
<tr>
<td>Public Parks</td>
<td>Includes public parks owned by the Elk Grove Community Services District or other public agencies.</td>
</tr>
<tr>
<td></td>
<td>Former GP Designation: Recreation</td>
</tr>
<tr>
<td>Public Open Space/Recreation</td>
<td>Includes lands owned by public entities which have been reserved for open space uses such as habitat mitigation, lakes, trails, golf courses, and similar uses.</td>
</tr>
<tr>
<td></td>
<td>Former GP Designation: Recreation and Natural Reserve</td>
</tr>
<tr>
<td>Private Open Space/Recreation</td>
<td>Includes lands owned by private entities, which have been reserved for open space uses such as habitat mitigation, lakes, trails, golf courses, and similar uses. Included in this category are commercial recreation facilities principally oriented to outdoor uses.</td>
</tr>
<tr>
<td></td>
<td>Former GP Designation: Recreation and Natural Reserve</td>
</tr>
<tr>
<td>Public Schools</td>
<td>Includes public schools or sites (K-12) owned and operated by the Elk Grove Unified School District or other public school districts.</td>
</tr>
<tr>
<td></td>
<td>Former GP Designation: None</td>
</tr>
<tr>
<td>Institutional</td>
<td>Includes facilities such as hospitals, congregate care facilities, and the like.</td>
</tr>
<tr>
<td></td>
<td>Former GP Designation: Public and Quasi Public</td>
</tr>
<tr>
<td>Private Streets</td>
<td>Used to designate existing private streets; locations of planned private streets are not shown on the General Plan Land Use Map</td>
</tr>
<tr>
<td></td>
<td>Former GP Designation: None</td>
</tr>
</tbody>
</table>
### Residential Land Use Designations

<table>
<thead>
<tr>
<th>Designation</th>
<th>Dwelling Units Per Gross Acre</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential Former GP Designation: Agricultural Residential</td>
<td>0.1 - 0.5</td>
<td>Minimum lot size: 2 to 10 acres. Areas with minimum lot size greater than 10 acres are included in agricultural land use categories.</td>
</tr>
<tr>
<td>Estate Residential Former GP Designation: Agricultural Residential and Low Density Residential</td>
<td>0.51 - 4.0</td>
<td>Lot sizes range from ¼ acre to 2 acres</td>
</tr>
<tr>
<td>Low Density Residential Former GP Designation: Low Density Residential</td>
<td>4.1+ - 7.0</td>
<td>Lot sizes vary, generally from approximately 6,000 to 10,000 SF</td>
</tr>
<tr>
<td>Medium Density Residential Former GP Designation: Low Density Residential and Medium Density Residential</td>
<td>7.1+ - 15.0</td>
<td>May include small lot single family development or condo/townhome-type development</td>
</tr>
<tr>
<td>High Density Residential Former GP Designation: Medium Density Residential and High Density Residential</td>
<td>15.1+ - 30.0</td>
<td>May consist of apartments, condominiums, or clustered single family</td>
</tr>
</tbody>
</table>

### Agriculture

<table>
<thead>
<tr>
<th>Designation</th>
<th>Minimum Parcel Size (Gross Acres)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Agriculture</td>
<td>10 – 20</td>
<td>Residential uses permitted; one dwelling unit per parcel</td>
</tr>
<tr>
<td>General Agriculture</td>
<td>20+</td>
<td>This designation applies to areas outside the 2002 city limits only.</td>
</tr>
</tbody>
</table>

### Other Designations

<table>
<thead>
<tr>
<th>Designation</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban study area</td>
<td>Area is not planned for specific urban uses, but is subject to preparation of detailed land use feasibility planning and analysis (see Land Use Element text for further information)</td>
</tr>
<tr>
<td>Transit Oriented Development (TOD) Overlay</td>
<td>Area is identified for the integration of transit uses (such as train stations, transfer stations, transit hubs, park and ride facilities, etc.) with a mix of high density and intensity urban uses (e.g., commercial, office, residential) consistent with the underlying designation(s). The intent of this overlay designation is to identify that specific transit uses shall be incorporated into development consistent with the underlying base land use designation. No development activity shall preclude intended transit facilities. Corresponding right of way dedications shall be required with discretionary approvals as appropriate.</td>
</tr>
</tbody>
</table>

**LU-2-Action 1**: Regularly update the Land Use Policy Map as development projects are approved to designate new roadways, schools, etc. for the uses shown in the “Public, Quasi-Public, and Open Space Land Uses” land use categories.

**LU-3** The following table illustrates the Zoning Districts, which implement the land use categories shown on the Land Use Policy Map of this General Plan.

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>AC, LC, GC, SC</td>
</tr>
<tr>
<td>Office</td>
<td>BP, MP</td>
</tr>
<tr>
<td>Office/Multi-Family</td>
<td>BP, MP, (MF) overlay</td>
</tr>
<tr>
<td>Commercial/Office</td>
<td>AC, LC, GC, SC, TC, C-O, BP, MP</td>
</tr>
<tr>
<td>Commercial/Office/Multi-Family</td>
<td>AC, LC, GC, SC</td>
</tr>
<tr>
<td>C-O, BP, MP, (MF) overlay</td>
<td></td>
</tr>
<tr>
<td>Light Industry</td>
<td>MP, LI</td>
</tr>
<tr>
<td>Heavy Industry</td>
<td>HI</td>
</tr>
<tr>
<td>Public and Quasi-Public</td>
<td>Any zoning district</td>
</tr>
<tr>
<td>Public Schools</td>
<td>Any agricultural, residential, or office zoning district; LC and C-O zoning districts</td>
</tr>
</tbody>
</table>
The Zoning Map and all other land use approvals, including Specific Plans and Special Planning Areas, shall be consistent with the Land Use Policy Map of this General Plan.

**LU-3-Action 1** Amend the Elk Grove Zoning Code to add the Multi-Family Overlay District to implement the mixed use land use designations, and apply this zoning to lands so designated on the Land Use Policy Map.

**LU-3-Action 2** Not more than six months after the adoption of this General Plan initiate a Zoning Consistency Program to amend the Zoning Map to provide for conformance with the Land Use Policy Map.

**LU-3-Action 3** As part of the Zoning Consistency program noted in Action 1 above, make the following changes to the Elk Grove Zoning Code:

- Revise the list of permitted uses to allow multi-family development in LC, GC, and SC zones or their equivalent.
- Consider creating a Neighborhood Commercial zoning district to provide for a limited range of neighborhood-serving retail and service uses which exclude the following:
  - Drive-up or drive-through fast food restaurants (other types of drive-through uses, such as drug stores and ATM machines, may be considered)
  - Sale of alcoholic beverages for on-site or off-site consumption
  - Automotive service

The Neighborhood Commercial zoning district may also provide for limited hours of operation for all uses to limit potential adverse effects on adjacent residential areas.

- Revise the list of permitted uses to limit multi-family density in the BP or equivalent zoning district to no more than 25 units per acre.
- Develop “mixed-use” or overlay zoning districts to implement the retail/multi-family and office/multi-family land use designations of the Land Use Policy Map.
- Add an RD-6 zoning district.
- Add a “PS” or similar zoning district to be applied to private streets.
Figure LU-1: Land Use Policy Map

Note: This figure is intended to be viewed in color. Some information may not display correctly in black and white.
• Add an “Institutional” or similar zoning district to be applied to schools, City property, and other public lands.

• Add performance standards to the Zoning Code related to issues such as radio interference, noise, vibration, smoke/dust, heat, and light/glare to reduce the potential for off-site impacts created by commercial and industrial land uses.

LU-4  All land use approvals, including, but not limited to:

• Zoning,
• Planning documents (such as Specific Plans and Special Planning Areas),
• Tentative Maps,
• Conditional Use Permits,
• Etc.,

shall be required to conform with the General Plan.

LU-5  Subsequent plans which implement the Land Use Policy Map may blend uses or residential densities as part of a master-planned project, provided that the overall development intensity shown on the Land Use Policy Map is not exceeded.

LU-6  Multi-family housing development should be located according to the general criteria.

Please also refer to the Conservation/Air Quality and Circulation elements for policies related to:

• Clustering of development to protect natural areas
• Encouraging location of intensive uses near transit facilities

LU-7  The City encourages disclosure of potential land use compatibility issues such as noise, dust, odors, etc., in order to provide potential purchasers with complete information to make informed decisions about purchasing property.

LU-7-Action 1  Within two years of the adoption of this General Plan, adopt an ordinance requiring the disclosure of potential nuisance issues. This ordinance shall include a requirement that the information disclosed be reviewed and approved by the City, and that the disclosure be included in the title to the property to ensure notification of all future purchasers.

LU-8  Develop a fiscally sound strategy to encourage a mix of uses that meet the City’s needs and provide sufficient tax base to maintain adequate community service levels. Development of new businesses expands the property tax base and increases sales tax both directly and indirectly. Ways to increase City revenues have
become increasingly important as a means to ensure adequate services levels and quality of life.

**LU-8-Action 1** Periodically study typical tax revenues generated by Elk Grove business types to determine the kinds of businesses that are fiscally advantageous to the City.

**LU-8-Action 2** Monitor the impact of City controlled taxes to establish the level of such taxes that will attract desired businesses and to maintain them in Elk Grove.

**LU-8-Action 3** Monitor revenues generated by different economic sectors on an ongoing basis.

**LU-8-Action 4** Continue to evaluate and promote the desirable maximum potential build-out in each of the City’s commercial and industrial areas.

**LU-8-Action 5** Monitor land use in each commercial area with the intention of assuring that departing businesses are replaced by new uses consistent with City goals.

**LU-9** Land uses in the vicinity of areas designated as “Heavy Industry” on the Land Use Policy Map should include transitions in intensity, buffers, or other methods to reduce potential impacts on residential uses. Buffers may include land designated for other uses, such as Light Industry, commercial, or open spaces.

**LU-10** The City should seek to designate sufficient land in all employment-generating categories to provide a minimum 1:1 correspondence between Elk Grove’s working population and jobs in categories matching their employment level.

**LU-10-Action 1** Review the Land Use Policy Map, employment information, developed employment-generating uses, and other pertinent information at least bi-annually to determine whether the Map should be amended to provide additional office, retail, or industrial uses.

**LU-11** The City shall support the development of neighborhood-serving commercial uses adjacent to residential areas, which provide quality, convenient and community-serving retail choices in a manner that does not impact neighborhood character.

**LAND USE POLICIES: AREAS OUTSIDE THE INCORPORATED AREA OF ELK GROVE**

**LU-12** The Land Use Policy Map for the Planning Area (Figure LU-2) provides conceptual land use policy for the area outside the current incorporated boundaries of Elk Grove. This policy is intended as a statement of the City’s long-term vision for this area; these lands remain under the jurisdiction of Sacramento County. Except where specifically indicated, the City’s land use policy for areas outside the city limits reflects the County of Sacramento’s land use policy as it existed on December 31, 2002.
LU-12-Action 1  Following the annexation of any area within the Planning Area to the City of Elk Grove, initiate any planning process necessary to implement the land uses shown in the Land Use Policy Map for the Planning Area.

LAND USE POLICIES: SPHERE OF INFLUENCE AND ANNEXATION

LU-13  The City will work with the Sacramento Local Agency Formation Commission to establish and update a Sphere of Influence, which reflects the City’s near-term goals for potential additions to the corporate boundaries.

LU-14  The City shall apply the following policies to potential annexations:

- Annexations should conform to an orderly expansion of city boundaries within planned urban growth areas and provide for a contiguous development pattern.
- Annexations should include a comprehensive land use plan for the affected territory, including Pre-zoning and a plan for infrastructure financing and phasing;
- Annexations should:
  - Constitute fiscally sound additions to the existing City.
  - Be consistent with State law and Local Agency Formation Commission policies, standards and criteria.
  - Preserve neighborhood identities.
  - Ensure the provision of adequate municipal services.
  - Be consistent with General Plan and Community Plan land use policies.
  - Incorporate Smart Growth criteria for sustainable economic growth while maintaining environmental integrity, and providing for social equity.
  - Promote fiscally sound, efficient service boundaries.

LU-15  The City shall encourage annexations initiated by landowner/residents, which are consistent with the City’s policies.

LAND USE POLICIES: URBAN STUDY AREAS

LU-16  The areas designated in the Planning Area as “Urban Study Areas” are envisioned as areas in which urbanization to some extent could occur, generally in compliance with the following criteria:

- Development should be limited to areas outside of the 100-year floodplain.
- Development should take place in compliance with the goals and policies of this General Plan.
- Any study of potential land uses in these areas should be
accomplished in cooperation with the County of Sacramento, the Sacramento Local Agency Formation Commission, and other agencies and parties with ownership or jurisdiction of lands in and near the study area.

- Any study of land uses in these areas should be accompanied by an environmental evaluation of the potential impacts of development.
- Prior to the completion of land use studies, the City’s policy is that County of Sacramento land use designations in effect as of December 31, 2002, are retained.

LU-16-Action 1 Work with the County of Sacramento to establish and implement a program to study the potential for these areas to support urban development.

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

Figure LU-2: Planning Area Land Use Concept

Note: This figure is intended to be viewed in color. Some information may not display correctly in black and white.
LU-17-Action 1 Within 90 days of the adoption of this General Plan, staff shall bring to the City Council for its consideration options available for the strategic funding, acquisition and management of land in and proximate to the City for the purposes of preserving open space, habitat and agriculture.

LAND USE POLICIES: ESTATE AND RURAL RESIDENTIAL AREAS

Please refer to the Conservation and Air Quality Element of this General Plan for policies related to clustering of development in Estate and Rural Residential areas.

Please refer to the Public Facilities and Finance Element of this General Plan for policies related to provision of sewer service in the Rural Residential area.

LAND USE POLICY AREA: RURAL “SHELDON” AREA

LU-18 Land uses within the “Sheldon” area (generally encompassing the area designated for Rural Residential uses in the eastern portion of Elk Grove) shall be consistent with the community’s rural character, emphasizing lot sizes of at least two gross acres, roadways which preserve the area’s mature trees, and limited commercial services.

LAND USE POLICY AREA: ELK GROVE TRIANGLE

LU-19 Land uses in the Elk Grove Triangle Policy Area shall consist primarily of residential uses on lots of 1 acres in size, with approximately 40 acres of commercial land uses intended to serve primarily local needs.

LU-19-Action 1 The City shall prepare a comprehensive plan for the Triangle Area to implement the General Plan’s land use policies for this area. The comprehensive plan may be prepared in any form which provides for the efficient and proper implementation of this policy.

LAND USE POLICY AREA: OLD TOWN ELK GROVE

LU-20 Land uses and development standards in and in the vicinity of the Old Town area of Elk Grove shall be designed to protect, improve, and promote the historical character of this portion of Elk Grove.

LU-20-Action 1 Amend and/or revise the Old Town Special Planning Area (SPA) to ensure that all of the following criteria are met:

- All of the parcels listed in the National Register as being “contributing parcels” to the federally designated Elk Grove Historic District shall be included in the Old Town SPA. The Old Town SPA shall exclude parcels which are not necessary to meet the above criteria and which contain existing land uses which are not historic and/or which have limited or no potential for contributing to the historic character of the Old Town SPA.
• Sufficient additional area to provide a continuous boundary which includes these parcels shall also be included.

• The Old Town SPA shall also include parcels necessary to provide logical boundaries, which meet the above criteria.

• The Old Town SPA shall include detailed development, architectural, and land use standards intended to assist in the protection and promotion of the historical character of the Old Town area.

• Permissible land uses in the Old Town SPA shall exclude uses that, in the judgment of the City, detract from the historic character of Old Town.

• The SPA should provide for coordination with the City’s overall economic development efforts to help maintain and improve the economic vitality of this area.

See also the Historic Resources Element of this General Plan for additional policies and actions related to historic resources in Old Town and elsewhere in Elk Grove.

LAND USE POLICY AREA: EAST ELK GROVE

LU-21 Land uses in the East Elk Grove Policy Area shall generally conform with the uses shown in Figure LU-3.

LU-22 Development in the East Elk Grove Policy Area shall take place in accordance with the East Elk Grove Specific Plan.

LU-23 The East Elk Grove Specific Plan and any related implementation plans (including, but not limited to, capital facilities plans, public facilities financing plans, etc.) shall be consistent with this General Plan and shall be used to implement the land use and other policies of this General Plan.
Figure LU-4: East Franklin Policy Area

Note: This figure is intended to be viewed in color. Some information may not display correctly in black and white.
LAND USE POLICY AREA:
EAST FRANKLIN

LU-24 Land uses in the East Franklin Policy Area shall generally conform with the uses shown in Figure LU-4, on the following page.

LU-25 The East Franklin Specific Plan shall designate a minimum of 64 net acres of land for development of high-density residential development.

LU-25-Action 1 Amend the East Franklin Specific Plan to conform with the requirements of this Policy.

LU-26 Development in the East Franklin Policy Area shall take place in accordance with the East Franklin Specific Plan.

LU-27 The East Franklin Specific Plan and any related implementation plans (including, but not limited to, capital facilities plans, public facilities financing plans, etc.) shall be consistent with this General Plan and shall be used to implement the land use and other policies of this General Plan.
LAND USE POLICY AREA: LAGUNA RIDGE

LU-28 Land uses in the Laguna Ridge Policy Area shall conform with the general layout of land uses shown in Figure LU-5.

LU-29 At least four percent (4%) of the total land area within the Laguna Ridge Policy Area shall be designated for high-density residential development.

LU-30 Development in the Laguna Ridge Policy Area shall take place under the guidance of a Specific Plan which includes:

• Land use designations
• Development standards
• Infrastructure plans
• Financing plan
• Design guidelines and implementation

LU-31 The Laguna Ridge Specific Plan and any related implementation plans (including, but not limited to, capital facilities plans, public facilities financing plans, etc.) shall be consistent with this General Plan and shall be used to implement the land use and other policies of this General Plan.

LAND USE POLICY AREA: SOUTHEAST POLICY AREA

LU-32 Development in the Southeast Policy Area shall comply with the policies and provisions of the Southeast Policy Area Community Plan.

LAND USE POLICIES: SOUTH POINTE POLICY AREA

LU-33 The following general criteria shall apply to the South Pointe Policy Area as shown in Figures LU-1 and LU-6:

• Land uses in this area shall consist of a mix of low and medium density residential and multi-family residential development, along with supporting land uses such as parks and school.
• At least 5.5 percent (5.5%) of the total land area shall be designated high-density residential development.
• Development of this area shall take place through a comprehensive planning process.
LAND USE POLICIES: TRAILS AND OPEN SPACE

Please see the Parks, Open Space and Trails Element of this General Plan for information on trail policies and planned trails.

Open Space policies are contained in the Conservation and Air Quality; Parks, Open Space and Trails; and Safety elements of this General Plan.

LAND USE CONSTRAINTS: SAFETY, NOISE, FLOODING, AND OTHER ISSUES

LU-34 The Land Use Policy Map does not establish the development potential of properties within Elk Grove. Land uses which may occur on any given parcel or in any project shall also be based on physical constraints and other City policies.

LAND USE POLICIES: URBAN DESIGN

LU-35 The City of Elk Grove shall require that new development—including commercial, office, industrial, and residential development—is of high quality and reflects the City’s desire to create a high quality, attractive, functional, and efficient built environment.

LU-35-Action 1 Prepare and adopt Design Guidelines for residential and non-residential development.

LU-35-Action 2 The Design Guidelines shall include a provision to minimize the use of reflective materials in building design in order to reduce the potential impacts of daytime glare.

LU-35-Action 3 The Citywide Design Guidelines shall include provisions for the design of outdoor light fixtures to be directed/shielded downward and screened to avoid nighttime lighting spillover effects on adjacent land uses and nighttime sky glow conditions.

LU-36 Signs should be used primarily to facilitate business identification, rather than the advertisement of goods and services. Sign size limits and locations should be designated consistent with this policy.

LU-36-Action 1 Amend the City’s Sign Regulations to conform with this policy, adjusting maximum sign sizes, heights, etc.

LU-37 Require the construction of “City of Elk Grove” signage and landscape treatments at major entrances to the city.

LU-37-Action 1 Develop an Entry Monument Master Plan which identifies the location of City entry statements and provides guidelines for the design of these features and their implementation, including funding.
LU-38 Reduce the unsightly appearance of overhead and aboveground utilities.

LU-38-Action 1 To the extent possible, new utility facilities should be located underground. Facilities to be placed underground should include electrical transformers (where consistent with the guidelines of the electrical utility), water backflow preventers, and similar items.

LU-38-Action 2 Require that development on sites with existing overhead utilities be required to place these facilities underground where consistent with the guidelines of the electrical utility.

LAND USE POLICIES: AREAS SUBJECT TO FLOODING

Please refer to the Conservation/Air Quality and Safety elements of this General Plan for policies related to land uses in areas subject to flooding. For information on areas subject to flooding, please see the Background Report.

LAND USE POLICIES: INTERAGENCY COORDINATION

LU-39 The City shall coordinate with regional planning agencies setting land use and environmental policies and programs and cooperate in the implementation of programs consistent with General Plan policy.

LU-39-Action 1 As part of the annual budget process, provide for staff time to attend meetings and participate in coordinating activities.

LAND USE POLICIES: SHELDON FARMS

LU-40 The Sheldon Farms property, located on the south side of Sheldon Road, east of Bruceville Road, and north of Big Horn Boulevard, and consisting of APNs 116-0012-048, 049, 051, 059, and 064, shall be developed consistent with the following provisions:

- The City shall require that 15 net acres be designated for high density residential development. The applicant/property owner may propose and be granted additional acreage at their request and the City’s approval. It is anticipated that this acreage will be dispersed to two or three specific locations, allowing for multi-family development consistent with the policies of the Housing Element.

- Development should not occur until a master plan for the site has been prepared. At a minimum, the master plan should include a detailed designation of land uses, development standards, and infrastructure planning as appropriate.

- The site is separated by Laguna Creek. As such, two separate master plans may be prepared, one for the north side of Laguna Creek and one for the land south of Laguna Creek. Should two master plans be prepared the high density residential requirement shall be proportionally shared between the two sides of Laguna Creek. The minimum size for any one high density
residential development location shall be 3 acres, consistent with the policies of this General Plan.

- Consistent with Policy H-1 Action 2 of this General Plan, rezoning of the Sheldon Farms property to include the high density residential requirement shall be completed by January 1, 2017. Should a master plan or equivalent development application not be approved by this time, the City may rezone the necessary acreage to satisfy this policy. This action shall not preclude the preparation and adoption of the master plan at a future date, including identifying different location(s) or configurations for the required high density residential development.
Noise Element
“Noise” is sometimes defined as “unwanted sound.” Sound which is desirable in some situations—for instance, amplified music—can become “noise” in other situations. Some types of sound—from trains, vehicle traffic, and mechanical equipment—are generally considered undesirable in residential areas, but are accepted in other areas (such as industrial areas). Noise has been linked directly to human health and, aside from general annoyances, excessive noise is a source of discomfort, interferes with sleep, and disrupts communication and relaxation.

The preservation and enhancement of the acoustical environment relates directly to the quality of life that can be achieved in a community. By recognizing existing sources of noise pollution, taking reasonable steps to mitigate future impacts, and preventing additional sources of noise, the City seeks to achieve a more pleasant environment and a comfortable and calming community.

Elk Grove is committed to implementing “Best Management Practices” for all development and construction in Elk Grove to help reduce noise sources and exposure to noise.

However, the development of new neighborhoods may create situations where new residents are introduced to existing noise sources (such as major roadways). Proper land use practices can minimize the proximate placement of conflicting uses.

Soundwalls can minimize many of these impacts, but land use practices will more effectively address the true issue. Soundwalls can also create unsightly streetscapes, particularly if they are installed in front yard areas. This Element contains policies which promote methods other than soundwalls in all cases, and discourage their construction in front yards in existing neighborhoods.

By recognizing the impacts of noise pollution, the City seeks to effectively address any proposed sources of noise or noise conflicts as they arise.

The policies of the Noise Element implement the following Goals of the City of Elk Grove:

<table>
<thead>
<tr>
<th>Guiding Goal 1: A High Quality of Life for All Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Focused Goal 1-1: A safe community, free from manmade and natural hazards</td>
</tr>
</tbody>
</table>

**NO-1**
New development of the uses listed in Table NO-C shall conform with the noise levels contained in that Table. All indoor and outdoor areas shall be located, constructed, and/or shielded from noise sources in order to achieve compliance with the City’s noise standards.

**NO-2**
Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table NO-C or the performance standards of Table NO-A, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.
NO-3 Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table NO-A as measured immediately within the property line of lands designated for noise-sensitive uses.

**NO-3-Action 1** Limit construction activity to the hours of 7 a.m. to 7 p.m. whenever such activity is adjacent to residential uses.

**NO-3-Action 2** Consider limiting the hours of operation for loading docks, trash compactors, and other noise-producing uses in commercial areas which are adjacent to residential uses.

**NO-3-Action 3** The City shall require that stationary construction equipment and construction staging areas be set back from existing noise-sensitive land uses.

*Note: For the purposes of this Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations.*

*Other noise sources are presumed to be subject to local regulations, such as a noise control ordinance. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, loading docks, etc.*

**NO-4** Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table NO-A at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. The requirements for the content of an acoustical analysis are shown in Table NO-B.

**NO-5** Noise created by the construction of new transportation noise sources (such as new roadways or new light rail service) shall be mitigated so as not to exceed the levels specified in Table NO-C at outdoor activity areas or interior spaces of existing noise-sensitive land uses. Please see Policy NO-6 for discussion of improvements to existing roadways.

**NO-6** It is anticipated that roadway improvement projects (such as widening of existing roadways) will be needed to accommodate build-out of the General Plan. Therefore, existing noise-sensitive uses may be exposed to increased noise levels due to roadway improvement projects as a result of increased roadway capacity, increases in travel speeds, etc. It may not be practical to reduce increased traffic noise levels consistent with those contained in Table NO-C. Therefore, the following criteria shall be used as a test of significance for roadway improvement projects which are not directly tied to a development project:

- Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in noise levels
due to roadway improvement projects will be considered significant; and

- Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +3 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and

- Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +1.5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant.

NO-7 The City shall not require the installation of soundwalls in front yard areas to reduce noise to acceptable levels in residential areas which were originally constructed without soundwalls. The City shall emphasize other methods to reduce noise levels in these situations.

NO-7-Action 1 Consider adopting a citywide noise reduction program to reduce traffic and other noise levels citywide.

NO-8 Where noise mitigation measures are required to achieve the standards of Tables NO-A and NO-C, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures—including the use of distance from noise sources—have been integrated into the project.

NO-9 Where soundwalls or noise barriers are constructed, the City shall strongly encourage and may require the use of a combination of berms and walls to reduce the apparent height of the wall and produce a more aesthetically appealing streetscape. See illustration at right:

Table NO-A

Noise Level Performance Standards for New Projects
Affected by or Including Non-Transportation Noise Sources

The types of uses which may typically produce the noise sources addressed below include, but are not limited to: industrial facilities including pump stations, trucking operations, tire shops, auto maintenance shops, metal fabricating shops, shopping centers, drive-up windows, car washes, loading docks, public works projects, batch plants, bottling and canning plants, recycling centers, electric generating stations, race tracks, landfills, sand and gravel operations, and athletic fields.

<table>
<thead>
<tr>
<th>Noise Level Descriptor</th>
<th>Daytime (7 a.m. to 10 p.m.)</th>
<th>Nighttime (10 p.m. to 7 a.m.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hourly Leq, dB</td>
<td>55</td>
<td>45</td>
</tr>
</tbody>
</table>

The standards above will apply generally to noise sources that are not tonal, impulsive, or repetitive in nature. Typical noise sources in this category would include HVAC systems, cooling towers, fans, blowers, etc.
Part 2: Performance Standards for Stationary Noise Sources Which Are Tonal, Impulsive, Repetitive, or Consist Primarily of Speech or Music

<table>
<thead>
<tr>
<th>Noise Level Descriptor</th>
<th>Daytime (7 a.m. to 10 p.m.)</th>
<th>Nighttime (10 p.m. to 7 a.m.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hourly Leq, dB</td>
<td>50</td>
<td>40</td>
</tr>
</tbody>
</table>

The standards in Part 2 apply to noises which are tonal in nature, impulsive or repetitive, or which consist primarily of speech or music (e.g., humming sounds, outdoor speaker systems, etc.). Typical noise sources in this category include: pile drivers, drive-through speaker boxes, punch presses, steam valves, and transformer stations.

These noise level standards in Parts 1 and 2 above do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

The City may impose noise level standards which are more or less restrictive than those specified above based upon determination of existing low or high ambient noise levels.

Table NO-B

Requirements for Acoustical Analysis

All acoustical analysis prepared pursuant to this Noise Element shall:

A. Be the financial responsibility of the applicant.

B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.

C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.

D. Estimate existing and projected cumulative (20 years) noise levels in terms of Ldn or CNEL and/or the standards of Table NO-A, and compare those levels to the adopted policies of the Noise Element.

E. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses.

F. In cases where a sound wall is proposed, the potential impacts associated with noise reflecting off the wall and toward other properties or sensitive uses shall be evaluated.

G. Estimate noise exposure after the prescribed mitigation measures have been implemented.

H. Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Outdoor Activity Areas(^1) Ldn/CNEL, dB</th>
<th>Interior Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>60(^3)</td>
<td>45</td>
</tr>
<tr>
<td>Residential subject to noise from railroad tracks, aircraft overflights, or similar noise sources which produce clearly identifiable, discrete noise events (the passing of a single train, as opposed to relatively steady noise sources such as roadways)</td>
<td>60(^3)</td>
<td>40(^5)</td>
</tr>
<tr>
<td>Transient Lodging</td>
<td>60(^4)</td>
<td>45</td>
</tr>
<tr>
<td>Hospitals, Nursing Homes</td>
<td>60(^3)</td>
<td>45</td>
</tr>
<tr>
<td>Theaters, Auditoriums,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Music Halls</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Churches, Meeting Halls</td>
<td>60(^3)</td>
<td>40</td>
</tr>
<tr>
<td>Office Buildings</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Schools, Libraries,</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Museums</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Playgrounds, Neighborhood Parks</td>
<td>70</td>
<td>--</td>
</tr>
</tbody>
</table>

\(^1\) Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

Where it is not practical to mitigate exterior noise levels at patio or balconies of apartment complexes, a common area such as a pool or recreation area may be designated as the outdoor activity area.

\(^2\) As determined for a typical worst-case hour during periods of use.

\(^3\) Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

\(^4\) In the case of hotel/motel facilities or other transient lodging, outdoor activity areas such as pool areas may not be included in the project design. In these cases, only the interior noise level criterion will apply.

\(^5\) The intent of this noise standard is to provide increased protection against sleep disturbance for residences located near railroad tracks.
Parks, Trails, and Open space Element
Parks, Recreation, and Open Space are important components of the quality of life desired by the residents of Elk Grove. This Element of the General Plan addresses the City’s goals, policies, and actions to ensure that the City’s desires and/or needs for parks, recreation, and open space are recognized and addressed as the development of the city continues.

PUBLIC PARKS AND RECREATION

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

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

TRAILS AND OPEN SPACE

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

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

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

<table>
<thead>
<tr>
<th>Guiding Goal 1: A High Quality of Life for All Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Focused Goal 1-2:</strong> Outdoor recreation opportunities for all residents</td>
</tr>
<tr>
<td><strong>Focused Goal 1-7:</strong> Active and passive park facilities and recreation programs that satisfy the leisure time and recreation needs of all residents</td>
</tr>
<tr>
<td><strong>Focused Goal 1-8:</strong> Creation and maintenance of a strong, positive community image for Elk Grove</td>
</tr>
</tbody>
</table>
PARKS, TRAILS, AND OPEN SPACE POLICIES: PARKS AND TRAILS

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

PTO-1-Action 1  As part of the review of development projects, ensure that public parks and trails are provided which meet the City’s and CCSD’s criteria and which implement the CCSD/City Parks Master Plan and City Bicycle, Pedestrian, and Trail Master Plan.

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

PTO-2-Action 1  The City shall conduct a “nexus study” to determine the demand for parkland in the city and the reasonable relationship between the demand and the type of development project to support the imposition of parkland dedication and/or fees.
PTO-2-Action 2 To the extent consistent with applicable state law, the City and CCSD shall develop criteria defining the types of parks and trails to be developed, including criteria defining desired:

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

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

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

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

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

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

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

PTO-6 The City encourages park development adjacent to school sites and the formation of joint use agreements between school and park districts.
PTO-6-Action 1 During the review of proposed development projects, comment to the Cosumnes Community Services District and the Elk Grove Unified School District to encourage location of schools adjacent to parks.

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

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

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

PTO-8 The City shall maintain and implement a Bike, Pedestrian, and Trail Master Plan that carries out the goals and policies of the General Plan and defines the following key elements:

- The type and location of bike, pedestrian, and trail segments.
- Standards for bike, pedestrian, and trail improvements.
- Funding and implementation of the proposed bike, pedestrian, and trail system.

PTO-8-Action 1 As part of the review of development projects, ensure that bike, pedestrian, and trail facilities are provided that meet the City’s criteria and that implement the City’s desired plan.

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

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

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

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

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

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

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

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

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

PARKS, TRAILS, AND OPEN SPACE POLICIES: OPEN SPACE

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

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

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

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

PTO-15-Action 2 Work with the County of Sacramento and other resource agencies to develop a regional open space plan which provides for multiple uses of open space (e.g., agriculture and wildlife foraging)

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

PTO-16 Stream corridors, floodways, electrical transmission corridors, and similar features shall be considered for inclusion in the citywide trails and open space system.
PTO-16-Action 1 Involve the Elk Grove CSD in the identification of appropriate open space and trails corridors which could be identified in this General Plan and the Elk Grove CSD’s Master Plan.

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

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

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

Figure PTO-1: Open Space Policy Map
Public Facilities and Finance Element
This Element of the General Plan addresses the following public facilities issues:

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

This Element also addresses the following public services:

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

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

**WATER SERVICE**

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

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

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

**SEWER SERVICE**

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

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

**FINANCE OF PUBLIC FACILITIES**

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

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

- **Property assessments**
• Connection or “hookup” fees (such as for connection to a public water system)

• Impact fees

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

• Construction is funded directly when sufficient money is available (commonly known as “pay-as-you-go” financing)

• The public agency uses its ability to borrow funds (often through the issuance of bonds) to provide “up-front” financing, repaying the loans through fees or assessments charged on future development.

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

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

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

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

PUBLIC SCHOOLS

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

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

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

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

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

<table>
<thead>
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<th>Guiding Goal 1: A High Quality of Life for All Residents</th>
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<th>Guiding Goal 2: Diversified Economic Base</th>
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<th>Guiding Goal 5: Preservation of the Rural Character of Elk Grove</th>
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<tbody>
<tr>
<td>Focused Goal 5-1: Retention of those areas identified for 2-acre and larger lots on the Land Use Map as a rural area through land use and infrastructure controls</td>
</tr>
</tbody>
</table>

**PUBLIC FACILITIES AND FINANCE POLICIES: GENERAL POLICIES**

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

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

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

**PUBLIC FACILITIES AND FINANCE POLICIES: WATER SERVICE**

**PF-3** Water supply and delivery systems shall be available in time to meet the demand created by new development, or shall be assured through the use of bonds or other sureties to the City’s satisfaction.
PF-3-Action 1 The following shall be required for all development projects, excluding subdivisions:

• An assured water supply and delivery system shall be available at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.

• All required water infrastructure for the project shall be in place at the time of project approval, or shall be assured through the use of bonds or other sureties to the City's satisfaction. Water infrastructure may be phased to coincide with the phased development of large-scale projects.

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

• Proposed water supply and delivery systems shall be identified at the time of tentative map approval to the satisfaction of the City. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.

• The agency providing water service to the subdivision shall demonstrate prior to the approval of the Final Map by the City that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other approved projects in the same service area, and other projects that have received commitments for water service.

• Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the approval of the Final Map or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act.

• Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.

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

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

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

PF-7 The City shall require that water flow and pressure be provided at sufficient levels to meet domestic, commercial, industrial, and firefighting needs.
PUBLIC FACILITIES AND FINANCE POLICIES:
SEWER SERVICE

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

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

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

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

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

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

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

PF-11 The installation of “dry sewers” shall not be required as a condition of approval of development in the Rural Residential land use category.
PF-12  To reduce the potential for health problems and groundwater contamination resulting from the use of septic systems, the City shall take the following actions:

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

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

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

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

PUBLIC FACILITIES AND FINANCE POLICIES: PUBLIC LIBRARIES

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

PUBLIC FACILITIES AND FINANCE POLICIES: PUBLIC SCHOOLS

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

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

- Traffic impacts on nearby roadways are addressed and mitigated to meet City standards for level of service.
- Schools should serve as a focal point of neighborhood activity and be interrelated with churches, parks, greenways and off-street paths whenever possible.
- Almost all residences will be within walking distance of a school (one mile or less) and all residences are within two miles of a school whenever possible.
- New schools are adjacent to neighborhood and community parks whenever possible and designed to promote joint use of appropriate facilities.
- New schools should link with trails, bikeways, and pedestrian paths wherever possible.
The City supports state legislative efforts to secure additional state funding for school construction and ensure maintenance of local district priorities for funds in the state school bond program.

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

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

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

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

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

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

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

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

PF-23 The City will coordinate with independent public service providers, including schools, parks and recreation, reclamation, water, transit, electric and other service districts, in developing financial and service planning strategies.
PF-24 Fee programs and/or other finance mechanisms for roadway and related infrastructure shall include sufficient funding for all of the following items:

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

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

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

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

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

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

PF-27 Maintain, improve, and modernize existing facilities and services when necessary in order to meet the needs of Elk Grove residents and businesses.

PF-27-Action 1 Regularly review existing facilities and services and identify necessary improvements and upgrades as part of the City’s Capital Improvement Program.
PUBLIC FACILITIES AND FINANCE POLICIES:
OPEN SPACE ACQUISITION

Please see the Conservation Element and the Parks, Trails, and Open Space Element for policies related to the public financing of open space acquisition.
Safety Element
Ensuring that Elk Grove is a safe community is an important goal of the City of Elk Grove. This Safety Element identifies the policies and programs the City will implement to make sure that residents and businesses are safe from known and reasonably foreseeable hazards. The Planning Area includes land within the City limits and certain areas outside the City limits as defined in the Introduction of the General Plan.

**POTENTIAL SAFETY HAZARDS**

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

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

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

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

Many Safety Element goals, policies, and programs correspond to priorities established in the 2011 Sacramento County Local Hazard Mitigation Plan, a multi-jurisdictional plan that includes Sacramento County (County) and the Cities of Citrus Heights, Elk Grove, Folsom, Galt, Isleton, Rancho Cordova, and Sacramento, as well as 69 special districts within the county. Annex Chapters of the Sacramento County Local Hazard Mitigation Plan provide specific analysis for each of the partner cities. Annex B of the document is specific to Elk Grove. This plan forms the foundation for the City’s long-term strategy to reduce disaster losses and break the cycle of disaster damage, reconstruction, and repeated damage. The 2004 Sacramento County Multi-Hazard Mitigation Plan fulfills the requirements of Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5165, as amended by the Disaster Mitigation Act of 2000.

The Elk Grove Community Element of the Multi-Hazard Mitigation Plan is incorporated into this Safety Element by reference and should be consulted when addressing known hazards to ensure the general health, safety, and public welfare of life and property within the planning area. Safety Element goals, policy objectives, and implementation actions support and are consistent with the Local Hazard Mitigation Plan.

**POTENTIAL RELEASE OF HAZARDOUS SUBSTANCES**

A number of entities throughout Elk Grove—from dry cleaners to filling stations to industrial users—maintain stocks of hazardous substances on-site and therefore raise the potential for the accidental release of these substances.
In addition, two freeways, several major surface routes, and two active rail lines traverse the Planning Area. Vehicles and rail cars carrying hazardous substances use all of these routes and therefore bring the risk of an accident involving hazardous substances to large areas of Elk Grove.

**FLOODING**

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

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

A 100-year floodplain zone estimates inundation areas based on a flood that has a 1 percent chance of occurring in any given year. These floodplain zones are defined by the Federal Emergency Management Agency (FEMA). In Elk Grove, 100-year flood zones include areas along Laguna Creek in the northwest and north central portion of the City, and along the Cosumnes River to the southeast, primarily outside of the City limits, but within the Planning Area. Flood risk is intensified in the lower stream reaches by the likelihood of coincident high tides and strong offshore winds during heavy rainfall.

Pursuant to Government Code Sections 65007, 65300.2, 65302.9, 65302, 65303.4, 65584.04, 65584.06, 65865.5, 65962, and 66474.6, as well as portions of Chapter 4 of the Water Code relating to flood management, as amended by Assembly Bill (AB) 162 (2007) and Senate Bill (SB) 5, the California Department of Water Resources (DWR) and the Central Valley Flood Protection Board (formerly the State Reclamation Board) adopted a Central Valley Flood Protection Plan (CVFPP) in 2012. The amendments also established flood protection requirements for local land use decision-making to be aligned with the CVFPP. These laws set a higher standard for flood protection for the Sacramento-San Joaquin Valley area, which covers the entire Delta region and includes the Elk Grove Planning Area. These laws established a requirement for jurisdictions to attain an urban level of flood protection necessary to withstand a flood with a 1 in 200 chance of occurring in any given year (200-year flood) for areas developed or planned to have a population of at least 10,000 people. They do not apply to areas of shallow flooding or areas of flooding from local drainage equivalent to less than 3 feet in depth.

**Figure SA-1** shows areas within the 100-year floodplain zones. The map uses Flood Insurance Rate Map (FIRM) 100-year floodplain data produced by FEMA. The FIRM is the only official mapping for the purposes of National Flood Insurance Program (NFIP) regulations and coverage areas. Additional flood risk data, including 200-year flood data shown in **Figure SA-2**, described below, is not approved by FEMA for use in relation to the NFIP.

**Figure SA-2** shows areas within the 200-year floodplain which are potentially subject to urban level of flood protection requirements when flood depths of 3 feet or greater.
could occur. This map identifies areas where higher standards of development and flood protection may be required before issuance of building permits. Figure SA 2 was developed using data provided by DWR, supplemented by floodplain studies commissioned by the City, covering local creek systems that have watershed areas of at least 10 square miles. This includes the Laguna Creek and Deer Creek/Cosumnes River watersheds, as well as the Sacramento River watershed, which affects local creek systems.

The City commissioned hydrologic modeling to supplement DWR 200-year floodplain mapping of Laguna Creek in order to account for levee improvements completed or in process that were not included in DWR mapping. The Sacramento Area Flood Control Agency (SAFCA) is in the process of implementing a levee improvement project to provide 200-year flood protection for the Sacramento River, and the U.S. Army Corps of Engineers is completing improvements to the Folsom Dam spillway on the American River. These projects were not accounted for within the DWR mapping. Because of these improvements, the City’s supplemental 200-year floodplain calculations use a scenario in which the levees and dams along the Sacramento and American Rivers do not fail.

The City’s supplemental mapping also differs from DWR 200-year floodplain mapping by adding 200-year water surface elevations along Deer Creek. Deer Creek was not assessed by DWR since no state flood improvement projects are located in this watershed. Levees in this area have not been certified to provide 100-year protection and have failed in the past during large storm events. Therefore, modeling for this area considers the possibility of extensive levee failure, especially along the north bank of the Cosumnes River.

The area potentially affected by a 200-year flood event in Elk Grove is focused in the southeast portion of the Planning Area, along Deer Creek and the Cosumnes River. Much of this land is preserved for agricultural use and would be at limited risk of damage from flood hazard zones. However, a 200-year flood event caused by levee breaks along the Sacramento River could result in flooding in small portions of Laguna West, an existing residential neighborhood on the western side of the City. If, in the future, the City were to consider expanding beyond its existing planning area north or south along Interstate 5 (I-5), such development in these areas would also be at risk in a 200-year flood event.

The City recognizes that flood risk conditions can change over time through natural processes or project improvements on the local or regional scale. Therefore, the 200-year flood map is considered the base case for establishing potential flood risk. The City will keep updated data on the 200-year floodplain through an annual review, accounting for the results of new technical studies and changes in flood protection infrastructure. This updated information is available and shall be referenced during the development review process for areas within the base case 200-year flood map, as shown in Figure SA-2.

As required by the flood management requirements in the Government Code, the City of Elk Grove has incorporated CVFPP measures into this Element of the General Plan through the inclusion of Urban Level Flood Protection mapping, as well as through more extensive flood risk analysis. The City will incorporate related measures into Title 23 of the Municipal Code. The City will then apply more stringent development standards in identified areas when considering approval of future projects and developments.
AGENCIES RESPONSIBLE FOR FLOOD PROTECTION

Federal Emergency Management Agency

FEMA is a federal agency whose mission is to reduce the loss of life and property from natural and human-made disasters through a comprehensive, risk-based emergency management system. One of the agency’s responsibilities is to maintain flood zone maps.

California Department of Water Resources

DWR implements the California Water Code, including the Cobey-Alquist Flood Plain Management Act. DWR regulates activities in California’s floodways, encourages preventive flood control maintenance, and operates some flood control projects.

Central Valley Flood Protection Board and Plan

The Central Valley Flood Protection Board developed and adopted the CVFPP in 2012 and continues to oversee the plan’s implementation. The CVFPP provides conceptual guidance to reduce the risk of flooding for about one million people in California and $70 billion in infrastructure, homes, and businesses with a goal of providing 200-year flood protection to urban areas.

Sacramento Area Flood Control Agency

The Sacramento Area Flood Control Agency is charged with providing the Sacramento region with increased flood protection along the American and Sacramento Rivers. The Agency was formed through a Joint Powers Agreement between the City of Sacramento, the County of Sacramento, the County of Sutter, the American River Flood Control District, and Reclamation District No. 1000, and conducts flood control improvement projects including levee enforcement, and dam improvements.

Sacramento County Department of Water Resources

The Sacramento County Department of Water Resources is the county-level agency that manages floodplain information, flood insurance, and the ALERT System and provides up-to-date information to the community and public agencies on potential flooding in Sacramento County.

Elk Grove Police, Elk Grove Public Works, and Cosumnes CSD Fire Department

These City and CCSD departments play an active role in disaster planning, preparedness, and first response within the City.
Figure SA-1: FEMA Flood Zones within the City of Elk Grove
Figure SA-2: 200 year Flood Zones and Critical Facilities within the City of Elk Grove
DAM INUNDATION

Dam inundation occurs when a dam is not structurally sound or is unable to withstand damages resulting from seismic activity. The degree and rapidity of dam failure depends on the dam’s structural characteristics. Figure SA-3 shows inundation areas from potential dam failures, based on maps prepared by the California Governor’s Office of Emergency Services (CalOES). CalEOES provides model estimates of the degree and extent of flooding that would occur in the case of a dam failure.

Regulation dams at Folsom and Sly Park on the Sacramento River and Cosumnes River respectively have the potential to cause human injury or loss of life in Elk Grove. Since neither of the dams impacting Elk Grove is located within the Planning Area, in order to reduce the likelihood of dam inundation, policies and programs focus on partnerships with regional agencies, including Sacramento County, to track inundation profiles (flood depth) and prepare accordingly and by including requirements for project features that may reduce dam failure hazards.

CANAL OR LEVEE FAILURE

Generally, levees fail due to overtopping or collapse. A catastrophic levee failure resulting from collapse would occur quickly with little warning. Levees may fail because of earthquake-induced slumping, landslides, and liquefaction. The existing levee system in areas surrounding Elk Grove was initially constructed by hand labor, and later by dredging to hold back river floods and tidal influences, to obtain additional lands for grazing and crop growing. Constant maintenance is necessary to hold these levees against the river floods that threaten surrounding areas. Because levees are vulnerable to peat oxidation as well as sand, silt, and peat erosion, new material is continually added to maintain them. Subsiding farmlands adjacent to levees may increase water pressure against levees, adding to the potential for levee failure. In addition, many levees, known as non-project levees, are not maintained to any specified standard, which can increase the likelihood of failure and inundation. Levee failures can be difficult to predict, since even inspected project levees are prone to failure under certain conditions. DWR has, using the best available information, identified areas where flood levels would be more than 3 feet deep if a project levee were to fail; these areas are known as Levee Flood Protection Zones (LFPZs).

The Elk Grove Planning Area is protected by a number of project levees that are part of federally authorized flood projects and are considered part of the State Plan of Flood Control. There are no project levees located in Elk Grove, but several project levees located outside of the Planning Area affect flooding in the Planning Area along the Sacramento River. A number of non-project levees also provide flood protection to the community. These non-project levees were generally constructed prior to project levees, and without federal or state assistance. They are not part of the State Plan of Flood Control. Non-project levees are located along the eastern side of Interstate 5 and along Morrison Creek, Laguna Creek, and the Cosumnes River. Figure SA-4 identifies the locations of project levees, non-project levees, and locations of DWR Levee Flood Protection Zones that affect the Elk Grove Planning Area.

The City conducts levee operation and maintenance activities which provide maintenance recommendations and requirements for specific levee inspections and maintenance operations.


**CLIMATE CHANGE**

The California Climate Change Center, a research arm of the California Energy Commission, has found that climate change will result in new flooding concerns throughout California. Climate change–induced sea level rise is likely to create significant impacts in the San Francisco Bay and Delta. The California Natural Resources Agency in a 2012 report estimates that sea levels along the California coast will rise between 3 and 5 feet by 2100. A combination of increased storm intensity and saltwater intrusion in the Sacramento-San Joaquin Delta resulting from higher sea levels could increase the risk for flood-caused levee failures, increasing flood risk and contaminating freshwater supplies stored and conveyed in the delta. The California Ocean Protection Council (OPC) released sea level rise planning guidance in 2013, which recommends assessing and planning for 5 to 24 inches of sea level rise by mid-century and 17 to 66 inches by the end of the century. The San Francisco Bay Conservation and Development Commission (BCDC) and other state agencies are evaluating expected impacts using these projections. While uncertainty exists regarding the extent of sea level rise, there is consensus that it will increase the frequency, duration, and magnitude of flood events in the San Francisco Bay and Sacramento-San Joaquin Delta (Bay-Delta) area that borders the western edge of Elk Grove.

Given a 1-foot rise in sea level, as predicted in low-end sea level rise projections, the occurrence of a 100-year storm surge–induced flood event would shift to once every 10 years. In other words, the frequency of a 100-year event could increase tenfold. Sea level rise and the associated increases in flood events would place greater strain on existing levee systems and could expand floodplains affecting Elk Grove.

In addition to the pressure resulting from sea level rise, climate change will result in increased severity of winter storms, particularly in El Niño years. Such weather events will result in higher levels of seasonal flooding than those currently experienced. This too will strain levees and increase floodplain areas.

The possible increased flooding risk to Elk Grove as a result of sea level rise may require additional policies or changes to flood mapping. The need for such changes will be considered by the City during the annual review of the General Plan.

**REGIONAL SEISMIC ACTIVITY/GEOLOGIC HAZARDS**

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

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

**INDUSTRIAL USES**

A variety of industrial uses are located in Elk Grove and the Planning Area, primarily in the southern portion of Elk Grove and in the Laguna West area west of the city. Many of these industrial facilities use and/or store chemicals and other materials that could result in damage both on- and off-site in the event of an accident.
Figure SA-3: Dam Failure Inundation Zones within the City of Elk Grove
Figure SA-4: Levees in the Vicinity of Elk Grove
SA-16

ELK GROVE GENERAL PLAN

Adopted 11/19/03 | Reflects Amendments through July 2016

Safety Element

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

AT-GRADE RAILROAD CROSSINGS

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

While at-grade crossings are generally safe, the potential for accidents involving trains is present.

FIRE HAZARDS

Fire hazards within the Planning Area are limited. There are no Moderate, High, or Very High Fire Hazard Severity Zones identified by the California Department of Forestry and Fire Protection (Cal Fire). The Planning Area is located within a Local Responsibility Area, and contains no State Responsibility Areas as shown in Figure SA-5.

The City faces greater danger from urban fires, which have potential to cause property damage, injury, and loss of life. In addition to fire-related hazards from structures in urbanized areas, the main source of wildland fire in the Planning Area occurs where natural resource and habitat areas interface with development (for example, undeveloped grassland areas near residential structures in Sheldon). Additionally, several new and proposed developments in the Planning Area contain natural vegetation, which has potential to ignite and pose safety risks to adjacent and surrounding development.

FIRE-SAFE PLANNING AND PROTECTION

Fire planning and preparation activities in Elk Grove are primarily undertaken by the Cosumnes Community Services District Fire Department (CCSDFD). This section describes a variety of actions that the City can take to assist the CCSDFD to prevent property damage and loss of life caused by wildfires. The CCSDFD operates a Fire Prevention Bureau that provides community prevention services related to fire, life, occupational hazards, property damage, and environmental safety. Diverse services including fire safety plan reviews and fire investigations are a part of what the bureau does to keep the community safe.

The City’s wildfire planning and prevention strategy focuses on techniques that reduce wildfire and other fire source potential and ensure use of fire-safe building methods. The City provides for coordinated fire protection and emergency medical services and addresses the needs of Elk Grove residents and businesses. Community members have access to information regarding potential risks and fire prevention techniques, and existing and new development will continue to be required to incorporate fire prevention and suppression measures.
WATER SUPPLY FOR FIREFIGHTING

The issue of providing sufficient water supply (both water pressure and storage capacity) is addressed in the Public Facilities and Finance Element of this General Plan.

Evacuation Routes

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

CRITICAL FACILITIES

Critical facilities in Elk Grove include essential facilities for emergency response, lifeline infrastructure, public-serving structures of very high value, and natural or cultural assets. There are 343 critical facilities that have been identified in Annex B of the Sacramento County Local Hazard Mitigation Plan. Of these, 69 are essential to government operations and emergency response, in Elk Grove. Certain essential facilities are necessary for effective response in the case of a flood. Essential government facilities include police stations, fire stations, the City Corporate Yard, Emergency Operations Center, vector control facilities, 911-emergency call centers, and sand bag storage locations. Essential health care facilities include: assisted living centers, hospitals, and urgent care centers.

None of these essential services facilities are located within the 100-year floodplain; however, nine essential service facilities are located within the 200-year floodplain, as shown in Figure SA-2 and listed in Table SA-1 below.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Facility Type</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laguna Town Hall</td>
<td>Essential government</td>
<td>3020 Renwick Ave.</td>
</tr>
<tr>
<td>Sand bag storage location (S-5)</td>
<td>Essential government</td>
<td>10050 E Taron Dr.</td>
</tr>
<tr>
<td>Sand bag storage location (S-s)</td>
<td>Essential government</td>
<td>Klagge Ct.</td>
</tr>
<tr>
<td>Cosumnes CSD Fire Station</td>
<td>Essential government</td>
<td>2300 Maritime Dr.</td>
</tr>
<tr>
<td>W.V Home for the Elderly</td>
<td>Essential health care</td>
<td>2308 Dinwidie Wy.</td>
</tr>
<tr>
<td>Devers Care Home</td>
<td>Essential health care</td>
<td>2812 W Pintail Wy.</td>
</tr>
<tr>
<td>Marine Residential Care Home</td>
<td>Essential health care</td>
<td>9649 Sea Cliff Wy.</td>
</tr>
<tr>
<td>Social Vocation</td>
<td>Essential health care</td>
<td>2204 Kausen Dr.</td>
</tr>
<tr>
<td>Embassy Fountain Inc.</td>
<td>Essential health care</td>
<td>2405 Renwick Ave.</td>
</tr>
</tbody>
</table>

POLICE PROTECTION

Police protection in Elk Grove is provided by the Elk Grove Police Department, which operates from headquarters on Laguna Palms Way. Detailed information on current staffing levels and service levels provided by the Elk Grove Police Department is included in the General Plan Background Report.
Figure SA-5: Fire Responsibility Areas within the City of Elk Grove
FIRE PROTECTION

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

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

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

**Guiding Goal 1: A High Quality of Life for All Residents**

**Focused Goal 1-1: A safe community, free from man-made and natural hazards**

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

**GENERAL SAFETY POLICIES**

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

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

**SA-3** For the purpose of implementing Policy SA 2, the City considers an event to be “reasonably foreseeable” when the probability of the event occurring is as indicated in the table on the following page.

**SA-3-Action 1** As part of the environmental review process for proposed projects, the City will analyze potential safety-related impacts resulting from or affecting new development which could cause or be affected by reasonably foreseeable events. This analysis will include the potential for events to occur at the facility, and the potential for hazardous physical effects to result from such events with respect to the hazards listed in Table SA-A.
The City will continue to maintain a database which records, in maps and text, the identified off-site hazards from any reasonably foreseeable events at hazardous facilities in Elk Grove and will make this information available to the public.

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

1. Placing a use near an existing hazardous facility which could expose the new use to hazardous physical effects, or

2. Siting a hazardous facility that could expose other nearby uses to hazardous physical effects.

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

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

Continue to use the Emergency Operations Center (EOC) to coordinate and direct overall emergency response operations. Coordinate with the Elk Grove Police Department, appropriate City departments, the CCSD Fire Department, and the County Sheriff’s Department to ensure clear knowledge of roles by all agencies when using the EOC.

Establish an emergency response organization consisting of representatives from the Elk Grove Police Department, City departments, the CCSD Fire Department, County agencies, utility agencies, schools, and the public.
SA-5-Action 3  Participate in State mutual aid agreements with neighboring cities and counties; State and federal emergency relief agencies; and private enterprises such as the Red Cross, the Salvation Army, and local medical institutions to assist in shelter, relief, and first aid operations. Encourage cooperation among adjacent communities to provide backup fire suppression and law enforcement assistance in emergency situations.


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

### Table SA-A

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Overpressure</th>
<th>Maximum Acceptable Exposure</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>Airborne Toxic Substances</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Dose = ERPG-2(2) ppm for 60 min</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Exposure time = 60 min</td>
</tr>
<tr>
<td>Agriculture</td>
<td>3.4 psig(1)</td>
<td>For example: chlorine</td>
</tr>
<tr>
<td></td>
<td>1.0 psig</td>
<td>ERPG-2 = 3 ppm</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Dose = 3 ppm x 60 min = 180 ppm-min</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Target concentration = dose/exposure time</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Target concentration = (180 ppm-min) / 60 min</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Target concentration = 3 ppm chlorine</td>
</tr>
<tr>
<td>Residential (all density ranges)</td>
<td>1.0 psig</td>
<td>Radiant dose = 200 kJ/m² (3)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Exposure time = 30 sec</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Target radiant energy = radiant dose/exposure time</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Target radiant energy = (200 kJ/m²) / 30 sec</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Target radiant energy = 6.67 kW/m²</td>
</tr>
<tr>
<td>Office/ Commercial</td>
<td>1.0 psig</td>
<td>All uses will be located such that the possibility of injury for an unprotected person due to shrapnel released by a reasonably foreseeable event(4) is less than 1/10-6 (1/1,000,000)</td>
</tr>
<tr>
<td>Light industrial</td>
<td>1.25 psig</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>3.4 psig</td>
<td></td>
</tr>
</tbody>
</table>

(1) psig: pounds per square inch gauge

(2) ERPG-2: Emergency Response Planning Guidelines. The maximum airborne concentration below which it is believed that nearly all individuals could be exposed for up to one hour without experiencing or developing irreversible or other serious health effects or symptoms which could impair an individual’s ability to take protective action; ppm: parts per million

(3) kJ/m²: kilojoules per square meter (a measure of radiant heat received); kW/m²: kilowatts per square meter; 1.0 kJ/m² = 1.0 kW/m² for 1 sec = 1 kW/(m²-sec)

(4) As defined in Policy SA-3.

(5) Includes schools, parks, libraries, and other similar public gathering places regardless of their location.
SA-6 Consider developing and adopting a pre-disaster ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, re-occupancy and building moratorium criteria, fee waivers and deferrals, and expedited permitting procedures for repair and reconstruction.

SAFETY POLICIES: ACCIDENTAL RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES

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

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

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

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

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

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

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

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

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

**SA-10-Action 1** Consider the impact of proposed industrial development projects with respect to transport of hazardous materials within the City. To the extent feasible, uses requiring substantial transport of hazardous materials should be located to direct such traffic away from the City’s residential and commercial areas.
SAFETY POLICIES: TRANSPORT OF HAZARDOUS MATERIALS

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

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

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

SAFETY POLICIES: DRAINAGE AND FLOODING

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

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

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

SA-14 The City shall locate, and encourage other agencies to locate, new essential government service facilities and essential health care facilities outside of 100-year and 200-year flood hazard zones, except in cases where such locations would compromise facility functioning.

SA-15 The City shall re-locate or harden existing essential government service facilities and essential health care facilities that are currently located inside of 100-year and 200-year flood hazard zones.

SA-15-Action 1 The City shall identify construction methods or other hardening methods to minimize damage for facilities that remain in flood hazard zones.

SA-16 The City shall give priority to the designation of appropriate land uses in areas subject to flooding to reduce risks to life and property. Construction of new flood management projects shall have a lower priority, unless land use controls (such as limiting new development in flood-prone areas) are not sufficient to reduce hazards to life and property to acceptable levels.
SA-17 Development shall not be permitted on land subject to flooding during a 100-year event, based on the most recent floodplain mapping prepared by FEMA or updated mapping acceptable to the City of Elk Grove. Potential development in areas subject to flooding may be clustered onto portions of a site which are not subject to flooding, consistent with other policies of this General Plan.

SA-17-Action The City will keep updated data on the 200-year floodplain through an annual review. This updated information will be made available and referenced during the development review process for areas within the base case 200-year flood map, as shown in Figure SA-2.

SA-18 A buildable area outside the 100-year floodplain must be present on every residential lot sufficient to accommodate a residence and associated structures. Fill may be placed to create a buildable area only if approved by the City and in accordance with all other applicable policies and regulations.

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

SA-19 The City will not enter into a development agreement, approve a building permit or entitlement, or approve a tentative or parcel map for a project located within an urban level of flood protection area unless it meets one or more established flood protection findings.

SA-19-Action By no later than July of 2016, update the Zoning Code to require flood protection findings in areas within the 200-year floodplain. Findings shall all be consistent with current Central Valley Flood Protection Plan (CVFPP) standards for an urban level of flood protection. The amendments shall incorporate, at a minimum, the following parameters:

- The four potential findings for a development project within the 200-year floodplain, as shown on Figure SA-1, are: 1) The project has an Urban Level of Flood Protection from flood management facilities that is not reflected in the most recent map of the two hundred (200) year floodplain; 2) Conditions imposed on the project will provide for an Urban Level of Flood Protection; 3) Adequate progress has been made toward construction of a flood protection system to provide an Urban Level of Flood Protection for the project, as indicated by the Central Valley Flood Protection Board; or 4) the project is a site improvement that would not result in the development of any new habitable structure, and would not increase risk of damage to neighboring development or alter the conveyance area of a watercourse in the case of a flood.

  - Findings shall be based on substantial evidence.
  - Substantial evidence necessary to determine findings shall be consistent with criteria developed by DWR.
SA-20  Ensure common understanding and consistent application of urban level of flood protection criteria and conditions.

SA-20-Action 1 Develop a method, such as a checklist provided during development review, to aid potential project applicants in determine flood risk and flood protection findings.

SA-21  Work with regional, county, and state agencies to develop mechanisms to finance the design and construction of flood management and drainage facilities to achieve an urban level of flood protection in affected areas.

SA-22  Vehicular access to the buildable area of all parcels must be at or above the 10-year flood elevation.

SA-23  Creation of lots whose access will be inundated by flows resulting from a 10-year or greater storm shall not be allowed. Bridges or similar structures may be used to provide access over creeks or inundated areas, subject to applicable local, state, and federal regulations.

SA-24  Discourage the number of crossings of natural creeks in order to reduce potential flooding and access problems.

SA-24-Action 1 Lots or parcels which will contain two or more buildable areas on both sides of a creek or floodplain shall be discouraged. See the figure below.

SA-25  Parcels should not be created on which the presence of easements, floodplain, marsh or riparian habitat, or other features would leave insufficient land to build and operate structures. This policy shall not apply to open space lots specifically created for dedication to the City or another appropriate party for habitat protection, flood hazard management, drainage, or wetland maintenance.

SA-26  Where necessary due to clear dangers to life or property, the City will support the construction of flood hazard management projects.
SA-26-Action 1 The City will continue to participate through the Sacramento Area Flood Control Agency in implementation of a backbone flood hazard management project along the Sacramento River and the immediate connection of local internal streams to this river.

SA-26-Action 2 The City will continue local efforts that encourage implementation of the National Flood Insurance Program.

SA-26-Action 3 The City will participate with the City of Sacramento, the Army Corps of Engineers, and other Federal, State, and local governments and agencies to develop policies to finance, construct, and plan infrastructure improvements to reduce potential flood hazards in Elk Grove.

SA-27 New and modified bridge structures shall not cause an increase in water surface elevations of the 100-year floodplain exceeding 1 foot, unless analysis clearly indicates that the physical and/or economic use of upstream property will not be adversely affected.

SA-28 The City shall require all new urban development projects to incorporate runoff control measures to minimize peak flows of runoff and/or assist in financing or otherwise implementing Comprehensive Drainage Plans.

SA-28-Action 1 As part of the review of development projects, ensure that runoff control measures are planned and provided.

SA-29 Drainage facilities should be properly maintained to ensure their proper operation during storms.

SAFETY POLICIES: GEOLOGIC AND SEISMIC HAZARDS

SA-30 The City supports efforts by Federal, State, and other local jurisdictions to investigate local seismic and geological hazards and support those programs that effectively mitigate these hazards.

SA-30-Action 1 Implement the International/California Building Code to ensure that structures meet all applicable seismic standards.

SA-31 The City shall seek to ensure that new structures are protected from damage caused by geologic and/or soil conditions.

SA-31-Action 1 Require that a geotechnical report or other appropriate analysis be conducted to determine the shrink/swell potential and stability of the soil for public and private construction projects and identifies measures necessary to ensure stable soil conditions.

SAFETY POLICIES: RAILROAD CROSSINGS

SA-32 The City shall initiate as well as cooperate in improvements at existing at-grade railroad crossings to improve public safety. This may include construction of grade-separated crossings and other appropriate safety features.
SA-33 The City shall take all appropriate measures to ensure that railroad crossings in Elk Grove are made as safe as possible.

**SA-33-Action 1** The City will coordinate with the railroads operating in Elk Grove to ensure that all appropriate safety measures are implemented in their operations in the City.

**SA-33-Action 2** The City will seek to improve the safety at rail crossings by continuing to investigate improvements in crossing gates and warning devices.

**SA-33-Action 3** The City will make available information on railroad crossing safety at City Hall and on the City’s website to encourage safe practices by Elk Grove residents and businesses.

**SAFETY POLICIES: EVACUATION ROUTES**

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

**SAFETY POLICIES: POLICE PROTECTION**

SA-34 The City shall regularly monitor and review the level of police staffing provided in Elk Grove and ensure that sufficient staffing and resources are available to serve local needs.

SA-35 Design neighborhoods and buildings in a manner that prevents crime and provides security and safety for people and property when feasible.

**SAFETY POLICIES: DESIGN OF SITES AND BUILDINGS**

SA-36 Encourage the use of Crime Prevention Through Environmental Design (CPTED) principles in the design of development projects and buildings. These basic principles include:

**Natural Surveillance**

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

**Territorial Reinforcement**

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

**Natural Access Control**

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

**Target Hardening**

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

**SAFETY POLICIES: FIRE PROTECTION**

**SA-37** Cooperate with the Cosumnes Community Services District (CCSD) Fire Department to reduce fire hazards, assist in fire suppression, and promote fire safety in Elk Grove.

**SA-37-Action 1** Review new development for adequate water supply and pressure, fire hydrants, and access to structures by firefighting equipment and personnel.

**SA-37-Action 2** Review projects for compliance with the California Fire Code and the life safety provisions of the California Building Code as part of the building permit process.

**SA-37-Action 3** Work with the CCSD to develop high visibility fire prevention programs, including those which provide voluntary home inspections and awareness of home fire prevention measures.

**SA-37-Action 4** Require, where appropriate, on-site fire suppression systems for all new commercial and industrial development to reduce the dependence on fire department equipment and personnel.

**SA-37-Action 5** The City shall continue to maintain, periodically update, and test the effectiveness of its Emergency Response Plan.

**SA-37-Action 6** The City shall require the installation of earthquake-triggered automatic gas shut-off sensors in high-occupancy facilities and in industrial and commercial structures.

**SA-37-Action 7** Work with the CCSD Fire Department to enforce all existing codes regarding fire protection, including building inspection and vegetation management.
SAFETY POLICIES: WATER SUPPLY FOR FIREFIGHTING

Please see the Public Facilities and Finance Element for policies related to water supply.
Sustainability Element
The Sustainability Element is an optional element of the General Plan and is not mandated by the State of California. Its inclusion in the General Plan demonstrates the City of Elk Grove's (City) commitment to the long-term health and viability of the community. The City worked closely with the community to define sustainability and identify the policy topics contained within this Element.

This Element of the General Plan includes:

- A definition of sustainability, as defined by the community through public workshops;
- A description of relevant state laws;
- Identification and description of sustainability policy areas addressed in this General Plan;
- An explanation of the relationship of this Element to other Elements in the General Plan, including a matrix identifying the Element in which policies relating to each sustainability policy area can be found;
- An explanation of the relationship of this Element to the Climate Action Plan (CAP);
- A set of focused sustainability goals, policies, and actions not addressed in other Elements of this General Plan.

The graphic below illustrates the concept of a sustainable community, where each circle represents one of the three components and each component is linked and dependent upon the others. The shaded area in the middle represents a union of all three components of sustainability: the environment, the economy, and the community into City policies and actions. All three components work together as an integrated system to achieve a sustainable community. The City is committed to this challenge and to achieving our community’s vision of a sustainable Elk Grove.

During the public outreach process, the community identified the following five characteristics in their vision of a sustainable city:

1. Municipal Responsibility
2. Innovative and Energy Efficient Transportation & Development
3. Healthy Natural Environment & Resource Stewardship
4. Healthy Community & Cultural Diversity
5. Robust Sustainable Economy

The sustainability characteristics above directly address the three components of sustainability: environment, community, and economy. The final characteristic, fiscal responsibility, addresses the City’s involvement in ensuring that the vitality of the community endures.
SUSTAINABILITY COMPONENTS

The three components of sustainability—the environment, the economy, and the community—are interrelated and individually and collectively important in achieving a sustainable community. All three components should be carefully considered when making decisions on behalf of the City. A key challenge will be to balance the demands of each component and the evolving needs of Elk Grove over the life of the General Plan.

Environment – Environmental sustainability is achieved by being a steward of the natural environment and reducing the impact of human activities on natural resources and systems that support the community.

Economy – A sustainable economy is one that is strong and resilient. It is achieved by supporting education, jobs, businesses, green industries, innovation, and economic development.

Community – A sustainable community is one that is accessible, healthy, safe, and diverse and promotes well-being. It is achieved by supporting public participation, healthy living, access to social services, cultural diversity, historic preservation, and the arts.

SUSTAINABILITY IN DECISION-MAKING

The General Plan’s policies and actions support the principle of sustainability. Creating and maintaining a sustainable community will require integrating sustainable principles into the City’s everyday actions and decisions, adapting to changing conditions and technologies, and staying informed of innovations and current best practices. The General Plan incorporates sustainable principles in every Element. Therefore, decisions that are consistent with the goals, policies, and actions identified in the General Plan will forward the principle of sustainability and, through time, will result in a sustainable Elk Grove. Local decisions will be made through a holistic approach that includes consideration of the environment, the economy, and the community. We refer to this holistic approach as the “sustainability lens.”

RELEVANT STATE LAWS

Executive Order S-3-05

Executive Order S-3-05, which was signed by Governor Schwarzenegger in 2005, proclaims that California is vulnerable to the impacts of climate change. It declares that increased temperatures could reduce the Sierra snowpack, further exacerbate California’s air quality problems, and potentially cause a rise in sea levels. To combat those concerns, the Executive Order established total greenhouse gas emission targets. Specifically, emissions are to be reduced to the 2000 level by 2010, to the 1990 level by 2020, and to 80 percent below the 1990 level by 2050. The General Plan recognizes the City’s role in statewide mitigation efforts and works toward reducing greenhouse gas emissions to levels established by the City Council.
Assembly Bill (AB) 32

AB 32, also known as the California Climate Solutions Act of 2006, was authorized in September 2006 by Governor Arnold Schwarzenegger. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. AB 32 institutes a schedule to meet the emissions cap and to develop tracking, reporting, and enforcement mechanisms to ensure that the state achieves reductions in greenhouse gas emissions necessary to meet the cap. AB 32 also includes guidance to institute emissions reductions in an economically efficient manner and conditions to ensure that businesses and consumers are not unfairly affected by the reductions.

Senate Bill (SB) 97

SB 97, enacted in 2007, amends the California Environmental Quality Act (CEQA) statute to clearly establish that greenhouse gas emissions and their effects are appropriate subjects for CEQA analysis. It directs the Governor’s Office of Planning and Research to develop draft CEQA Guidelines “for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions” by July 1, 2009, and directs the Resources Agency to certify and adopt the CEQA Guidelines. The General Plan is designed to address the environmental impacts associated with the bill’s policies and programs and to meet the State’s intent in adding this topic to CEQA.

Senate Bill (SB) 375

In August 2008, the Governor signed SB 375, a platform to implement AB 32 by linking regional transportation plans with state greenhouse gas reduction goals. Under SB 375, state agencies and local metropolitan planning organizations (such as the Sacramento Area Council of Governments) are to develop preferred growth scenarios to cut greenhouse gas emissions. SB 375 will tie state transportation funds to projects that conform to those scenarios. SB 375 also requires cities to revise their Housing Elements every eight years in conjunction with the regional transportation plan. The General Plan is designed to address these requirements and allow the City to meet its emissions reduction goals in coordination with planning for housing and overall community growth.

Other Relevant State Laws

In addition to the above state laws, a number of relevant laws promote sustainable development. These laws include, but are not limited to, the California Building Code and state historic preservation laws.

SUSTAINABILITY POLICY AREAS

The five sustainability characteristics identified during the public outreach process are outlined below and categorize each of the policy topic areas addressed in this Element. The policy topic areas are shown in the bulleted list below.

1) Municipal Responsibility

- Sustainable Decision-Making & Partnerships
- Sustainability & Climate Action Plan Monitoring
Sustainability Element

• Environmentally Preferable Purchasing
• Financing Strategies

2) Innovative and Efficient Transportation & Development

• Green Building
• Transit-Oriented Development (TOD)
• Transportation & Parking Demand Management

3) Healthy Natural Environment & Resource Stewardship

• Air Quality, Greenhouse Gases & Resource Conservation
• Community Forest
• Native & Drought-Tolerant Landscaping
• Energy Efficiency, Conservation & Renewables
• Sustainable Stormwater Management
• Waste Management
• Water Conservation & Efficiency

4) Healthy Community & Cultural Diversity

• Child, Youth & Senior Services
• Community Character & Placemaking
• Community Involvement
• Environmental Justice
• Public Education & Awareness
• Public Health & Safety

5) Robust Economy

• Community Food Systems
• Jobs & Businesses

RELATIONSHIP TO OTHER ELEMENTS

All Elements of the General Plan contribute policies and actions that further the City’s sustainability goals. For example, the Land Use Element includes policies to promote compact and mixed-use development, and the Circulation Element promotes enhanced connectivity between developments, the Housing Element supports equity through affordable housing opportunities, and the Economic Development Element includes policies to grow a strong local economy and promotes employment opportunities for all segments of the community. Figure S.1 illustrates how the various Elements of this General Plan address sustainability and how the Sustainability Element provides...
additional sustainability policies and actions not fully addressed in other Elements. The public outreach process helped to identify the sustainability policy areas important to the community and those are identified in the previous list.

RELATIONSHIP TO THE CLIMATE ACTION PLAN

The Sustainability Element provides an adopted vision and strategy to guide sustainability in the City over the next 20 years. The Climate Action Plan (CAP) is a tool that is linked to the General Plan through the Sustainability Element, but focuses specifically on greenhouse gas emissions reductions. The CAP is a shorter-term plan that will be updated on a more frequent basis. Any future updates to the CAP may warrant subsequent General Plan amendments to ensure that relevant measures are incorporated as appropriate into the City’s primary policy document.

The CAP identifies and quantifies the impact of the City’s sustainability vision, policies, and programs on greenhouse gas emissions. The General Plan, Sustainability Element, and Climate Action Plan function together as part of the City’s comprehensive toolkit to achieve a vibrant and sustainable community.

Greenhouse gas reduction measures identified in the CAP are integrated into the policies and actions of this Element. Each policy or action that has related CAP reduction measures is identified with a cross-reference to the CAP. The final column of Figure S.1 illustrates the relationship between the sustainability policy areas in this Element and the CAP.

The Sustainability Element and Climate Action Plan are part of the framework for developing a greenhouse gas emissions reduction strategy in compliance with Section 15183.5(b) of the California Environmental Quality Act (CEQA) Guidelines. Section 15183.5(b) refers to the development of a plan that can be used to streamline future development proposed as a part of the programmatic policy structure in place at the City. Several actions are needed to develop a reduction plan consistent with this section, including:

1) Prepare a greenhouse gas inventory that includes projected emissions
2) Develop an emissions reduction target
3) Include emissions associated with specific actions in the City
4) Identify emissions reduction measures and quantify their benefits
5) Establish a procedure to monitor and update the CAP
6) Go through a public process and appropriate level of environmental review

The approach taken by the City to develop the CAP and Sustainability Element satisfies all of the criteria outlined in Section 15183.5(b) of the CEQA Guidelines.
## Sustainability Element

### Figure S.1: Sustainability Policy Topics Matrix

**Relationship between the Sustainability Element, other General Plan Elements, and the Climate Action Plan**

<table>
<thead>
<tr>
<th>Sustainability Policy Topic Area</th>
<th>EXISTING GENERAL PLAN ELEMENTS &amp; CITY DOCUMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Circulation</td>
</tr>
<tr>
<td>Climate Change (sea level rise, flooding, emissions)</td>
<td></td>
</tr>
<tr>
<td>Low Carbon Transportation and Development</td>
<td></td>
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<tr>
<td></td>
<td></td>
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<tr>
<td>Healthy Natural Environment</td>
<td>Air Quality / Greenhouse Gases</td>
</tr>
<tr>
<td></td>
<td>Resource Conservation</td>
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<tr>
<td></td>
<td>Parks &amp; Recreation</td>
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<td></td>
<td>Open Space</td>
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<tr>
<td></td>
<td>Landscaping - Native &amp; Drought Tolerant</td>
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<tr>
<td></td>
<td>Community Forest</td>
</tr>
<tr>
<td>Resource Stewardship</td>
<td>Energy Efficiency, Conservation, &amp; Renewables</td>
</tr>
<tr>
<td></td>
<td>Sustainable Stormwater Management/ Green Infrastructure</td>
</tr>
<tr>
<td></td>
<td>Waste Management</td>
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<tr>
<td></td>
<td>Water Conservation &amp; Efficiency</td>
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<tr>
<td>Healthy Community &amp; Cultural Diversity</td>
<td>Affordable Housing</td>
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<td>Child, Youth &amp; Senior Services</td>
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<td>Community Character &amp; Placemaking</td>
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<td>Historic Preservation</td>
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<td>Community Involvement</td>
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<td>Environmental Justice</td>
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<tr>
<td></td>
<td>Public Education &amp; Awareness</td>
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<tr>
<td></td>
<td>Public Health &amp; Safety</td>
</tr>
<tr>
<td>Robust Economy</td>
<td>Community Food Systems</td>
</tr>
<tr>
<td></td>
<td>Economic Development &amp; Jobs/Housing Balance</td>
</tr>
<tr>
<td></td>
<td>Green Jobs &amp; Businesses</td>
</tr>
<tr>
<td>Municipal Responsibility</td>
<td>Sustainable Decision Making &amp; Partnerships</td>
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<tr>
<td></td>
<td>Environmentally Preferable Purchasing</td>
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<tr>
<td></td>
<td>Sustainability &amp; Climate Action Plan Monitoring</td>
</tr>
<tr>
<td></td>
<td>Financing Strategies</td>
</tr>
</tbody>
</table>

- Indicates that the topic area is addressed completely or partially within that Element or Document.
- Indicates topics not addressed in the Sustainability Element, but elsewhere in the General Plan and/or Climate Action Plan.
The sustainability policies of the General Plan implement all of the Guiding Goals identified in the General Plan Goals chapter. These goals unify this General Plan and are restated below:

**Guiding Goal 1: A High Quality of Life for All Residents**

- **Focused Goal 1-1:** A safe community, free from manmade and natural hazards
- **Focused Goal 1-2:** Outdoor recreation opportunities for all residents
- **Focused Goal 1-3:** A balanced and efficient transportation system
- **Focused Goal 1-4:** High quality public facilities and services
- **Focused Goal 1-5:** Excellence in the design of new development
- **Focused Goal 1-6:** Safe and affordable housing for all persons
- **Focused Goal 1-7:** Active and passive park facilities and recreation programs that satisfy the leisure time and recreation needs of all residents
- **Focused Goal 1-8:** Creation and maintenance of a strong, positive community image for Elk Grove
- **Focused Goal 1-9:** A pattern of land use which enhances the community character of Elk Grove, provides employment and shopping opportunities to serve residents and the region, which provides for use of transit, and which protects Elk Grove’s unique historical and natural features

**Guiding Goal 2: Diversified Economic Base**

- **Focused Goal 2-1:** A business community which includes a diversity of office uses, locally oriented and regionally oriented retail and services, and a diversity of residential types
- **Focused Goal 2-2:** A balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the city
- **Focused Goal 2-3:** A positive environment for business retention and expansion
- **Focused Goal 2-4:** Creation of Elk Grove as a desired place to locate major employment-generating uses
- **Focused Goal 2-6:** A balanced municipal budget which will allow the City to provide a high level of service to all residents and businesses

**Guiding Goal 3: Protection of the Natural Environment**

- **Focused Goal 3-1:** Development which recognizes environmental constraints and is designed and operated to minimize impacts on the environment
Focused Goal 3-3: Natural resources managed and protected for the use and enjoyment of current and future generations

Focused Goal 3-4: Preservation and enhancement of Elk Grove’s natural areas, in particular the areas within the floodplain of the Cosumnes River

Guiding Goal 4: Preservation and Enhancement of Elk Grove’s Unique Historic and Natural Features

Focused Goal 4-1: Preservation and enhancement of Elk Grove’s historic structures and districts

Focused Goal 4-2: Preservation of the large oak and other tree species which are an important part of the City’s historic and aesthetic character

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

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

The following policies and action items implement these goals. The policies and actions in this chapter are organized by the sustainability topics previously identified in the Sustainability Policy Areas section of this Element. The incentives identified throughout this Element to aid in implementation are intended to utilize a combination of rewards and penalties to induce behavior.

SUSTAINABILITY POLICIES: SUSTAINABLE DECISION-MAKING & PARTNERSHIPS

The following policies establish partnerships and integrate the components of sustainability into the decision-making process. This will lead to well-informed choices that take into consideration the fundamental links among the economy, the environment, and the community. These connections help the City work toward its sustainability goals.

S-1 Consider the three components of sustainability the environment, the economy, and the community in decision-making for new development projects, special projects, and proposed policies and programs.

S-2 Partner with public and private agencies to efficiently enforce the policies of this Element, and encourage innovation in new development.

S-3 Participate in local, regional, and statewide sustainability efforts and programs that further the goals and policies outlined in the General Plan.
SUSTAINABILITY POLICIES: SUSTAINABILITY & CLIMATE ACTION PLAN MONITORING

These policies formalize the approach for keeping informed of current sustainable practices, implementing sustainability policies and programs, and measuring the City's success in achieving sustainability targets.

S-4 Assess the City’s progress toward achieving its sustainability objectives.

• S-4-Action 1 Establish a City-staff working group that monitors the City’s sustainability progress and stays informed of current best management practices (BMPs).

• S-4-Action 2 Monitor progress on sustainability through the City-staff working group. The group’s initial work plan shall include the following tasks:

  • Identify sustainability indicators;
  • Develop measurable targets;
  • Research current BMPs and provide links to public agency BMPS on the City’s website as a resource for the community;
  • Participate in conferences and meetings that promote sustainability; and
  • Annually assess and report on these targets and indicators to monitor the City’s progress toward sustainability and make recommendations based on current best practices and innovation.

• S-4 Action 3 Provide regular training to ensure that Planning Department staff are able to implement the sustainability policies identified in this Element, and utilize current best management practices identified by the Sustainability Committee when enforcing these policies.

• S-4-Action 4 Provide opportunities for public involvement and interaction with the City-staff working group. Examples include, but are not limited to:

  • Public workshops
  • Community forums

S-5 Reduce greenhouse gas emissions from community-wide sources, including City facilities and operations, by a minimum of 15 percent below 2005 levels by 2020, consistent with the standards and requirements of AB 32.

• S-5 Action 1 Adopt and implement a Climate Action Plan that will identify goals, measures, and actions to achieve the City’s greenhouse gas reduction target.

• S-5 Action 2 Regularly monitor and track the progress toward the City’s greenhouse gas reduction goals.

• Annually report on the implementation status of the Climate Action Plan.

• Update the City’s Climate Action Plan as necessary to make progress toward the City’s greenhouse gas reduction goals.
SUSTAINABILITY POLICIES: ENVIRONMENTALLY PREFERABLE PURCHASING

These policies establish the City’s commitment to purchasing local and environmentally responsible products and services to improve the health of the environment, its people, and local businesses.

S-6 Promote the use of local and environmentally friendly products and services for municipal purchases and contracts. (Please see CAP reduction measures.)

- S-6-Action 1 Review and implement the City’s environmentally preferable purchasing program, and consider the inclusion of standards for locally produced goods, environmentally friendly cleaning products, recycled content for paper products, street furnishings, roadways, and construction materials, alternative fuel vehicles, and hiring local and/or sustainable businesses for contract services. Balance the use of local and environmentally friendly products and services with their financial impact to the City and their benefits and effectiveness.

Please see the Economic Development Element of this General Plan for additional policies that support local goods and services.

SUSTAINABILITY POLICIES: FINANCING STRATEGIES

These policies will financially support the City’s ongoing commitment to sustainability issues.

S-7 Use funding and financing mechanisms to support sustainability and environmentally-friendly government programs.

- S-7-Action 1 Seek additional grant funding to support sustainability programs and demonstration projects.
- S-7-Action 2 Formalize interagency partnerships to support water conservation.
- S-7-Action 3 Promote public-private partnerships to upgrade existing buildings for energy efficiency and water conservation.
- S-7-Action 4 Utilize or update existing funding mechanisms or establish new mechanisms to fund low impact development and green infrastructure (e.g., permeable paving, rain gardens, bioretention).

Please see the Public Facilities and Finance Element of this General Plan for additional policies related to public facility financing strategies.

SUSTAINABILITY POLICIES: GREEN BUILDING [PUBLIC DEVELOPMENT]

Green building techniques are an effective way of reducing the environmental impacts created by development, and green buildings have been shown to use significantly less energy than traditional buildings. These policies demonstrate the City’s leadership in promoting sustainable development in Elk Grove.
S-8  Incorporate green building techniques and best management practices in the site design, construction, and renovation of all public projects. (Please see CAP reduction measures.)

- **S-8-Action 1** Require all new municipal developments to exceed state Title 24 Energy Efficiency Standards by 15 percent to the extent such efficiencies are possible.
- **S-8-Action 2** Design new municipal facilities to be at a minimum the baseline LEED certification.
- **S-8-Action 3** Implement measures identified during the energy audit process to reduce energy use in existing municipal buildings.

**SUSTAINABILITY POLICIES: GREEN BUILDING [PRIVATE DEVELOPMENT]**

S-9  Support innovation and green building best management practices for all new private development.

- **S-9-Action 1** Require all new private developments to meet and (as determined feasible by the City) exceed state Title 24 Energy Efficiency Building Standards. (Please see CAP reduction measures.)
- **S-9-Action 2** Include a Green Building & Development Resource List and supporting materials with City planning and building permit applications that outline ways to integrate green building principles into project design.
- **S-9-Action 3** Establish a green building incentive program to encourage developers to integrate green design techniques above and beyond the requirements of Action 1. Incentives may include, but are not limited to, expedited review, plan/permit review fee reduction, density bonuses, tax credits, and/or technical assistance.
- **S-9-Action 4** Establish partnerships with the U.S. Department of Housing & Urban Development (HUD) and utility and water districts and providers to initiate pilot projects that demonstrate green building best practices.
- **S-9-Action 5** Create a program to recognize exemplary projects in the city that exhibit innovation and best practices in green building design.
- **S-9-Action 6** Provide regular training to ensure that Planning Department and Building Safety & Inspection Department staff are able to implement the State’s Green Building Code and review or rate green building projects.

Please see the Housing Element and Conservation & Air Quality Element of this General Plan for additional policies related to green building.

**SUSTAINABILITY POLICIES: CONNECTIVITY**

Policies related to connectivity are found in the Circulation Element of this General Plan.
SUSTAINABILITY POLICIES: TRANSIT-ORIENTED DEVELOPMENT (TOD)

Transit-oriented development is characterized by a higher density and intensity of development than typical suburban development and located in close proximity to public transit. TODs discourage automobile use and encourage alternative modes of transport, which have numerous benefits including reduced use of fossil fuels, improved air quality, and increased physical activity. A compact TOD pattern can avoid further encroachment upon open space and natural resources, helping to safeguard these resources for our well-being and those of future generations.

S-10 Support higher-density, compact, residential development along transit by placing high-density residential or mixed-use sites near transit opportunities. (Please see CAP reduction measures.)

- **S-10-Action 1** Review the existing TOD designation in the Land Use Plan to determine if additional opportunities exist. Review should give consideration to the recommendations presented in the SACOG Blueprint Growth Principles. (Please see CAP.)
- **S-10-Action 2** Review the existing TOD designation in the Land Use Plan and revise the definition to emphasize mixed-use, compact, higher-density development around transit stations.
- **S-10-Action 3** Review and update the City’s design guidelines to ensure appropriate design of TODs, and establish standards to prioritize pedestrians, cyclists, and public transit over private vehicles.

Please see the Circulation and Housing Elements of this General Plan for additional policies related to TOD.

SUSTAINABILITY POLICIES: TRANSPORTATION & PARKING DEMAND MANAGEMENT

Transportation and Parking Demand Management strategies discourage private automobile travel and reduce the amount of land given to parking spaces, which have a number of environmental benefits including reduced reliance on fossil fuels, improved air quality, increased physical activity, and more efficient use of developable land.

S-11 Support strategies that reduce reliance on single-occupancy private vehicles and promote the viability of alternative modes of transport. (Please see CAP reduction measures.)

- **S-11-Action 1** Continue to support and operate the City’s Transit Services Transportation Demand Management (TDM) Program, and continue to develop new and innovative TDM strategies based on current best practices.
- **S-11-Action 2** Require new commercial development for projects equal to and greater than 100,000 square feet to provide electric vehicle charging station and new residential development to pre-wire for plug-in electric vehicles.
• **S-11-Action 3** Develop incentives for existing commercial and residential properties seeking to provide for electric vehicle recharging.

• **S-11-Action 4** Ensure new multi-family and commercial developments provide bicycle parking and other bicycle support facilities appropriate for the users of the development.

• **S-11-Action 5** Work with private entities to implement a citywide car-sharing program.

• **S-11-Action 6** Continue to implement the Safe Routes to School policy. Continue working with the Sacramento Area Council of Governments (SACOG) on implementation.

• **S-11-Action 7** Establish an employee incentive program to encourage the use of transportation alternatives, such as a parking space cash-out program.

• **S-11-Action 8** Review and revise parking standards to reduce parking requirements in mixed-use and transit-oriented developments to reinforce alternative modes of transport.

• **S-11-Action 9** Develop incentives that promote shared access and shared parking between adjacent developments.

• **S-11-Action 10** Work with the local public transit agencies to improve and expand services to reduce overcrowding on existing routes and entice more residents to ride transit rather than drive alone.

Please see the Alternative Transportation Policies section of the Circulation Element and the Air Quality section of the Conservation & Air Quality Element of this General Plan for additional policies regarding transportation demand management.

**SUSTAINABILITY POLICIES: PARKS & RECREATION**

Policies related to parks and recreation are found in the Parks, Trails, and Open Space Element of this General Plan.

**SUSTAINABILITY POLICIES: AIR QUALITY, GREENHOUSE GASES & RESOURCE CONSERVATION**

Implementing measures to reduce greenhouse gas emissions is important in order to minimize the environmental effects of climate change and to protect public health. These policies aim to safeguard the health of the environment to assure future generations of the resources they will need to survive and progress.

**S-12** Improve the health and sustainability of the community through improved regional air quality and reduced greenhouse gas emissions that contribute to climate change.

• **S-12 Action 1** Ensure that new development is consistent with the City’s Climate Action Plan.

**S-13** Preserve, protect, and enhance, as appropriate, the community’s carbon sequestration resources, also referred to as “carbon sinks,” to improve air quality and reduce net carbon emissions.
Sustainability Element

- **S-13-Action 1** Identify and develop a baseline inventory of existing opportunities for carbon sequestration resources in the city, including woodlands, grasslands, wetlands, stream corridors, trees, and plants.

- **S-13-Action 2** Create a Resource Management Report, in which the City collects data to inventory citywide natural resources. The report shall be published annually and posted on the City’s website.

Please see the Parks, Trails, and Open Space Element and Conservation & Air Quality Element of this General Plan for additional policies related to air quality, open space preservation, and resource conservation.

**SUSTAINABILITY POLICIES: COMMUNITY FOREST**

Providing a tree canopy throughout the city can help filter pollutants from the air, provide shade, reduce energy use for cooling, mitigate the heat island effect of the built environment, and provide places for relaxation and refuge from busy city life.

**S-14** Maintain and enhance a community forest by preserving and planting trees in appropriate densities and locations to maximize energy conservation and air quality benefits. (Please see CAP reduction measures.)

- **S-14-Action 1** Continue partnerships that work to preserve and promote the planting of oaks.

- **S-14-Action 2** Develop a Community Forest Master Plan to include, but not be limited to, the following:
  - Best management practices for tree planning, planting, and maintenance;
  - Designated areas for preservation or future planting;
  - Shade requirements for new multi-family and non-residential development to promote planting shade trees and require, where feasible, site design that uses trees to shade rooftops, air conditioning units, parking facilities, streets, and other facilities to provide cool air temperatures and minimize heat island effects;
  - Preferred tree list, and specifications for street trees;
  - Proper spacing, plant diversity, and planting requirements.

Please see the Conservation and Air Quality Element of this General Plan for additional policies relating to community forest.

**SUSTAINABILITY POLICIES: NATIVE & DROUGHT-TOLERANT LANDSCAPING**

Implementing regulations to encourage or require native and drought-tolerant landscaping provide a means to reduce water usage, introduce vegetation that is native to the area, decrease maintenance, and protect against invasive plant species.

**S-15** Advocate for native and/or drought-tolerant landscaping in public and private projects.
Sustainability Element

- S-15-Action 1 Require the planting of native and/or drought-tolerant landscaping at the site of new/existing City facilities, landscaped medians, and parkway strips to reduce water use and maintenance costs.
- S-15-Action 2 Establish incentives to replace private lawns with drought-tolerant landscaping and native plants.
- S-15-Action 3 Establish pilot programs and projects that demonstrate the benefits and beauty of drought-tolerant and native landscaping through collaboration with external agencies, such as local watershed organizations and utility districts.
- S-15-Action 4 Promote the use of drought-tolerant and/or native vegetation to minimize water consumption by providing information to developers and designers and partnering with local nurseries. (Please see CAP reduction measures.)
- S-15-Action 5 Encourage use of drought-tolerant and/or native planting and grading/improvement design within private development projects to maximize runoff into designated planter areas. (Please see CAP reduction measures.)
- S-15-Action 6 Develop a recommended drought-tolerant and native tree and plant species list and make it available on the City’s website, along with information about the benefits of using drought-tolerant and/or native vegetation.

Please see the Conservation of Water section of the Conservation & Air Quality Element of this General Plan for additional policies relating to drought-tolerant landscaping.

SUSTAINABILITY POLICIES: ENERGY EFFICIENCY, CONSERVATION & RENEWABLES

Increased energy efficiency and the use of renewable energy sources contribute to reduced dependence on fossil fuels for heat and power, and lessen concentrations of greenhouse gases in the atmosphere. The use of alternative energy sources contributes to more stable local economies due to decreased reliance on traditional energy sources whose economic future is uncertain.

S-16 Promote innovation in energy efficiency. (Please see CAP reduction measures.)

- S-16-Action 1 Support a cost-effective approach to staying on top of best practices toward energy efficiency.
- S-16-Action 2 Connect residents and businesses with programs that provide free or low-cost energy efficiency audits and retrofits in existing buildings.
- S-16-Action 3 Consider implementing a program that encourages and supports energy efficiency audits for residential and commercial buildings.
- S-16-Action 4 Partner with the local utility district to develop a pilot program to demonstrate energy-efficient upgrades in existing municipal buildings.
- S-16-Action 5 Partner with the local utility district to develop a pilot program
to demonstrate energy-efficient techniques and products in new municipal buildings.

- **S-16-Action 6** Incentivize and analyze impediments in the City Municipal Code to the placement of small-scale renewable energy facilities within the city limits.

- **S-16-Action 7** Assess the cost-effectiveness of retrofitting existing City facilities with appropriate renewable energy technologies such as photovoltaics, wind, biofuel, cogeneration, and geothermal.

- **S-16-Action 8** Require the use of high-albedo material for public outdoor surfaces such as rooftops, parking lots, median barriers, roadway improvements (where feasible), and sidewalks.

Please see the Air Quality section of the Conservation & Air Quality Element of this General Plan for additional policies regarding energy conservation.

**SUSTAINABILITY POLICIES: SUSTAINABLE STORMWATER MANAGEMENT/GREEN INFRASTRUCTURE**

Sustainable stormwater management strategies are a design approach that use natural processes to mitigate impacts of increased runoff and stormwater pollution that occur as a result of urban development. These negative environmental impacts include erosion and pollution of local water bodies. Green infrastructure techniques and practices include bioretention facilities, vegetated rooftops, vegetated bioswales, tree box filters, and permeable pavements. These strategies recharge the groundwater, filter out contaminants from runoff, capture water which can be used for irrigation, and reduce the need for expensive curb and gutter infrastructure and maintenance.

**S-17** Integrate sustainable stormwater management techniques in site design to reduce stormwater runoff and control erosion.

- **S-17-Action 1** Encourage minimization of the amount of impervious surface areas at new development sites. Possible solutions may include the use of permeable paving materials (e.g., porous concrete, porous asphalt, modular paving, gravel, lattice concrete blocks, and porous bricks) for parking areas, pedestrian paths, and vehicular circulation, where feasible.

- **S-17-Action 2** Where feasible, employ on-site natural systems such as vegetated bioswales, living roofs, and rain gardens in the treatment of stormwater, where possible, to encourage infiltration, detention, retention, groundwater recharge, and/or water reuse on-site.

- **S-17-Action 3** Develop a Sustainable Stormwater Management/Low Impact Development (LID) Ordinance that goes beyond the initial discussion of the Storm Drainage Master Plan to set specific standards for new construction of both public and private projects.

- **S-17-Action 4** Partner with the local mosquito abatement district to ensure adequate precautions are taken to minimize mosquito production in the planning for new major stormwater management schemes.
Please see the Conservation & Air Quality Element and the Safety Element of this General Plan for additional policies regarding sustainable stormwater management.

**SUSTAINABILITY POLICIES: WASTE MANAGEMENT**

Regulations to manage waste and promote the reduction, reuse, and recycling of materials, which minimize use of natural resources and encourage the use of innovative materials and technologies.

**S-18**  Facilitate recycling, reduction in the amount of waste, and reuse of materials to reduce the amount of solid waste sent to landfill from Elk Grove. (Please see CAP reduction measures.)

- **S-18-Action 1** Develop and implement an education campaign to encourage businesses to take an active role in recycling and composting, focusing on businesses that generate a large amount of compostable and/or recyclable waste.
- **S-18-Action 2** Monitor the recycling services contract to ensure that the range of materials accepted is consistent with the latest technology and best practices.
- **S-18-Action 3** Work with the waste and recycling services provider to ensure that recycling is available and convenient for businesses.
- **S-18-Action 4** Enforce the Construction and Demolition (C&D) Debris Recycling Program for applicable construction projects and all demolition projects and increase the requirements to a 65 percent waste diversion.
- **S-18-Action 5** Create incentives for the use of recycled concrete in all base material utilized in private road construction.
- **S-18-Action 6** Consider adopting a policy to reduce or restrict the use of disposable plastic shopping bags and polystyrene foam (Styrofoam) to-go containers.

Please see the Conservation & Air Quality Element of this General Plan for additional actions relating to recycling and recycled content products.

**S-19**  Reduce municipal waste through recycling programs and employee education. (Please see CAP reduction measures.)

- **S-19-Action 1** Continue the educational program for City employees on appropriate waste and recycling protocols.
- **S-19-Action 2** Continue to provide City employees with recycling bins at each desk.
- **S-19-Action 3** Recycle waste materials for all municipal construction and demolition projects.
SUSTAINABILITY POLICIES:
WATER CONSERVATION & EFFICIENCY

Water conservation and efficiency regulation minimize impacts on this strained resource and decrease energy use required to pump water from source to tap.

S-20  Reduce the amount of water used by residential and nonresidential uses. (Please see CAP reduction measures.)

  • S-20-Action 1  Implement incentives to encourage water-efficient retrofit improvements to existing private buildings.
  • S-20-Action 2  Establish a program that provides water efficiency audits for residential and commercial buildings.
  • S-20-Action 3  Continue to require new commercial and multi-family residential developments to install low-flow fixtures.
  • S-20-Action 4  Continue requiring landscaping in surface parking and large paved areas for water uptake.
  • S-20-Action 5  Inform the public of water conservation and efficiency strategies and best practices by making this information available on the City’s website.
  • S-20-Action 6  Continue to partner with water agencies on water efficient design for new construction.

S-21  Promote the use of and analyze barriers to the use of greywater systems and recycled water for irrigation purposes. (Please see CAP reduction measures.)

S-22  Improve the efficiency of municipal water use through retrofits and employee education. (Please see CAP reduction measures.)

  • S-22-Action 1  Conduct a water conservation audit of existing municipal facilities, and improve efficiency of municipal water use through retrofits and employee education.

Please see the Native & Drought Tolerant Landscaping section of this Element and the Conservation & Air Quality Element for additional policies related to water conservation.

SUSTAINABILITY POLICIES:
AFFORDABLE HOUSING & HOUSING CHOICE

Policies related to affordable housing and housing choice are found in the Housing Element of this General Plan.
SUSTAINABILITY ELEMENT

SUSTAINABILITY POLICIES: CHILD, YOUTH & SENIOR SERVICES

The provision of human services to vulnerable populations supports community members in leading long, healthy, and fulfilling lives, and contributes to a more positive and satisfied community. Regulations that support community services will help to sustain our current population and secure a promising future for our children.

S-23 Continue to establish public and private partnerships to promote community events, services, and/or programs for children, youth, and seniors.

- **S-23-Action 1** Continue to support the City’s Youth Services program.
- **S-23-Action 2** Continue supporting programs offering services to seniors, to include opportunities for social interaction, access to public transportation, and assistance programs and services.
- **S-23-Action 3** Establish funding and review available sites to develop a community center to support events and recreational programs for children, youth, and seniors.

SUSTAINABILITY POLICIES: COMMUNITY CHARACTER & PLACEMAKING

Places that have a strong identify and unique character instill a sense of pride in the community. These are the types of places where people want to be and businesses want to locate. Community design that emphasizes the city’s natural beauty, while enhancing the built environment through public art, attractive streetscapes, and pedestrian-oriented design, can help sustain the community as a desirable place to live, work, and visit. These types of places create a sustainable community because they encourage people to be part of their community and increase opportunities for economic vitality and civic engagement.

S-24 Emphasize placemaking design principles in new development projects.

- **S-24-Action 1** Identify locations for major streetscape improvements such as landscaped medians, enhanced crosswalks, street trees, directional signage, benches, and public art.
- **S-24-Action 2** Identify key entry points into the city and provide major entry features or monuments at these locations to create a sense of arrival to Elk Grove.
- **S-24-Action 3** Review the Land Use Plan to develop community focal points by allowing greater densities and a mix of uses at key locations.
- **S-24-Action 4** New development should prioritize the pedestrian by implementing the following measures:
  - Parking areas and curb cuts should be minimized along commercial street frontages;
  - Encourage a vertical and horizontal mix of land uses;
  - Provide urban plazas and gathering spaces in commercial and multi-family development;
Sustainability Element

- Provide pedestrian amenities such as lighting, landscaping, and benches.

- **S-24-Action 5** Ensure development minimizes disruption of viewsheds within the community (e.g., view to the Sierras).
- **S-24-Action 6** Continue to support the Committee for the Arts.
- **S-24-Action 7** Encourage public art in all new large-scale development projects equal to and greater than 100,000 square feet.

Please see the Land Use Element and Economic Development Element of this General Plan for additional policies that promote urban design and placemaking principles.

**SUSTAINABILITY POLICIES: HISTORIC PRESERVATION**

Policies related to historic preservation are found in the Historic Preservation Element of this General Plan.

**SUSTAINABILITY POLICIES: COMMUNITY INVOLVEMENT**

Citizen-based planning better reflects the needs and desires of the community. Engaging the public in social activities, programs, and events strengthens community bonds, enhances civic pride, and fosters a sense of investment in the future of the community.

**S-25**  Promote community involvement and public participation.

- **S-25-Action 1** Continue to provide opportunities for public participation in City planning decisions. Provide a range of participation methods that meet the needs of all residents, with a particular emphasis on encouraging participation among youth.
- **S-25-Action 2** Support and organize community events throughout the city. Examples of events include art walks, film night, live music, crafts for children, cultural events, and food festivals.
- **S-25-Action 3** Continue to provide information on the City’s website and other electronic media and methods regarding upcoming events, public hearings and meetings, municipal services, city news, and other important civic information.
- **S-25-Action 4** Create a City Employee Volunteer Program to encourage City staff to participate in community service programs.
- **S-25-Action 5** Continue to support and participate in the Cosumnes Community Services District Community Giving program.

**SUSTAINABILITY POLICIES: EQUITABLE DISTRIBUTION OF SERVICES AND USES**

Provide equal environmental protection and equal access to economic opportunities and public facilities for all communities regardless of income status, race, gender, or ethnicity.
S-26  Promote community equity.

- **S-26-Action 1** Support equal access to jobs by working with organizations to provide job training.
- **S-26-Action 2** Work with social services organizations to provide safe places for day laborers.
- **S-26-Action 3** Promote community programs and services that foster awareness of cultural diversity and heritage.
- **S-26-Action 4** Locate community facilities equitably so that they are accessible to all members of the community.
- **S-26-Action 5** Do not unfairly burden any one area in the community that may be negatively impacted by any environmental factor.

Please see the Circulation, Public Facilities & Finance, Housing, and Economic Development Elements of this General Plan for additional policies relating to environmental justice.

**SUSTAINABILITY POLICIES: PUBLIC EDUCATION & AWARENESS**

Educating the community about sustainability issues will raise public understanding of and regard for the future consequences of their decisions and action. This can ultimately lead to behavior changes that promote sustainability principles. Continuing education increases employment opportunities, financial security, and personal well-being for employees and sustains a skilled and specialized workforce for employers.

S-27  Promote continuing education and job training for all residents.

- **S-27-Action 1** Continue to partner with EGUSD to optimize the joint use of school facilities for community and neighborhood programs and services.
- **S-27-Action 2** Continue to support early education programs for children.
- **S-27-Action 3** Develop a City of Elk Grove Student Internship Program to provide eligible students with the opportunity to work in departments within the City.
- **S-27-Action 4** Partner with Los Rios Community College District (e.g., Cosumnes River College) on training and education programs for Elk Grove residents.

S-28  Seek to provide all segments of the community with information relating to sustainability, climate change, and innovative development strategies.

- **S-28-Action 1** Establish a Sustainability & Climate Change webpage on the City website with content to include, but not be limited to:
  - The efforts the City is undertaking toward sustainability;
  - Information on opportunities as to how community members can get involved in sustainable efforts; and
  - Links to useful resources, including best management practices posted by other public agencies.
Sustainability Element

• **S-28-Action 2** Work with local schools and universities to develop an awareness program relating to the three components of sustainability: environment, economy, and community.

• **S-28-Action 3** Sponsor an energy and water efficiency education program for the agricultural and business communities.

Please see the Safety and Economic Development Elements of this General Plan for additional policies relating to public information and education.

**SUSTAINABILITY POLICIES: PUBLIC HEALTH & SAFETY**

A safe and healthy community allows people of all ages and abilities to lead full, productive, and enjoyable lives.

**S-29** Support programs that promote healthy living.

• **S-29-Action 1** Demonstrate leadership in efforts to promote community health by implementing a Healthy Living at Work Program for City employees. A Healthy Living at Work Program may include, but should not be limited to, (a) provision of healthy food at meetings, on-site cafeterias, vending machines and food vendors; (b) flexible work hours so that employees have more opportunities to participate in fitness programs as part of their working day; (c) Employee Assistance Program; (d) health education programs and online Web tools that help employees work toward their health goals; (e) a healthy commuter program that encourages or offers incentives for employees to walk and/or bike to work; and (f) planned events and group activities to encourage employees to become active, such as team sports or lunchtime walks.

• **S-29-Action 2** Work with businesses to implement and participate in healthy living programs.

• **S-29-Action 3** Continue to support the Neighborhood Livability Program, which is dedicated to improving safety in residential areas through traffic calming.

• **S-29-Action 4** Continue to support the Cosumnes Community Services recreational activity programs for people of all ages and abilities.

• **S-29-Action 5** Support SACOG in the development and implementation of a Safe Routes to School program. (Please see CAP reduction measures)

Please see the Circulation Element of this General Plan for policies that promote walking and biking as primary modes of transport; the Parks, Trails, and Open Space Element for policies that promote outdoor recreational opportunities; the Land Use Element for policies supporting mixed-use development that allows for walking/biking between origins in close proximity to destinations; and the Safety Element for policies related to Safety and Crime Prevention Through Environmental Design principles.
SUSTAINABILITY POLICIES: COMMUNITY FOOD SYSTEMS

Connecting the community with local food production and distribution enhances community health through improved access to healthy food, strengthens the local agricultural economy, and reduces energy needed to transport food products from greater distances.

S-30 Cultivate local food systems that encourage healthy eating and support the regional economy.

- **S-30-Action 1** Encourage the marketing and selling of local agricultural products to local residents, vendors, and restaurants through farmers markets and other direct farm-to-table sales.
- **S-30-Action 2** Ensure that local development regulations allow for small-scale, compatible agricultural use of property, including edible landscaping, community gardens, and roadside food stands in appropriate areas of the city.

Please see the Conservation & Air Quality Element and Economic Development Element of this General Plan for additional policies relating to community food systems.

SUSTAINABILITY POLICIES: ECONOMIC DEVELOPMENT

Policies related to economic development and jobs/housing balance are found in the Economic Development Element of this General Plan. In addition, see reduction measures relating to economic development and jobs/housing balance that are included in the CAP.

SUSTAINABILITY POLICIES: JOBS & BUSINESSES

Jobs and businesses provide exciting opportunities to establish a viable local economy that acknowledges the value of the environment and promotes technology, innovation, and sustainable business practices. People living and working in the community can create a sustainable community. Establish a viable local economy that promotes innovation and sustainable business practices. Promote Elk Grove as a center for jobs and businesses.

S-31 Promote Elk Grove as a center for jobs and businesses.

- **S-31-Action 1** Establish a sustainable business certification and identification program to spotlight sustainable business operations in the community.
- **S-31-Action 2** Support companies by encouraging them to locate and stay in Elk Grove.
- **S-31-Action 3** Work with community groups and education programs to create more jobs and job training opportunities.
- **S-31-Action 4** Implement the Think, Shop, Live Elk Grove program to encourage residents and businesses to shop locally and spur local economic activity. (Please see CAP reduction measures.)

Please see the Economic Development Element of this General Plan for additional policies that supports local businesses.
Southeast Policy Area Community Plan
In November 2003, the City Council adopted the General Plan for the City of Elk Grove. The General Plan is the City's overarching policy document indicating how the community will grow and develop over time. All new development and actions of the City (e.g., zoning) must be consistent with the General Plan.

The General Plan established a series of policy areas—areas of the City that are to be guided by specific land use policies covering topics such as land use type, development pattern, and requirements for development processing. Examples of the policy areas include, but are not limited to, the Rural Residential/Sheldon area, the Elk Grove Triangle, Old Town, East Elk Grove, East Franklin, and Laguna Ridge. A policy area was established for the Southeast Policy Area, so named because it was located in the southeast portion of the west side of the City.

The Southeast Policy Area (SEPA) is the last unplanned new development area in the City. As such, in July 2012, the City Council directed staff to initiate master planning (in the form of a strategic plan) for the Southeast Policy Area. The Council direction specified the preparation of a Community Plan along with high-level supportive infrastructure analysis (including traffic/transportation planning, drainage, water, and wastewater), community design guidelines and standards, and programmatic environmental review.

This document, the Community Plan, forms that overall policy basis for successive programs, regulations, and guidelines for development of the SEPA. All subsequent actions and development approvals must be consistent with this Community Plan, as well as with the overall General Plan and subsequent regulations. To that end, the Community Plan is organized as follows:

- The Plan Setting describes the overall context for the SEPA.
- The Guiding Principles describe the overall vision for Meridian.
- The Land Plan describes the general layout of land uses within Meridian.
- The Community Policies and Implementation section identifies area-specific policies that apply to the Plan Area and the actions the City will take to implement the Community Plan and ensure orderly development consistent with the policies.
PLAN SETTING

The Southeast Policy Area measures approximately 1,200 acres and is surrounded by several major existing and planned roadways. Kammerer Road is planned as a six-lane arterial in the General Plan and has further been identified as part of the route for the Capital Southeast Connector (Regional Connector), providing a link between Elk Grove, south Sacramento County, Rancho Cordova, Folsom, and El Dorado County. Light rail service is planned to extend from Cosumnes River College, along Big Horn Boulevard, through the SEPA and on to the mall.

It is also important to note that SEPA is bisected by the Shed C drainage channel. This drainage channel takes storm water from the Lent Ranch area and the detention basin on the Sterling Meadows property and carries it through the agricultural properties to the Stone Lakes National Wildlife Refuge. The Shed C drainage channel is manmade and primarily serves agricultural purposes. A preliminary analysis of the Shed C drainage channel was conducted as part of the City’s Storm Drainage Master Plan. Additional analysis and improvement studies are necessary and contemplated in the Storm Drainage Master Plan.

GUIDING PRINCIPLES

In March 2013, the City Council identified a series of Guiding Principles for the SEPA. The Guiding Principles identify the overall objectives of the Community Plan and guide the formulation of the land use plan and the policies and standards contained within the Community Plan and accompanying documents.

**Vision Statement**

The primary objective for the SEPA is to plan for a range of job opportunities that are supported by a balanced mix of locally oriented retail uses and residential densities. The SEPA will be a regional destination for both employment activities and sports and entertainment. The SEPA will integrate with surrounding land uses through the incorporation of parks and open space, trails, and landscape buffers. A complete transportation network made up of roadways, sidewalks, trails, and transit (including future light rail) will allow for the safe and effective movement of people and goods within the Plan Area and connect them with other parts of the City and region. Development will be of quality design and materials that contribute to the sense of place and identity for the area.

EMPLOYMENT-ORIENTED DEVELOPMENT

At its core, the SEPA is an employment-oriented development—that is to say, it is a community that supports and encourages the development of employment uses. It does this by:

- Creating opportunities for a range of employment prospects without predisposing any one use.
• Providing nearby places for employees to live at a variety of price points.
• Providing services for employees, including daily shopping and education.
• Providing recreational opportunities for employees within employment areas and the larger community.
• Providing a feasible range of choices for employees on how to get to work (e.g., car, bus, walking, biking).
• Engaging corporate attention and applying the power of public/private partnerships.
• Creating a total community, not individual, unrelated projects.

GUIDING PRINCIPLES

The following principles provide an overarching development framework for the SEPA.

I. Urban Design/Public And Private Realm Design

• Create a strong sense of identity, community, neighborhood, and development at a personal scale.

• Implement quality urban design elements throughout the Plan Area by incorporating locally and environmentally sensitive landscaping, site amenities (e.g., sidewalk furniture, pedestrian lighting, bike racks), and complementary architectural design.

• Locate land uses in a manner that are complementary to each other, thereby reducing the potential for interface conflicts.

II. Land Use

• Create a plan that provides a mix of land uses, including employment and residential opportunities supported by commercial and neighborhood-oriented uses and services such as parks, pedestrian and bike paths/trails, and recreational opportunities.

• Provide flexibility for the intensity and density of land uses to respond to changes in economic, market, and social factors while maintaining land use compatibility.

• Provide space for a destination that can be both a local and regional draw (e.g., large sports complex and supportive uses).

  • Employment Opportunities/Jobs Development

    • Designate sufficient employment-oriented land uses to create job opportunities and improve the jobs to housing balance within the City.

    • Locate employment uses throughout the Plan Area to take advantage of transportation corridors and proximity to other land uses.
• Locate a large block of employment uses that includes both office and industrial/flex space, to provide opportunities for development of an office park/campus.

• Provide synergy opportunities between employment land uses and supporting retail/commercial and residential uses.

• **Mixed-Use**

  • Encourage mixed-use development (e.g., mixed-use buildings with retail uses on the ground floor and office or residential on upper floors) within a community core that includes a future transit (e.g., light rail) station. Centrally locate the community core in the Plan Area and make it easily accessible by a range of uses and services.

• **Residential Uses**

  • Provide a diverse range of housing densities and product types from low-density estate housing to higher-density multi-family residential opportunities.

  • Multi-family residential uses should be located near transit facilities and, where feasible, near commercial and employment uses.

• **Public Services and Community-Oriented Uses**

  • Locate educational facilities in the most effective locations for successful attendance, usefulness to the community, and utilization of future public transit facilities.

  • Provide landscaped paseos and/or other off-street pedestrian and cycling amenities, increasing walkability and providing pedestrian connectivity throughout the Plan Area as well as into adjacent properties. Provide linkages in an east-west and north-south direction.

  • Create a plan that makes active and passive park facilities available at a level consistent with City and Cosumnes Community Services District (CCSD) policies.

  • Identify the drainage infrastructure within the Plan Area as dual use facilities, incorporating both drainage functions and recreation opportunities as possible. Recreation opportunities could include active trail amenities along the channel, enhanced landscaping, golfing, and other features as feasible.

**III. Circulation**

• Organize land uses and provide linkages to allow for a significant percentage of
Plan Area employees, students, and residents to be located within close proximity of, and easy access to, future transit facilities.

- Provide the sufficient intensity of employment and residential opportunities to attract an appropriate level of public transit services.
- Provide landscaped parkways and pedestrian and bicycle connections throughout the Plan Area to provide linkages between internal land uses and to surrounding areas.
- Provide a circulation system that adequately supports the anticipated level of traffic in the plan area.

IV. Environmental Sensitivity

- Design the Plan Area in a manner which comprehensively addresses drainage and flood control for both on-site and off-site properties.
- Create a self-mitigating plan that, to the extent feasible, incorporates environmental mitigation measures into project design.
- Promote the efficient use of energy and resources.

V. Contextual Compatibility

- Develop a plan that recognizes the right of existing uses (both within the Plan Area and adjacent), including agricultural/rural residences, to continue and to minimize impacts upon these uses.
- Create a plan compatible with adjacent properties. Accommodate connectivity of roadways, pedestrian and bicycle access, and recreation facilities across Plan Area boundaries.
- Create a plan that complements existing and planned commercial corridors and centers within the City.

LAND PLAN

The General Plan’s Land Use Policy Map is one of the most important functions of the General Plan, as the map and policies will determine the future land uses and character of the City. Similarly, the land plan for the SEPA is equally critical. The Land Plan for the SEPA (Figure SEPA-1) illustrates the planned uses for properties within the Plan Area.

As described in the Land Use Element of the General Plan, the General Plan defers to this Community Plan in establishing land uses for the Plan Area. The Land Plan map, as provided in Figure SEPA-1, is based upon the land use categories described in Policy LU-2, with the following additional categories created:

- An Industrial/Flex designation. This designation is a mix of both the Office and Light Industrial designation and is intended to provide opportunities for a range of
small office and limited warehouses and manufacturing.

- A new **Village Center Mixed Use designation**, similar to the Commercial/Office/Multi-Family General Plan designation, which supports the integration (both vertically and horizontally) of commercial, office, and residential uses.

- A **Sports Complex** overlay designation, which provides an opportunity to develop a regional-serving destination use oriented toward sports. The complex may include various components, including but not limited to practice fields, tournament fields, and stadium. Note that this use has not been located on the Land Plan; rather, the use is reserved for future use, should a location be identified and this Plan amended to include it.
Southeast Policy Area Community Plan

Figure SEPA-1: Southeast Policy Area Community Plan Land Plan
COMMUNITY POLICIES AND IMPLEMENTATION

The Southeast Policy Area Community Plan policies and programs implement the following Goals of the City of Elk Grove:

**Guiding Goal 1: A High Quality of Life for All Residents**

*Focused Goal 1-2:* Outdoor recreation opportunities for all residents

*Focused Goal 1-3:* A balanced and efficient transportation system

*Focused Goal 1-5:* Excellence in the design of new development

*Focused Goal 1-6:* Safe and affordable housing for all persons

*Focused Goal 1-7:* Active and passive park facilities and recreation programs that satisfy the leisure time and recreation needs of all residents

*Focused Goal 1-8:* Creation and maintenance of a strong, positive community image for Elk Grove

*Focused Goal 1-9:* A pattern of land use which enhances the community character of Elk Grove, provides employment and shopping opportunities to serve residents and the region, which provides for use of transit, and which protects Elk Grove’s unique historical and natural features

**Guiding Goal 2: Diversified Economic Base**

*Focused Goal 2-1:* A business community which includes a diversity of industrial and office uses, locally and regionally oriented retail and services, and a diversity of residential types

*Focused Goal 2-2:* A balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the City

*Focused Goal 2-3:* A positive environment for business retention and expansion

*Focused Goal 2-4:* Creation of Elk Grove as a desirable place to establish a business, particularly major employment-generating uses

**Guiding Goal 3: Protection of the Natural Environment**

*Focused Goal 3-1:* Development which recognizes environmental constraints and is designed and operated to minimize impacts on the environment

*Focused Goal 3-3:* Natural resources managed and protected for the use and enjoyment of current and future generations

**Guiding Goal 4: Preservation and Enhancement of Elk Grove’s Unique Historic and Natural Features**
Goal 4-2: Preservation of the large oak and other tree species which are an important part of the City's historic and aesthetic character

The following policies and action items implement these Goals. These policies and actions are in addition to, and supporting of, the Citywide policies and actions in the General Plan.

CIRCULATION POLICIES

SEPA-1   Develop an efficient roadway network across the Plan Area. Major roadways shall continue the street network established by adjacent developments. Local roads should extend the established roadway pattern to the extent feasible.

SEPA-2   Establish protocols for the timing and phasing of roadway improvements that reflect the level of development that is occurring.

SEPA-2-Action 1 Backbone roads shall be installed concurrent with projected development demands for both on-site (within the Plan Area) and off-site (outside the Plan Area) to meet the City's standards.

SEPA-2-Action 2 The City shall either establish a process for, or require applicants to provide, analysis to ensure adequate infrastructure is in place prior to the demands of the proposed development.

SEPA-2-Action 3 No tentative maps or building permits for projects not requiring tentative maps shall be approved within the Plan Area until such time as off-site infrastructure needs and thresholds have been identified.

SEPA-2-Action 4 All roadways, pedestrian facilities, and bike routes or bikeways shall be constructed in logical and complete segments, connection from intersection to intersection, to provide safe and adequate access with each phase of development as conditioned with the approval of tentative maps.

SEPA-2-Action 5 Roadways shall consist of the full section from curb to curb, streetlights, sidewalks, and median landscaping, where applicable. Phased construction of sidewalks, temporary asphalt sidewalks, and other measures may be allowed at the discretion of the City. Roadside landscaping (and walls where required) shall be installed concurrent with adjacent development consistent with project phasing. The City may allow the design and construction of portions of arterial or thoroughfare roadways to be deferred where capacity associated with such portions is not immediately needed to meet Level of Service goals set forth in the General Plan and/or applicable environmental document(s). If the deferral involves improvements within or adjacent to a development and the improvements are not eligible under the Elk Grove Roadway Fee Program, the City will require the developer to make an in-lieu payment pursuant to Elk Grove Municipal Code Chapter 12.03 or establish and/or
participate in a finance mechanism acceptable to the City to fund the differed improvements.

SEPA-2-Action 6 The City shall establish roadside landscaping standards. All development shall comply with these requirements to the satisfaction of the City.

SEPA-3 Provide for the future extension of major transit service (e.g., Light Rail) through the Plan Area via Big Horn Boulevard and Bilby Road.

SEPA-3-Action 1 As provided in General Plan Policy CI-9-Action 2, the City shall require developers to dedicate (in fee title or through irrevocable offers of dedication) sufficient right-of-way along the planned alignment for track, electrical infrastructure, and station platforms.

SEPA-3-Action 2 The City shall identify at least one intermodal station within the Plan Area that provides facilities for boarding/off-loading, park-and-ride, drop off zones, and transfers between public transportation modes (e.g., bus to light rail).

SEPA-3-Action 3 As provided in General Plan Policy CI-9-Action 1, the City shall work with Regional Transit to develop final station location(s) and pursue funding to construct and operate the system.

Please see the Parks, Trails, and Open Space Policies and the Public Facilities and Finance Policies sections of this Plan for additional policies related to circulation.

CONSERVATION AND AIR QUALITY POLICIES

SEPA-4 The realignment of the Shed C drainage channel shall provide area for both drainage of storm water from the Plan Area as well as the restoration (to the extent they currently exist) and creation of aquatic and upland habitat in conformance with requirements of the environmental agencies.

ECONOMIC DEVELOPMENT POLICIES

SEPA-5 The land plan for the SEPA shall make a substantive impact on the jobs-housing ratio in the City by providing acreage for the establishment of one or more business parks.

SEPA-6 Encourage and support the development of jobs-producing uses (e.g., office, industrial) within the Plan Area.

HOUSING POLICIES

SEPA-7 Support a wide range of housing types in the Plan Area. Residential developers are encouraged to be innovative and responsive to the changing lifestyles of future residents and trends toward transit, telecommuting, zero-emissions vehicles, and others.
Southeast Policy Area Community Plan

**SEPA-8** Encourage the following housing types so as to incorporate affordable housing opportunities throughout the community: residential units placed above retail uses; live-work housing units; secondary dwelling units; and a mix of duplex and fourplex units within single-family residential areas.

**SEPA-9** Encourage residential developers to provide upscale housing through lower densities and additional amenities. Upscale housing is intended to attract move-up home buyers who wish to move to or remain in the Elk Grove area. Homes with custom-style features would help create a more diverse and interesting neighborhood. Custom-style features could include high-quality exterior building materials, larger lot sizes, and varied setbacks. Large lots would include those that are 6,500 square feet or larger. Other features included in upscale housing are architectural variations, quality landscaping, extra vehicle storage, homeowners associations, and other attractive marketing features.

**LAND USE POLICIES**

**SEPA-10** Interpret the land plan, provided in Figure SEPA-1, with sufficient flexibility so as to allow the rearrangement of land uses and provide a more varied mix of densities and/or lot sizes without triggering amendments to the Land Plan. In making this determination, the City shall ensure:

A) Consistency with the vision, guiding principles, and other policies of this Community Plan.

B) Consistency with the overall density and intensity of development contemplated by the land plan.

C) Consistency with the general distribution of land uses as provided in the land plan.

**SEPA-11** Ensure that development in the Plan Area is of quality architectural character and contributes to a positive image of the City.

**SEPA-11-Action 1** The City shall develop architectural guidelines and standards for all types of planned development.

**SEPA-11-Action 2** The City shall require, as part of the Design Review process, all development to comply with the architectural guidelines and standards to the extent applicable.

**SEPA-11-Action 3** The City shall develop a streamlined Design Review process for employment uses in the Plan Area that allows projects of all sizes to be approved by the Zoning Administrator.

**SEPA-11-Action 4** The City shall develop standards for, and new development shall be required to implement, urban design features in the public realm (e.g., project monumentation/signage, lighting, benches) that visually unify the Plan Area and help establish a sense of place.
SEPA-12 The Land Plan shall include sufficient lands for employment-generating uses that significantly contribute to the City’s employment base.

SEPA-12-Action 1 Amendments to the land plan affecting employment-generating land (e.g., office, light industrial/flex) shall:

- Not result in a reduction of acreage for employment-generating land. This does not apply to actions that increase employment acreage after initial adoption of this plan.
- Be located on a site or sites with equal or higher development potential (e.g., along arterials, collectors, and/or transit corridors; land configuration and size allows for efficient and practical development).
- Require a super-majority (4/5) vote of the City Council to approve.

SEPA-13 Encourage employment areas to provide supporting retail service uses, either within a primary use building or within a stand-alone building.

SEPA-13-Action 1 Office-supporting retail and service uses shall be encouraged through reduced development standards when compared to retail uses in commercial areas. Examples include, but are not limited to, reduced parking requirements and relaxed architectural requirements.

SEPA-14 The center of the SEPA shall consist of a community Village Center that includes a mix of uses (commercial, office, residential) and civic spaces and serves as the focal point of the Plan Area.

SEPA-15 Ensure that retail uses located in the Village Center are complementary with the regional retail uses in adjacent projects.

SEPA-16 A sports complex may be developed in the Plan Area with a location to be identified at a future date. The complex may include the following features:

- Tournament-type sports fields (may be natural or synthetic turf, or a combination thereof).
- On-site parking.
- Support facilities, including but not limited to facility maintenance, concession, and player support facilities.
- A stadium.

NOISE POLICIES

SEPA-17 Except as provided herein, all development within the SEPA shall comply with the City’s noise standards and policies as outlined in the General Plan and Municipal Code.

SEPA-18 The City recognizes that parks and schools are noise-generating uses, but from a land use perspective are most appropriate when located next to residential uses. As such, the City accepts the potential noise from these facilities and shall not consider Table NO-A of the General Plan (Noise Level Performance
Standards for New Projects Affected by or Including Non-Transportation Noise Sources) as being applicable.

**PARKS, TRAILS, AND OPEN SPACE POLICIES**

**SEPA-19** Develop an off-street trail network that connects employment and residential areas with parks, school, mixed-use, and commercial-service areas.

**SEPA-19-Action 1** The City shall require backbone trail facilities to be constructed in tandem with backbone infrastructure (e.g., roadway) facilities.

**SEPA-19-Action 2** The City shall require, to the extent feasible, trails that cross major roadway (arterial or major collectors) to be grade separated. The City encourages the trail to be placed under roads and to be constructed as part of the roadway system.

**SEPA-20** Parks shall be provided within the SEPA at a minimum ratio of five acres per 1,000 population.

**SEPA-21** Ensure that parks are developed as an integral part of the community.

**SEPA-21-Action 1** Parks shall generally be located in the areas shown on the land use plan. Precise configuration of park sites will be determined at the time of Tentative Subdivision Map approval for each residential project.

**SEPA-21-Action 2** Parks and open space areas shall be linked by a pedestrian and bicycle circulation system.

**SEPA-21-Action 3** Wherever possible, parks shall, at a minimum, be bordered on two sides by streets in order to facilitate public access and surveillance, and on three sides when feasible. The remaining one or two sides may be bordered by other land uses such as schools, open spaces, or residential uses.

**SEPA-21-Action 4** Parks shall be designed, and features within them oriented, to minimize noise and visual impacts on adjoining development.

**SEPA-21-Action 5** Where parks are adjacent to drainage corridors or parkways, the park shall include pedestrian connections to these facilities.

**SEPA-21-Action 6** Parks adjacent to drainage corridors or parkways shall include appropriate fencing or plant buffering to separate active recreation areas within the park from the drainage corridor.

**SEPA-21-Action 7** All parklands, paseos, and other open space shall be dedicated to the City. All drainage and publicly maintained roadside landscape corridors shall be dedicated to the City.

**SEPA-21-Action 8** Provide a process for the consideration of joint use park and drainage facilities on a case-by-case basis. Ultimate designs for these facilities, if approved, shall balance active park land needs with drainage facility design requirements.
PUBLIC FACILITIES AND FINANCE POLICIES

Drainage

SEPA-22 Establish an area-wide drainage infrastructure system, consistent with the Citywide Storm Drainage Master Plan, which reflects natural ecological and hydrological systems.

SEPA-22-Action 1 The City shall prepare a Drainage Master Plan for the Plan Area, based upon the City’s Storm Drainage Master Plan, which identifies drainage infrastructure that is consistent with this policy.

SEPA-22-Action 2 The City shall require new development to implement the DMP.

SEPA-23 Ensure that the drainage system will not be designed or approved with a capacity greater than that required to serve the projected population and land uses identified in this Community Plan.

SEPA-24 Review and approve all phased drainage facilities prior to implementation. Phased facilities shall be reviewed to ensure consistency with the concepts in the DMP and successful implementation of the ultimate facilities identified in the DMP.

SEPA-25 Ensure that adequate drainage facilities are in place and operational concurrent with each new increment of development.

Infrastructure Financing

SEPA-26 Support financing opportunities for public infrastructure across the Plan Area.

SEPA-26-Action 1 The City shall consider the preparation and adoption of an area-wide Capital Improvement Program and corresponding funding mechanism (e.g., reimbursement fee, community facilities district) for on-site and off-site backbone roadways.

SEPA-26-Action 2 The City shall consider the preparation and adoption of an area-wide Capital Improvement Program and corresponding funding mechanism (e.g., reimbursement fee, community facilities district) for implementation of the Drainage Master Plan.

SEPA-27 Ensure the long-term financing of public infrastructure.

SEPA-27-Action 1 Prior to approval of a Final Map, or issuance of building permits for projects that do not require a tentative map, the subject property shall be included in a finance district that provides ongoing maintenance funding for the following:

- Public parkways;
- Parks and open space;
Southeast Policy Area Community Plan

- Landscape corridors;
- Trails;
- Landscaped medians;
- Environmental preserves;
- Sound walls and other barrier and property fencing;
- Entryway monuments; and
- A fair-share contribution to the community center

Valuing Public and Quasi-Public Lands

SEPA-28 The land plan for the SEPA depicts four classes of public or quasi-public land uses: schools, parks and trails, drainage facilities, and major transit facilities. A weighted average based on the development of per-acre values for the various property types represented by the universe of developable properties within the SEPA Community Plan shall be utilized as the underlying land use assumption for the purposes of establishing a fair market value during land acquisition.

Water and Sewer Infrastructure

SEPA-29 Support the efficient and timely development of water and sewer infrastructure into the plan area.

SEPA-29-Action 1 Work with the Sacramento County Water Agency (SCWA) and Sacramento Area Sewer District (SASD) to develop a plan for extension of services into the plan area.

SEPA-29-Action 2 Support efforts to design and deliver water and sewer services to all parts of the plan area in a timely fashion, emphasizing employment lands as the priority.

SAFETY POLICIES

SEPA-30 Ensure the safety of employees and residents in the SEPA.

SEPA-30-Action 1 All land uses in the Plan Area should be designed to facilitate access by emergency equipment and personnel.

SEPA-30-Action 2 Streets shall be designed to ensure that emergency response is not impaired.

SEPA-30-Action 3 Buildings and other facilities shall be designed to incorporate the philosophy of “Crime Prevention through Environmental Design” (CPTED).

SEPA-30-Action 4 Prior to approval of a Final Map, or building permits for projects that do not require a tentative map, the subject property shall be included in a finance district that funds a portion of the additional costs for police service.
SEPA-30-Action 5 Prior to approval of a Final Map, or building permits for projects that do not require a tentative map, the subject property shall be included in a finance district that funds a portion of the additional costs for fire service.

SUSTAINABILITY POLICIES

SEPA-31 Development in the Plan Area shall provide opportunities for implementation of sustainable design principles. Design opportunities include, but are not limited to, the following:

• Orienting homes and buildings in an east-west alignment for southern exposure to take advantage of passive or natural heating or cooling.
• Incorporating photovoltaic and other renewable energy systems into building and site design.
• Incorporating Low Impact Development features, such as bio-swales and permeable materials for paved areas.
• Utilizing a roadway network with a clear, logical hierarchy that is organized on a modified grid. Connectivity to adjacent areas, including potential future development, is encouraged.
Glossary of Common Terms
The following Glossary provides definitions of common planning terms.

The definitions shown in this Glossary may be used to interpret policies in the General Plan, but shall not be interpreted as policies, standards, thresholds, guidelines, etc.

**100-Year Flood**
A flood that has 1 percent likelihood of occurring in any given year.

**100-Year Floodplain**
Areas that have a 1-in-100 chance of flooding in any given year using criteria consistent with, or developed by, the Federal Emergency Management Agency (FEMA).

**200-year Floodplain**
Areas that have a 1-in-200 chance of flooding in any given year using criteria consistent with, or developed by, the Department of Water Resources. As used in this chapter, the term shall be ascribed to all areas labeled as such on Figure 2 of the General Plan Safety Element.

**Access/Egress**
The ability to enter a site from a roadway and exit a site onto a roadway by motorized vehicle.

**Acres, Gross**
The entire acreage of a site. Gross acreage is calculated to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

**Acres, Net**
The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.

**Adverse Impact**
A negative consequence for the physical, social, or economic environment resulting from an action or project.

**Affordable Housing**
Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household’s ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income for housing and utilities.

**Agency**
The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

**Agricultural Preserve**
Land designated for agriculture or conservation. (See “Williamson Act.”)
Agriculture
Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pastureland.

Agriculture-Related Business
Feed mills, dairy supplies, poultry processing, creameries, auction yards, and other businesses supporting local agriculture.

Air Pollution
Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way.

Airport-related Use
A use that supports airport operations including, but not limited to, aircraft repair and maintenance, flight instruction, and aircraft chartering.

Alluvial
Soils deposited by stream action.

Alquist-Priolo Special Studies Zone Act, Earthquake Fault Zone
A state designated seismic hazard zone along traces of potentially and recently active faults, in which specialized geologic investigations must be prepared prior to approval of certain types of new development.

Ambient
Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.

Analysis
The examination of a subject, particularly its component parts and their interrelationships.

Annex, v.
To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Apartment
(1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose.

(2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Approach Zone
The air space at each end of a landing strip that defines the glide path or approach path of an aircraft and that should be free from obstruction.
**Appropriate**
Suitable for a particular person, place, or condition.

**Aquifer**
An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

**Archaeological**
Relating to the material remains of past human life, culture, or activities.

**Articulation**
Variation in the depth of the building plane, roofline, or height of a structure that breaks up plain, monotonous areas and creates patterns of light and shadow.

**Assessment District**
(See “Benefit Assessment District.”)

**Attainment**
Compliance with state and federal ambient air quality standards within an air basin. (See “Non-attainment.”)

**Automobile-intensive Use**
A use of a retail area that depends on exposure to continuous auto traffic.

**Average Daily Traffic (ADT)**
The total volume of traffic carried by a roadway segment in an average 24-hour period or the average number of vehicle trips generated by a project or projects in a 24-hour period.

**Benefit Assessment District**
An area within a public agency’s boundaries that receives a special benefit from the construction of one or more public facilities. A Benefit Assessment District has no legal life of its own and cannot act by itself. It is strictly a financing mechanism for providing public infrastructure as allowed under the Streets And Highways Code. Bonds may be issued to finance the improvements, subject to repayment by assessments charged against the benefiting properties. Creation of a Benefit Assessment District enables property owners in a specific area to cause the construction of public facilities or to maintain them (for example, a downtown, or the grounds and landscaping of a specific area) by contributing their fair share of the construction and/or installation and operating costs.

**Bicycle Lane (Class II facility)**
A corridor expressly reserved for bicycles on a street or roadway in addition to any lanes for use by motorized vehicles.

**Bicycle Path (Class I facility)**
A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area.
Bicycle Route (Class III facility)
A facility shared with motorists and identified only by signs. A bicycle route has no pavement markings or lane stripes.

Bikeways
A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

Biotic Community
A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

Bond
An interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes.

Buffer Zone
An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

Building
Any structure used or intended for supporting or sheltering any use or occupancy.

Buildout; Build-out
Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. (See “Carrying Capacity.”)

California Environmental Quality Act (CEQA)
A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. General Plans require the preparation of a “program EIR.”

Caltrans
California Department of Transportation.

Capital Improvements Program (CIP)
A program, administered by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the General Plan.

Carbon Dioxide
A colorless, odorless, non-poisonous gas that is a normal part of the atmosphere.

Carbon Monoxide
A colorless, odorless, highly poisonous gas produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.
Carrying Capacity
Used in determining the potential of an area to absorb development:

(1) The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats.

(2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired.

(3) The maximum level of development allowable under current zoning. (See “Buildout.”)

Census
The official decennial enumeration of the population conducted by the federal government.

Channelization
(1) The straightening and/or deepening of a watercourse for purposes of storm-runoff control or ease of navigation. Channelization often includes lining of stream banks with a retaining material such as concrete.

(2) At the intersection of roadways, the directional separation of traffic lanes through the use of curbs or raised islands that limit the paths that vehicles may take through the intersection.

Character
Special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.

Circulation System
A network of transit, automobile, bicycle and pedestrian rights-of-way that connect origins and destinations.

City
City with a capital “C” refers to the City of Elk Grove as the incorporated government agency (e.g., “The City will enact ordinances.”). City with a lower case “c” refers to the geographical area of a city (e.g., “There are parks in the city.”)

Clear Zone
That section of an approach zone of an airport where the plane defining the glide path is 50 feet or less above the centerline of the runway. The clear zone ends where the height of the glide path above ground level is above 50 feet. Land use under the clear zone is restricted.

Clustered Development
Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

Community Development Block Grant (CDBG)
A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department
of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Community Facilities District**
Under the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311, et seq.), a legislative body may create within its jurisdiction a special district that can issue tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

**Compatible**
Capable of existing together without conflict or ill effects.

**Concurrency**
Installation and operation of facilities and services needed to meet the demands of new development simultaneous with the development.

**Conservation**
The management of natural resources to prevent waste, destruction, or degradation.

**Consistency, Consistent With**
Free from significant variation or contradiction. California State law requires that a general plan be internally consistent and also requires consistency between a general plan and implementation measures such as the Zoning Code.

**Consistent**
Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the Zoning Code.

**County**
County with a capital “C” generally refers to the government or administration of a county. County with a lower case “c” may mean any county or may refer to the geographical area. In this General Plan, “The County” generally refers to the County of Sacramento, either as a governmental agency or as a geographic area.

**Covenants, Conditions, and Restrictions (CC&Rs)**
A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

**Criterion**
A standard upon which a judgment or decision may be based. (See “Standards.”)

**Critical Facility**
Facilities housing or serving many people, which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility “lifeline” facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.
Glossary of Common Terms

**Cumulative Impact**
As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.

**dB**
Decibel; a unit used to express the relative intensity of a sound. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

**dBA**
The “A-weighted” scale for measuring sound in decibels; adjusts the effects of low and high frequencies in order to simulate human hearing.

**Dedication**
The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county. Dedication, In lieu of cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

**Density, Residential**
The number of permanent residential dwelling units per acre of land. Densities specified in this General Plan may be expressed in units per gross acre. See “Acres, Gross”

**Density, Employment**
A measure of the number of employed persons per specific area (for example, employees/acre).

**Developable Acres, Net**
See “Acres, Net”

**Developable Land**
Land that is suitable as a location for structures and that can be developed free of hazards to, without disruption of, or significant impact on natural resource areas.

**Developer**
An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

**Development**
The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities).
Development Agreement
A legislatively approved contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction (California Government Code Section 5865 et seq.) that “freezes” certain rules, regulations, and policies applicable to development of a property for a specified period of time, usually in exchange for certain concessions by the owner.

Development Fee
See “Impact Fee”

Development Rights, Transfer of (TDR)
Also known as “Transfer of Development Credits,” a program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the “donor” site) to another (“receiver”) site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.

Discourage, v.
To advise or persuade to refrain from.

Discretionary Decision
As used in CEQA, an action taken by a governmental agency that calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

Dwelling Unit
A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Easement
Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Easement, Conservation
A tool for acquiring open space with less than full-fee purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land), or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future.)

Ecosystem
An interacting system formed by a biotic community and its physical environment.

Elderly
Persons age 62 and older. (See “Seniors.”)

Eminent Domain
The right of a public entity to acquire private property for public use by condemnation, and the payment of just compensation.
Glossary of Common Terms

**Emission Standard**
The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

**Encourage, v.**
To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

**Endangered Species**
A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

**Enhance, v.**
To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

**Environment**
CEQA defines environment as “the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance.” (See “California Environmental Quality Act.”)

**Environmental Impact Report (EIR)**
A report required by the California Environmental Quality Act (CEQA) and which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action or project. (See “California Environmental Quality Act.”)

**Environmental Impact Statement (EIS)**
Under the National Environmental Policy Act, a statement on the effect of development proposals and other major actions that significantly affect the environment.

**Erosion**
(1) The loosening and transportation of rock and soil debris by wind, rain, or running water.

(2) The gradual wearing away of the upper layers of earth.

**Event**
As used in the Safety Element of this General Plan, an “event” is an accidental release of a substance, material or energy from a facility that may cause a hazardous physical effect beyond the exterior boundary of the facility. An “event” may occur as the end result of a series of related circumstances or actions; the individual circumstances or actions are not themselves considered to be “events” for the purposes of implementation of Safety Element policies.

**Exaction**
A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.
Family
An individual or a group of persons living together in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

Farmland
Refers to eight classifications of land mapped by the U.S. Department of Agriculture Soil Conservation Service.

Fault
A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Feasible, Economically
Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).

Feasible, Technically
Capable of being implemented because the industrial, mechanical, or application technology exists.

Finding(s)
The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity.

Fire Hazard Zone
An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

Flood Insurance Rate Map (FIRM)
For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

Flood Plain
The relatively level land area on either side of the banks of a stream regularly subject to flooding. See “100-Year Floodplain”

Floodway
The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the “base flood” without cumulatively increasing the water surface elevation more than one foot. No development is allowed in floodways.

Floor Area, Gross
The sum of the horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including any space where the floor-to-ceiling height is less than six feet. Some cities exclude specific kinds of space (e.g., elevator shafts, parking decks) from the calculation of gross floor area.
Floor Area Ratio (FAR)
The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 sq. ft. of floor area; an FAR of 2.0 would allow 20,000 sq. ft.; and an FAR of 0.5 would allow only 5,000 sq. ft.

Footprint; Building Footprint
The outline of a building at all of those points where it meets the ground.

Gateway
A point along a roadway entering a city or county at which a motorist gains a sense of having left the environs and of having entered the city or county.

Geological
Pertaining to rock or solid matter.

Grasslands
Land reserved for pasturing or mowing, in which grasses are the predominant vegetation.

Groundwater
Water under the earth’s surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge
The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water holding rocks that provide underground storage (“aquifers”).

Guidelines
General statements of policy direction around which specific details may be later established.

Habitat
The physical location or type of environment in which an organism or biological population lives or occurs.

Hazardous Material
Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

Historic; Historical
An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.
Historic Preservation
The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Household
All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

Households, Number of
The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development Department of the State of California (HCD)
The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing Unit
The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. See “Dwelling Unit,” “Family,” and “Household.”

Hydrocarbons
A family of compounds containing carbon and hydrogen in various combinations. They are emitted into the atmosphere from manufacturing, storage and handling, or combustion of petroleum products and through natural processes. Certain hydrocarbons interact with nitrogen oxides in the presence of intense sunlight to form photochemical air pollution.

Image
The mental picture or impression of a city or place taken from memory and held in common by members of the community.

Impact
The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.
**Impact Fee**
A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 et seq. specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

**Impervious Surface**
Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

**Implementation**
Actions, procedures, programs, or techniques that carry out policies.

**Improvement**
The addition of one or more structures or utilities on a parcel of land.

**Incident**
See “Event”

**Incorporation**
Creation of a new city.

**Industrial**
The manufacture, production, and processing of consumer goods. Industrial is often divided into “heavy industrial” uses, such as construction yards, quarrying, and factories; and “light industrial” uses, such as research and development and less intensive warehousing and manufacturing.

**Industrial Park; Office Park**
A planned assemblage of buildings designed for workplace use.

**Infill Development**
Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

**Infrastructure**
Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

**Institutional Uses**
(1) Publicly or privately owned and operated activities such as hospitals, convalescent hospitals, intermediate care facilities, nursing homes, museums, and schools and colleges;

(2) Churches and other religious organizations; and
Other non-profit activities of a welfare, educational, or philanthropic nature that cannot be considered residential, commercial, or industrial. See “Public and Quasi-public Facilities”

**Intensity, Building**
For residential uses, the actual number or the allowable range of dwelling units per net or gross acre. For non-residential uses, the actual or the maximum permitted floor area ratios (FARs).

**Inter-agency**
Indicates cooperation between or among two or more discrete agencies in regard to a specific program.

**Interest, Fee**
Entitles a landowner to exercise complete control over use of land, subject only to government land use regulations.

**Interest, Less-than-fee**
The purchase of interest in land rather than outright ownership; includes the purchase of development rights via conservation, open space, or scenic easements. (See “Development Rights.”, “Easement, Scenic.”, “Lease.”, and “Leasehold Interest.”)

**Intermittent Stream**
A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year.

**Jobs/Housing Balance; Jobs/Housing Ratio**
The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

**Joint Powers Authority (JPA)**
A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

**Land Banking**
The purchase of land by a local government for use or resale at a later date. “Banked lands” have been used for development of low- and moderate-income housing, expansion of parks, and development of industrial and commercial centers. Federal rail-banking law allows railroads to bank unused rail corridors for future rail use while allowing interim use as trails.

**Landmark**
(1) A building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government.

(2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.
**Landscaping**
Planting including trees, shrubs, and ground covers suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

**Land Use**
The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

**Land Use Regulation**
A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

**Leapfrog Development**
New development separated from existing development by substantial vacant land.

**Lease**
A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

**Level of Service (LOS) Standard**
A standard used by government agencies to measure the quality or effectiveness of a municipal service, such as police, fire, or library, or the performance of a facility, such as a street or highway.

**Level of Service (Traffic)**
A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay. Although various measures of traffic are used, the following are commonly accepted descriptions:

- **Level of Service A** - Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.
- **Level of Service B** - Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.
- **Level of Service C** - Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.
- **Level of Service D** - Designates the level where traffic nears an unstable flow, intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.
- **Level of Service E** - Represents traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.
- **Level of Service F** - Describes unsatisfactory stop-and-go traffic characterized by “traffic jams” and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and “upstream” intersections may be blocked by the long queues.
**Light Rail**
“Street cars” or “trolley cars” that typically operate entirely, or substantially, in mixed traffic and in non-exclusive, at-grade rights-of-way. Passengers typically board vehicles from the street level (as opposed to a platform that is level with the train) and the driver may collect fares. Vehicles are each electrically self-propelled and usually operate in one or two-car trains.

**Liquefaction**
The transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.

**Local Agency Formation Commission (LAFCo)**
A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county’s LAFCo is empowered to approve, disapprove, or conditionally approve such proposals. The five LAFCo members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCos include two representatives of special districts.

**Lot**
(See “Site.”)

**Lot of Record**
A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the county recorder’s office containing property tax records.

**Maintain, v.**
To keep in an existing state. (See “Preserve, v.”)

**Map, Parcel**
For residential subdivisions, a map created pursuant to the Subdivision Map Act (SMA) which contains four or fewer lots. Parcel maps created for commercial property may include more than four lots, as provided in the SMA.

**Map, Tract**
A subdivision map for residential development which includes five or more lots.

**Marsh**
An area periodically or permanently covered with shallow water, either fresh or saline.

**May**
That which is permissible.

**Median Strip**
The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.
**Glossary of Common Terms**

**Mello-Roos Bonds**
Locally issued bonds that are repaid by a special tax imposed on property owners within a “community facilities” district established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services. Named after the program’s legislative authors.

**Mercalli Intensity Scale**
A subjective measure of the observed effects (human reactions, structural damage, geologic effects) of an earthquake. Expressed in Roman numerals from I to XII.

**Mineral Resource**
Land on which known deposits of commercially viable mineral or aggregate deposits exist. This designation is applied to sites determined by the State Division of Mines and Geology as being a resource of regional significance, and is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses.

**Minimize, v.**
To reduce or lessens, but not necessarily to eliminate.

**Mining**
The act or process of extracting resources, such as oil, minerals, or sand and gravel, from the earth.

**Ministerial (Administrative) Decision**
An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

**Mitigate, v.**
To ameliorate, alleviate, or avoid to the extent reasonably feasible.

**Multiple Family Building**
A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

**Municipal Services**
(See “Municipal Services.”)

**Must**
That which is mandatory.

**National Ambient Air Quality Standards**
The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

**National Environmental Policy Act (NEPA)**
An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.
Glossary of Common Terms

**National Flood Insurance Program**
A federal program that authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

**National Historic Preservation Act**
A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and that authorized grants-in-aid for preserving historic properties.

**National Register of Historic Places**
The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation’s history or whose artistic or architectural value is unique.

**Native Plant or Animal**
A plant or animal species that originates from a particular area.

**Natural State**
The condition existing prior to development.

**Necessary**
Essential or required.

**Noise**
Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is “unwanted sound.”

**Noise Attenuation**
Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

**Noise Contour**
A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

**Non-attainment**
The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality. (See “Attainment.”)

**Non-Habitable Structures**
Buildings and/or structures of an accessory character including, but not limited to, agricultural buildings, barns, carports, fences, grain silos, greenhouses, livestock shelters, private garages, retaining walls, sheds, stables, swimming pools, tanks, towers, etc.

**Oak**
Any tree of the Quercus species.
Office Use
The use of land by general business offices, medical and professional offices, administrative or headquarters offices for large wholesaling or manufacturing operations, and research and development.

Open Space Land
Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of
(1) the preservation of natural resources,
(2) the managed production of resources,
(3) outdoor recreation, or
(4) public health and safety.

Ordinary High Water Mark
Line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

Ordinance
A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Parcel
A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Parcel Map
See “Map, Parcel”

Park Land, Parkland
Land that is publicly owned or controlled for the purpose of providing parks, recreation, or open space for public use.

Parks
Open space lands whose primary purpose is recreation. (See “Open Space Land.”, “Community Park.”, and “Neighborhood Park.”)

Peak Hour/Peak Period
For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. Under some conditions, the “peak hour” may stretch into a “peak period” of several hours’ duration.

Performance Standards
Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.
Planning Area
The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Planning Commission
A body, usually having five or seven members, created by a city or county in compliance with California law (Section 65100) that requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body. The Elk Grove Planning Commission contains five members appointed by the City Council.

Policy
A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow in order to meet its goals and objectives before undertaking an action program. (See “Program.”)

Pollutant
Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.

Pollution
The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Pollution, Non-Point
Sources for pollution that are less definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff.

Pollution, Point
In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.

Preservation
As used in historic preservation, the process of sustaining the form and extent of a structure essentially as it exists. Preservation aims at halting further deterioration and providing structural stability but does not contemplate significant rebuilding. (See “Historic Preservation.”)

Preserve, n.
An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve. (See “Agricultural Preserve.” and “Protect.”)

Preserve, v.
To keep safe from destruction or decay; to maintain or keep intact. (See “Maintain.”)

Prime Agricultural Land
(1) Land used actively in the production of food, fiber, or livestock.
Glossary of Common Terms

(2) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use compatibility classifications.

(3) Land which qualifies for rating 80 through 100 in the Storie Index Rating. (See “Prime Farmland” and “Storie Index.”)

Prime Farmland
Land which has the best combination of physical and chemical characteristics for the production of crops. Prime Farmland must have been used for the production of irrigated crops within the last three years. Prime Farmland does not include publicly-owned lands for which there is an adopted policy preventing agricultural use. (See “Prime Agricultural Land.”)

Private Road/Private Street
Privately owned (and usually privately maintained) motor vehicle access that is not dedicated as a public street. Typically the owner posts a sign indicating that the street is private property and limits traffic in some fashion.

Professional Offices
A use providing professional or consulting services in the fields of law, medicine, architecture, design, engineering, accounting, and similar professions, but not including financial institutions or real estate or insurance offices.

Program
An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the “who,” “how” and “when” for carrying out the “what” and “where” of goals and objectives.

Protect, v.
To maintain and preserve beneficial uses in their present condition as nearly as possible. (See “Enhance.”)

Public and Quasi-public Facilities
Institutional, academic, governmental and community service uses, either owned publicly or operated by non-profit organizations, including private hospitals and cemeteries. (See “Institutional Uses.”)

Public Services
Services traditionally provided by local government, including water and sewer, roads, parks, schools, and police and fire protection.

Rare or Endangered Species
A species of animal or plant listed in: Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Recognize, v.
To officially (or by official action) identify or perceive a given situation.
**Reconstruction**
As used in historic preservation, the process of reproducing by new construction the exact form and detail of a vanished structure, or part thereof, as it appeared during a specific period of time. Reconstruction is often undertaken when the property to be reconstructed is essential for understanding and interpreting the value of an historic district and sufficient documentation exists to insure an exact reproduction of the original.

**Recreation, Active**
A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children’s play equipment.

**Recreation, Passive**
Type of recreation or activity that does not require the use of organized play areas.

**Recycle, v.**
The process of extraction and reuse of materials from waste products.

**Regional**
Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

**Rehabilitation**
The repair, preservation, and/or improvement of substandard housing.

**Remodeling**
As used in historic preservation, making over or rebuilding all or part of an historic structure in a way that does not necessarily preserve its historical, architectural, and cultural features and character.

**Restore, v.**
To renew, rebuild, or reconstruct to a former state.

**Restrict, v.**
To check, bound, or decrease the range, scope, or incidence of a particular condition.

**Retrofit, v.**
To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings can be retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

**Rezoning**
An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Richter Scale**
A measure of the size or energy release of an earthquake at its source. The scale is logarithmic; the wave amplitude of each number on the scale is 10 times greater than that of the previous whole number.
Rideshare
A travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.

Right-of-way
A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Riparian Area
Riparian areas are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Risk
The danger or degree of hazard or potential loss.

Runoff
That portion of rain or other precipitation that does not percolate into the ground and is discharged into streams or drainage facilities instead.

Sanitary Sewer
A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leech fields (that hold refuse liquids and waste matter on-site). See “Septic System”

Seiche
An earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.

Seismic
Caused by or subject to earthquakes or earth vibrations.

Seniors
Persons age 62 and older. (See “Elderly.”)

Septic System
A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available. See “Sanitary Sewer”

Setback
The horizontal distance between the property line and any structure.

Sewage
See “Wastewater”

Shall
That which is obligatory; an unequivocal direction.
Glossary of Common Terms

Shopping Center
A group of commercial establishments, planned, developed, owned, or managed as a unit, with common off-street parking provided on the site.

Should
Signifies a directive to be honored if at all possible; a less rigid directive than “shall,” to be honored in the absence of compelling or contravening considerations.

Sign
Any representation (written or pictorial) used to convey information, or to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or manmade landscape.

Significant Effect
A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area’s air, water, and land resources.

Site
A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Slope
Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Soil
The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.

Solid Waste
Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.

Specific Plan
A legal tool authorized by Article 8 of the Government Code (Section 65450 et seq.) for the systematic implementation of the general plan for a defined portion of a community’s planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

Sphere of Influence
The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) of the County.
Standards
(1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, “standards,” and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the “traffic Level of Service” (LOS) that the plan hopes to attain.

(2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions, for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Storm Runoff
Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.

Structure
Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Subdivision
The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. “Subdivision” includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Subdivision Map Act
Division 2 (Sections 66410, et seq.) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See “Subdivision.”)

Substantial
Considerable in importance, value, degree, or amount.

Topography
Configuration of a surface, including its relief and the position of natural and man-made features.

Tract Map
See “Map, Tract”

Traffic Model
A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses. (See “Trip.”)

Transit
The conveyance of persons or goods from one place to another by means of a local, public transportation system.
Glossary of Common Terms

**Transit, Public**
A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called “Mass Transit.”

**Trees, Street**
Trees strategically planted--usually in parkway strips, medians, or along streets--to enhance the visual quality of a street.

**Trip**
A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one “production end,” (or origin--often from home, but not always), and one “attraction end,” (destination). (See “Traffic Model.”)

**Trip Generation**
The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.

**Truck Route**
A path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.

**Uniform Building Code (UBC)**
A national, standard building code that sets forth minimum standards for construction, published by the International Conference of Building Officials (ICBO).

**Uniform Housing Code (UHC)**
State housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

**Urban Design**
The attempt to give form, in terms of both beauty and function to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

**Urban Land Use**
Residential, commercial, or industrial land use in areas where urban services are available.

**Urban Level of Flood Protection**
The level of protection that is necessary to withstand flooding that has a 1-in-200 chance of occurring in any given year using criteria consistent with, or developed by, the Department of Water Resources. “Urban level of flood protection” shall not mean shallow flooding or flooding from local drainage that meets the criteria of the national Federal Emergency Management Agency standard of flood protection.
Urban Services
Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Use
The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City or County zoning ordinance and General Plan land use designations.

Utility Corridors
Rights-of-way or easements for utility lines on either publicly or privately owned property. (See “Right-of-way,” or “Easement.”)

Vacant
Lands or buildings that are not actively used for any purpose.

Volume-to-Capacity Ratio
A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as “v/c.” At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity.

Warehousing Use
A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials that are inflammable or explosive or that present hazards or conditions commonly recognized as offensive.

Wastewater
Liquid and water-carried industrial wastes and sewage from residential dwellings, commercial buildings, industrial and manufacturing facilities, and institutions, whether treated or untreated.

Water-efficient Landscaping
Landscaping designed to minimize water use and maximize energy efficiency.

Wetlands
Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a “unified” methodology now used by all federal agencies, wetlands are defined as “those areas meeting certain criteria for hydrology, vegetation, and soils.”

Wildlife
Animals or plants existing in their natural habitat.

Will
That which is expected or may be expected. Expresses intent or purpose. (See “Shall” and “Should.”)
Glossary of Common Terms

Woodlands
Lands covered with woods or trees.

Zone, Traffic
In a mathematical traffic model the area to be studied is divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to or from work or shopping, or other trips produced per dwelling unit.

Zoning
The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.