



**2021 GENERAL PLAN
ANNUAL REPORT**



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INTRODUCTION

PURPOSE OF THE ANNUAL REPORT

California law requires each city and county to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities (California Government Code Section 65300). The General Plan serves as a blueprint for future growth and development. As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

State law further requires each jurisdiction to complete an Annual Report on the General Plan that is submitted to the local planning agency (the City Council), to the State Office of Planning and Research, and to the State Department of Housing and Community Development (California Government Code Section 65400). This report must:

- Identify compliance with the State General Plan law and State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the City's progress in meeting its Regional Housing Needs Allocation;
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing; and
- Identify any surplus lands within the jurisdiction.

State law requires that the General Plan Annual Report be complete and submitted by April 1 of each year. The report covers the previous calendar year for which it is being completed. This Annual Report looks at the City's progress towards implementing its General Plan during the 2021 planning year and is completed for the April 2022 deadline.

PREPARATION OF THIS REPORT

This report has been prepared by City staff. It includes a comprehensive review of the General Plan for consistency with State law and State General Plan Guidelines, a review of recent applicable State legislation, and a review of the General Plan Action Plan (Chapter 10 of the General Plan). Based upon staff's review, several amendments to the General Plan will be proposed for consideration.



MAJOR ACCOMPLISHMENTS IN 2021

The City undertook and/or completed several major milestones and projects during the 2021 planning year, including the following:

Programs and Activities:

- Adoption of the updated Bicycle Pedestrian and Trails Master Plan Update
- Adoption of the 2021-2029 Housing Element
- Adoption of amendments to the Safety Element for consistency with State law

Completed Capital Projects:

- City Hall Building Water Infiltration (FM1803)
- Exterior Paint of the EG Library-Dry Rot Repairs (FM2004)
- 8401 Laguna Palms Way Wellness Room (FM2006)
- Police Department Gate Operator System Replacements (FM2104)
- Civic Center - Community & Senior Center (WCC010)
- Oasis Park (WCE008)
- Singh and Kaur Park (WCE010)
- Drainage Shed A Channel Landscaping Enhancement (WFL007)
- District56 Nature Area (WCE028)
- Old Town Plaza Phase 2 & 3(WCE022)
- Sleepy Hollow Detention Basin Retrofit Project (WDR013)
- 2021 Pavement Slurry Seal and Resurfacing Phase 1 (WPR021)
- Bond Road Median Improvements and Resurfacing (WTC015)
- Railroad Street Improvements (WTR049)
- Sheldon Road Bike Lanes and Turn Lanes Project (WTR054)

Awarded Capital Projects:

- Exterior Paint of the EG Library-Dry Rot Repairs (FM2004)
- Police Department Gate Operator System Replacements (FM2104)
- District56 Community Center Fencing (FM2105)
- District56 Signage (FM2106)



- Elk Grove-Florin Rd and Elk Grove Park Sidewalk Infill (WAC026)
- Citywide Curb Ramps 2021 (WAC033)
- Citywide Curb Ramps 2022 (WAC034)
- Oasis Park, Community Building (WCE009)
- 10250 Iron Rock Way Remodel (WFC035)
- 9362 Studio Court Acquisition and Remodel (WFC037)
- PD Campus Improvements (WFC041)
- District56 Solar Photovoltaic (PV) System Improvements (WFC043)
- 2021 Pavement Slurry Seal and Resurfacing (WPR021)
- Grant Line Rd Widening Phase II (WTR002)
- Kammerer Rd Reconstruction Bruceville to Lotz Pkwy (WTR017/WTR018)

MAJOR DEVELOPMENT APPLICATIONS IN PROCESS OR APPROVED IN 2021

The following is a list of major private development applications being considered or approved in 2021

**TABLE I:
MAJOR DEVELOPMENT APPLICATIONS IN PROCESS OR APPROVED IN 2021**

MAJOR DEVELOPMENT APPROVALS IN 2021	
Title	Description
Kubota Western Distribution Center	Design Review and Conditional User Permit for a new 632,000 square-foot manufacturing facility
Toscana Apartments	Design Review for a new 206-unit apartment complex
Laguna Main Street Apartments	Design Review for a new 150-unit apartment complex
Poppy Keys Southwest	A Tentative Subdivison Map to subdivide 61 acres into 267 single-family residential lots
Bond and Waterman Shell/Self Storage	New Fueling Station and 127,000 square-foot self storage facility
Sheldon Grove Subdivision	
Candlewood Hotel	A Tentative Subdivison Map to subdivide 20 acres into 123 single-family residential lots
Clark Brothers Industrial Development	Design Review for a new 106-room hotel



Elk Grove Muslim Center	Design Review and Conditional Use Permit for a 19,000 square-foot expansion to an existing religious assemble facility
MAJOR DEVELOPMENT APPLICATIONS IN PROCESS IN 2021	
Title	Description
Waterman Warehouse	Design Review for a new 630,000 square-foot warehouse and distribution facility
Mountain Elk Vistas	Design Review for a new 174-unit apartment complex
Poppy Grove Apartments	Design Review for a new 387-unit apartment complex
Telos Greens Tentative Subdivison Map	A Tentative Subdivision Map to subdivide 26 acres into 85 single-family residential lots
Wellington Crossings	Design Review to construct 188 townhouse units
Waterman Brinkman Logistics Center	A request to construct two industrial/flex buildings totaling 425,000 square feet
Bruceville Meadows Townhomes	Design Review to construct 157 townhouse units
Bow Stockton Apartments	Design Review for a new 141-unit apartment complex
The Lyla	Design Review for a new 294-unit apartment complex
Elk Grove Railroad Courtyards	Design Review to construct 34 new courtyard style residential units
Sheldon & Waterman Tentative Subdivision Map	A Tentative Subdivision Map to subdivide 115 acres into 26 single-family residential lots with a 50-acre open space lot
Bilby Ridge Annexation	A request to annex 490 acres from the County of Sacramento to the City for residential and commercial development
Elk Grove Crossings Annexation	A request to annex 320 acres from the County of Sacramento to the City for residential and commercial development

SUMMARY OF FINDINGS AND RECOMMENDATIONS

This Annual Report identifies several findings and recommendations that the City should undertake in 2022 and subsequent years to further implementation of the General Plan or to amend the General Plan in response to changing conditions and State directives.

A. Findings

1. There were numerous changes to State law in 2021, with the most significant dealing with housing. Several bills, including SB 8 and SB 9, will require changes to the City's Zoning and other development regulations (EGMC Titles 22 and 23).
2. Pending updates to various development fee programs, including the Roadway Fee Program, will need to consider the changes under AB 602 and modify the methodology to consider dwelling size as the basis for fees



for residential uses.

3. A comprehensive review of the action items is needed to make sure they align with City priorities and available resources.
4. To ensure that the CAP goals and targets are fully realized additional work is still needed. There needs to be continued commitment to ensuring regularized integration of the CAP into City functioning and to continue a robust resident educational effort. This includes encouraging greater participation in SMUD's 100% renewable Greenergy program, as we have not yet received the participation rates we set as a goal. There also needs to be continued monitoring of climate-related regulations at the State-level which will need to be amended into the CAP. Identifying climate-related innovative ideas in other locations that could be adapted for local context is also a useful tool to ensure continued GHG reductions.

B. Recommendations

1. Schedule a comprehensive review of the action items in the General Plan.
2. Begin budgeting for an update to the Climate Action Plan as it nears 5-years from the last update.

LEGISLATIVE AND OTHER STATE MANDATES

OVERVIEW

Throughout the course of any given year, various sections of State law or the California Code of Regulations will change, or other State mandates will be passed along to the City. This section summarizes changes that occurred during 2021 and identifies how these may affect the General Plan or other aspects of City operations relative to land use planning. This is not a comprehensive list of all State legislative changes that may affect the City; rather, they are specific to the General Plan, CEQA, or other land use or planning issues.

MAJOR LEGISLATION IN 2021

The following are State laws from 2021 that may apply to the General Plan or other aspects of City operations relative to land use planning.



**TABLE 2:
SUMMARY OF 2021 STATE LEGISLATION RELEVANT TO THE GENERAL PLAN
OR OTHER LAND USE OR PLANNING ISSUES**

BILL	TITLE/DESCRIPTION	APPLICABLE PORTIONS OF STATE LAW (THAT APPLY TO ELK GROVE)
AB 9	Fire safety and prevention	Requirements for the safety element relative to fire hazard zones and fire safety
AB 345	Accessory dwelling units: separate conveyance	Prohibits owner-occupancy requirements for accessory dwelling unit built between January 1, 2020 and January 1, 2025
AB 474	California Public Records Act: conforming revisions	Minor grammar and citation corrections to the California Environmental Quality Act.
AB 537	Communications: wireless telecommunications and broadband facilities	Applications “deemed approve” if a jurisdiction does not act within new time periods for approval of wireless telecommunications and broadband facilities
AB 571	Planning and zoning: density bonuses: affordable housing	Prohibits the assessment of development impact fees for affordable units constructed pursuant to the density bonus law.
AB 602	Development fees: impact fee nexus study	Nexus fees adopted after January 1, 2022 must meet certain qualifications, including that assessments on residential uses be based upon unit square footage, rather than single-family/multi-family. Also requires that improvements listed in a nexus study also be listed in the Capital Improvement Program.
AB 634	Density Bonus Law: affordability restrictions	Allows affordability periods of longer than 55 years as part of a density bonus approval.
AB 787	Planning and zoning: housing element: converted affordable housing units	Reporting requirements for the General Plan Annual Report housing construction data relative to unit affordability.
AB 819	California Environmental Quality Act: notices and documents: electronic filing and posting	Updates the noticing procedures for actions under the California Environmental Quality Act, including requiring the electronic filing of notices with the State of California.
AB 970	Planning and zoning: electric vehicle charging stations: permit application: approval	Expedited timeframes for approval of electrical vehicle charging facilities.
AB 1398	Planning and zoning: housing element: rezoning of sites: prohousing local policies	Requirements for jurisdictions that fail to adopt a timely housing element; timeframes to complete required rezonings.
AB 1409	Planning and zoning: general plan: safety element	Requirements for the safety element relative to evacuation route planning.



BILL	TITLE/DESCRIPTION	APPLICABLE PORTIONS OF STATE LAW (THAT APPLY TO ELK GROVE)
AB 1584	Committee on Housing and Community Development. Housing omnibus	Application of an incentive, concession, waiver, or reduction of development standards under a density bonus is not a valid basis to find a housing development project inconsistent with development standards or other laws.
SB 7	Environmental quality: Jobs and Economic Improvement Through Environmental Leadership Act of 2021	Reenacts that 2011 Jobs and Economic Improvement Through Environmental Leadership Act of 2011, which was repealed in 2021 by its own terms. Allows projects that meet specific requirements to take advantages of certain CEQA streamlining.
SB 8	Housing Crisis Act of 2019	Extends provisions of streamlined approval process for qualifying housing projects from 2025 to 2030. Also extends prohibition on certain residential rezones from 2025 to 2030.
SB 9	Housing development: approvals	Requires local agencies to allow development of property in “single family residential” zones or districts with two units. Also requires ministerial approval of qualifying lot splits.
SB 10	Planning and zoning: housing development: density	Allows an ordinance to zone any parcel for up to 10 units of residential density per parcel if the parcel is in a transit-rich area or an urban infill site. Exempts the ordinance from CEQA.
SB 290	Density Bonus Law: qualifications for incentives or concessions: student housing for lower income students: moderate-income persons and families: local government constraints	Requires a city or county to grant that density bonus and those incentives or concessions if the developer agrees to construct a housing development that will contain that specified percentage of units for persons and families of moderate income. Prohibits certain parking ratios. Removes specified adverse impacts on the physical environment from the list of reasons for which a city or county is authorized to refuse a concession, an incentive, or a waiver or reduction of a development standard.
SB 378	Local government: broadband infrastructure development project permit processing: microtrenching permit processing ordinance; Broadband Deployment Acceleration Best Practices Act of 2021	Requires a local agency to allow microtrenching for the installation of underground fiber, unless specific findings are made.
SB 478	Planning and Zoning Law: housing development projects	Prohibits certain floor-area-ratios for certain housing types. Prohibits certain lot coverage requirements that would physically preclude certain housing development types.



BILL	TITLE/DESCRIPTION	APPLICABLE PORTIONS OF STATE LAW (THAT APPLY TO ELK GROVE)
SB 728	Density Bonus Law: purchase of density bonus units by nonprofit housing organizations	Provisions for the purchase of density bonus units by nonprofit housing organizations.

Note:

AB = Assembly Bill

SB = Senate Bill

GC = Government Code

STATE BUILDING CODE

Adoption of the State Building Code is required of all jurisdictions in California. The Building Code ensures a common, minimum level of construction safety and energy efficiency in all new construction and remodels. A new Building Code was adopted by the State in 2019, applicable to jurisdictions January 1, 2020. The City completed the actions necessary to adopt the updated State Building Code on November 19, 2019. The next update to the Building Code is anticipated in 2022 for a January 1, 2023 effective date.

FINDINGS

The following summarizes staff’s findings for changes in State legislation and other mandates in 2021:

- There were numerous changes to State law in 2021, with the most significant dealing with housing. Several bills, including SB 8 and SB 9, will require changes to the City’s Zoning and other development regulations (EGMC Titles 22 and 23).
- Pending updates to various development fee programs, including the Roadway Fee Program, will need to consider the changes under AB 602 and modify the methodology to consider dwelling size as the basis for fees for residential uses.

STATUS OF THE GENERAL PLAN

OVERVIEW OF THE GENERAL PLAN

The current General Plan (the “Plan”) was adopted in February 2019 and is organized around a series of key themes that reflect local issues and context and minimize redundancies between mandated elements. This approach allows the General Plan goals and policies to focus on implementation of the Plan’s vision while still incorporating the requirements of the eight mandated elements. Chapter two establishes the Vision of the community and is accompanied by nine supporting principles, which are listed below:



VISION STATEMENT

The City of Elk Grove is... A great place to make a home, a great place to work, and a great place to play. Our community is diverse, healthy, safe, and family-oriented, with thriving schools and plentiful parks, shops, and places to work. Agriculture, rural homes, and urban life flourish together. Our natural resources, including water and open spaces, are protected and offer a variety of recreational opportunities. Community members travel easily by automobile, by bicycle, on foot, or using transit. The City is proactive in making daily life healthy and sustainable —considering the needs of future generations while protecting what is valued today. Well-maintained infrastructure and the right mix of services and amenities draw new and dynamic businesses and development to Elk Grove. Development is guided to ensure responsible growth and opportunities for a diversity of individuals who call Elk Grove home.

SUPPORTING PRINCIPLES

- **Regional Role.** The Plan focuses on communicating the role Elk Grove plays in the larger Sacramento region and moving Elk Grove forward as a prominent player in the region. Within the larger regional context, Elk Grove is often considered a bedroom community, with a large number of residents who live in the community but work elsewhere. Through the General Plan, the City will continue to encourage nonresidential development to provide opportunities for local employment. Designating areas for employment centers to act as hubs for new jobs and spaces for innovation is a central component of the Plan.
- **Growth Management.** The Plan strikes a desirable balance between growth – and the requisite increase in jobs, development, and amenities – and preserving existing structures, resources, and community character. These items are not necessarily in direct competition but can become so if growth is not managed carefully and aligned with community desires and values. By establishing clear parameters for future development, the General Plan facilitates development on vacant or underutilized lots in the City, while also providing opportunities for purposeful expansion aligned with the Community Vision and regional growth objectives.
- **Economic Vitality.** The Plan supports balanced and diverse growth to increase the level of commercial and industrial activity in the City and improve opportunities for residents to work in the community and/or have improved accessibility to their place of employment. Economic development goals and policies focus on business retention and expansion, business attraction, and economic diversity by promoting advanced technologies such as fiber optic Internet and Citywide information services. The Plan also reaffirms the City's ongoing commitment to the preservation of rural lands in Elk



Grove’s eastern portion, providing an opportunity to showcase this aspect of Elk Grove’s heritage through agri-tourism. Additionally, the Plan encourages a variety of housing across income levels and lifestyles creating options for employers and employees to live close to work or in an area with increased accessibility to work.

- **Community Identity.** The Plan promotes a welcoming and thriving civic core, preservation of Old Town as a showcase for community heritage, and a continued focus on the integration of parks and schools as focal points in the community.
- **Rural and Agricultural Heritage.** The Plan ensures that the character of Elk Grove, based on a legacy of agriculture and a rural lifestyle, is preserved. Rural housing and infrastructure options continue to protect agricultural uses.
- **Parks, Trails, and Open Space.** The Plan maintains the attractiveness, cleanliness, high level of safety, and well-kept amenities that characterize the City’s local parks. Support for walking and biking connections locally and regionally increases access to, and enjoyment of, both active and passive open spaces including enhanced access to natural resources such as the Cosumnes River Preserve.
- **Mobility.** The Plan recognizes the need to tailor mobility infrastructure to an area’s surrounding context, particularly in the eastern, more rural portions of the City where the population density is lower. A complete street in a rural area will be different from one in an urban area. The Plan recognizes local, regional, and State transportation objectives, reflecting a need to shift goals and policies regarding how roadway operations are measured and analyzed. The Plan provides for a range of transportation choices, including transit as a clean, safe, and accessible mobility option.
- **Healthy Living.** The Plan addresses sustainability and healthy living options in Elk Grove by improving resiliency to a changing climate, encouraging green technologies, and promoting resource conservation.
- **Community Services.** The Plan considers the needs of all demographic segments of the community including youth, the elderly and disadvantaged families. The Plan encourages access to public services that provide assistance to community members and promotes gathering spaces throughout the community that meet basic needs and improve the quality of life.

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



internally consistent, and compatible statement of policies. State law also specifically provides that a general plan may be adopted in any format deemed appropriate or convenient by the legislative body. This flexibility in organization recognizes that each local agency should have discretion in determining a format that best fits its unique circumstances. The General Plan takes advantage of this flexibility to organize chapters around a series of key themes to better reflect local issues and context and minimize redundancies between the mandated elements. This approach allows the General Plan goals and policies to focus on implementation of the Plan's vision while still incorporating the requirements of the eight mandated elements.

Chapters 3-8 are organized around these Supporting Principles, taking advantage of General Plan law to group common elements together. For example, the land use plan, transportation plan, and open space plan are presented together in Chapter 3 (the Planning Framework), as this sets the stage for the policies that follow. Chapter 4, Urban and Rural Development, includes policies on land use, agriculture, and housing. Chapter 7 (Community and Resource Protection) addresses conservation and open space policies. Lastly, Chapter 8 (Services, Health, and Safety) covers noise, safety, and environmental justice.

Table 3 and Figure 1 demonstrate how each mandated element is addressed in the applicable chapter(s) of the General Plan.



**TABLE 3:
MANDATED ELEMENTS BY GENERAL PLAN CHAPTER**

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

Key:

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

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

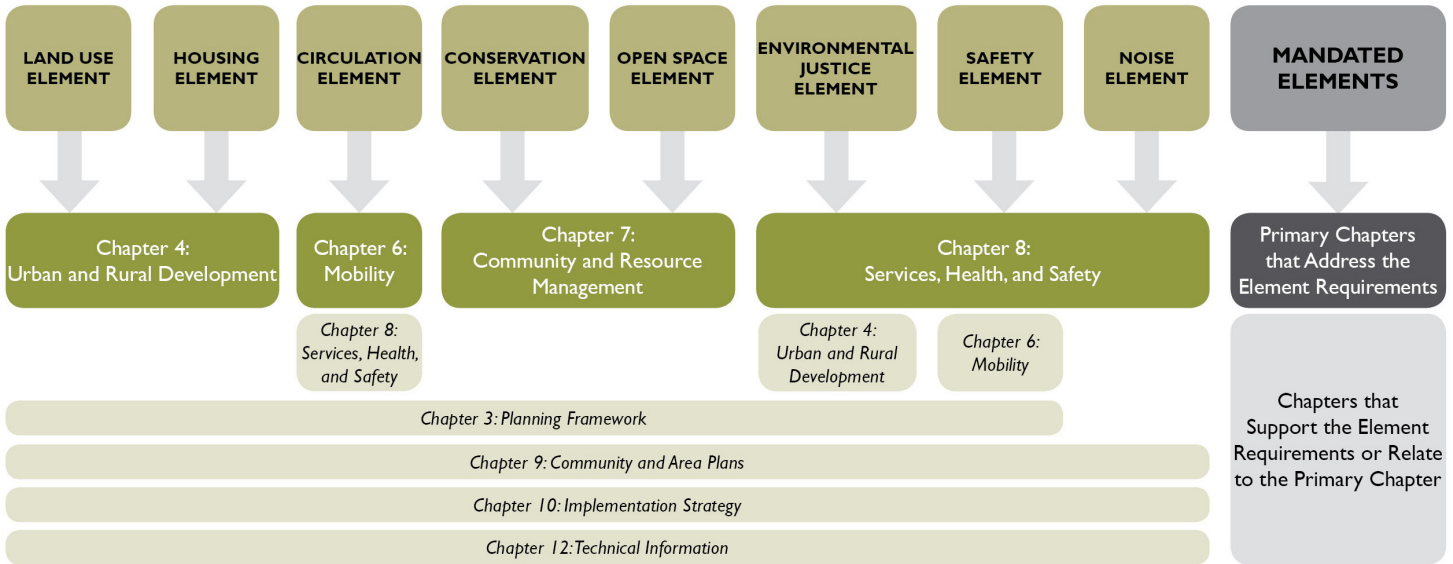
T = Chapter has technical information mandated by the element requirements in the Government Code.

Notes:

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



**FIGURE 1:
MANDATED ELEMENTS BY GENERAL PLAN CHAPTER**



AMENDMENTS IN 2021

The following are amendments made to the General Plan in 2021. The City is limited to a maximum of four amendments to the General Plan in any given calendar year; therefore, one amendment may bundle multiple changes in that action.

**TABLE 4:
AMENDMENTS TO THE GENERAL PLAN IN 2021**

AMENDMENT NUMBER	DESCRIPTION
2021-1	Poppy Keys Southwest Tentative Subdivision Map Project (EG-17-049) Multi-Sport Park Complex and Grant Line Southeast Industrial Area Annexation Project (WFC004)
2021-2	Gated Communities in the Rural Area (PLNG20-024) Bicycle, Pedestrian, and Trails Master Plan (WAM006) 2021 Housing Element (SPG004) Safety Element Update (SP0008)
2021-3	Sheldon Grove (PLNG20-025) General Plan-Zoning Consistency Phase 3 (PL0022) Esplanade West Subdivision (EG-17-044) and Souza Dairy Development Agreement Amendment (PLNG20-056) Laguna Main Street Apartments (PLNG19-047)
2021-4	2021 Housing Element Amendments (SPG004) Evacuation Route Planning Project (SP0008)



AMENDMENTS IN PROCESS

The following table summarizes amendments to the General Plan in process as of the end of 2021. It is organized between City-initiated amendments (those being prepared by City staff) and developer-initiated amendments (those proposed as part of a pending development application).

**TABLE 5:
GENERAL PLAN AMENDMENTS IN PROCESS**

CITY-INITIATED AMENDMENTS	
Summary	Anticipated Completion
Kammerer Road Urban Design Study/Livable Employment Area Community Plan	Fall 2022

DEVELOPER-INITIATED AMENDMENTS	
Summary	Anticipated Hearing
Stathos Cove Self-Storage Facility	Summer 2022

CONSISTENCY WITH STATE LAW AND GENERAL PLAN GUIDELINES

One of the requirements of the Annual Report is a review of the consistency of the General Plan with State law and State General Plan Guidelines. Appendix 1 includes this analysis. Table 6 summarizes the findings of this analysis.

**TABLE 6:
GENERAL PLAN CONSISTENCY SUMMARY**

GOVERNMENT CODE SECTION	SUMMARY OF REQUIREMENT/GUIDELINE	GENERAL PLAN STATUS
65302.15	Evacuation route planning as part of the Safety Element	This was adopted into the Safety Element in December 2021.

Government Code Section 655400(a)(2)(K) requires the City to report on progress in adopting or amending the General Plan to address its obligations to consult with Native American Tribes and to identify, protect, preserve, and mitigate impacts to places, features, and objects. Chapter 7 of the General Plan (Community and Resource Protection) includes goals and policies around historic and cultural



resources. Goal HR-2 calls for the protection of cultural and tribal resources and the corresponding policies require:

- Protection and preservation of prehistoric and historic archaeological resources throughout the City.
- Consultation, when appropriate, with local Native American tribes, the California Native American Heritage Commission, and any other appropriate organizations and individuals to minimize potential impacts to cultural and tribal resources.
- Identification and evaluation of local archaeological resources for inclusion in the National Register of Historical Places.
- Ensuring the City ordinances, programs, and policies create an environment that fosters the preservation, rehabilitation, and maintenance of historic, archaeological, and tribal resources.

REVIEW OF GENERAL PLAN IMPLEMENTATION WORK PROGRAM

Chapter 10 of the General Plan presents an Implementation Strategy for achieving the City's long-term goals. The chapter provides an overview of how the General Plan is maintained and monitored, including through this Annual Report and regular updates/amendments, and how other plans and programs, such as specific plans and zoning, provide implementation.

The Implementation Strategy also includes a list of action items, which tie into the Plan's policies and direct specific City activities. These actions include ongoing City programs and activities as well as new initiatives that will require a one-time dedication of time and resources to complete. In general, each action provides a means to achieve the intent of multiple policies. The implementation actions are organized into the following categories corresponding to various areas and levels of City responsibility.

- Development Regulations and Review
- Housing Programs
- Economic Development Programs
- Transportation Plans and Programs
- Arts, Culture, And Historic Preservation
- Agriculture
- Environment, Conservation, And Sustainability
- Parks, Recreation, And Open Space



- Hazard Mitigation and Emergency Management

The action items identify responsible lead and supporting City departments and desired time frame for completing each action is noted. The time frames are as follows:

- Ongoing
- Annually
- FY 18/19–FY 19/20 (1–2 years from adoption)
- FY 20/21–FY 22/23 (3–5 years from adoption)
- FY 23/24–FY 27/28 (6–10 years from adoption)
- Other (custom time frames as appropriate to specific actions)

The stated time frames are targets intended to help the City to prioritize, manage, and track the implementation work program. Time frames may be adjusted as needed to reflect changing priorities of the City, changes in conditions, or other factors.

FINDINGS

The following summarizes staff’s findings regarding the status of the General Plan:

- A comprehensive review of the action items is needed to make sure they align with City priorities and available resources.



REGIONAL HOUSING NEEDS AND REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

OVERVIEW

To address state-wide housing needs, the State of California requires regions to address housing issues and need based on future growth projections for the area. The Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The Regional Housing Needs Plan (RHNP) for the Sacramento area is developed by the Sacramento Area Council of Governments (SACOG) and allocates to cities and the unincorporated counties their “fair share” of the region’s projected housing needs, or the Regional Housing Needs Allocation (RHNA). The needs plan allocates the needs allocation based on household income groupings over the planning period.

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 assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

State law requires the City to identify its progress in meeting its share of the regional housing needs allocation and to identify local efforts to remove governmental constraints to housing. The Housing Element portion of the City’s General Plan identifies solutions to meeting these objectives and reflects the 2021-2029 Regional Needs Plan and Regional Housing Needs Allocation for the Sacramento region.

2013-2021 RHNP AND HOUSING PRODUCTION

Table 7 identifies the City’s portion of the RHNA.

TABLE 7:
ELK GROVE SHARE OF REGIONAL HOUSING NEEDS FOR 2021-2029

INCOME CATEGORY	NUMBER OF UNITS			PERCENT OF TOTAL		
	Units	Units	Units	Percent	Percent	Percent
Extremely Low	1,331	2,661	3,462	16%	32%	51%
Very Low	1,330			16%		
Low	1,604			19%		
Moderate	1,186			14%		
Above Moderate	2,812			34%		
TOTAL	8,263			100%		

Note: Percent totals may not equal due to rounding



**TABLE 8:
HOUSING PRODUCTION 2021-2029
(UNITS ISSUED A BUILDING PERMIT DURING THE CALENDAR YEAR BY AFFORDABILITY)**

INCOME LEVEL		RHNA ALLOCATION	YEARS									TOTAL UNITS TO DATE	TOTAL REMAINING RHNA
			2021	2022	2023	2024	2025	2026	2027	2028	2029		
Extremely & Very Low	Deed Restricted	2,661	22									22	2,639
	Non-Deed Restricted		-										
Low	Deed Restricted	1,604	85									85	1,519
	Non-Deed Restricted		-										
Moderate	Deed Restricted	1,186	-									4	1,182
	Non-Deed Restricted		4										
Above Moderate		2,812	288									288	2,524
TOTAL		8,263	399									399	7,864

**Note: The City began the first year of its 6th Housing Element cycle on May 15, 2021. This table notes only those units that were permitted during the 6th cycle planning period. There were an additional 285 above moderate-income units permitted between January 1 and May 14, 2021 at the tail end of the 5th cycle.*

Under Housing Element law, the City is required to zone sufficient land at densities that correlate to household income. For example, above moderate income is typically accomplished with larger lot single family development; and low and very low income is typically accomplished with higher density development (e.g., apartments).

While the City cannot deny a building approval based upon the income profile of the development the City is, to a degree, held accountable under RHNA. If a site that is identified for low income under the General Plan is developed with a market rate development the City must identify a replacement site and amend the General Plan (and zoning) to recognize the new site. Because of this the City typically identifies more land than required under the RHNA for moderate, low, and very low income as so-called “buffer sites.”

Table 8 summarizes the number of units developed in the City during the 2021-2029 RHNA period by income category. All numbers are based on issuance of building permits from January 1 to December 31 of the given year. Additional data on housing production can be found in Appendix 3.



REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

The Housing Needs Assessment of the General Plan states that the development standards for residential development in the City do not constrain the development of new housing or affordable housing. It identifies significant constraints as generally being non-governmental, including high land and construction costs, lack of gap funding for affordable projects, and a variety of other market factors. Further, the City’s Design Guidelines do not pose a constraint on the development of housing as they represent the City’s guiding policies and expectations for quality development.

The City is in the process of updating its Zoning Code to conform to the 2019 General Plan. The effort is occurring over three phases, which are described as follows:

- **Phase 1 (Complete March 2019):** This phase focused on major Zoning Code revisions necessary to implement the General Plan, including the creation of the new Village Center Mixed Use and Residential Mixed Use zones. It also included an initial round of rezonings, principally around commercial property.
- **Phase 2 (Complete December 2019):** This phase focused on Zoning Code text revisions, including adoption of new Accessory Unit standards (for consistency with State law) and the creation of new residential districts that establish improved minimum density requirements.
- **Phase 3 (Planned 2021):** The final phase included remaining Zoning map amendments for residential properties (consistent with SB 330). It also included text revisions as necessary to ensure consistency with State law and

**TABLE 9:
DENSITY BONUSES APPROVED BY THE CITY AS OF DECEMBER 31, 2021**

PROJECT NUMBER	PROJECT TITLE	STATUS (APPLIED, APPROVED)	PERCENTAGE OF DENSITY BONUS UNITS	PERCENTAGE AFFORDABLE UNITS	INCENTIVES OR CONCESSIONS GRANTED	PARKING WAIVERS OR REDUCTIONS
EG-06-1086	Seasons at Laguna Ridge	Approved (10/10/2007)	30%	99.5%	None	None
EG-16-006	Bow Street Apartments	Approved (6/3/2016)	0%	100%	Setback reductions	Reduced parking standards
PLNG21-018	Bow Stockton Apartments	Applied	0	100		Reduced Parking Standards
PLNG21-078	Poppy Grove Apartments	Applied	0	100	Setback Reductions	Reduced parking standards



other amendments that are called for in the General Plan implementation action plan.

The City has also begun the process to implement SB 9, which requires revisions to the Zoning and subdivision regulations to streamline approval process for single family residential lot splits and conversion of single family residential to two-family residential. These revisions are anticipated to be adopted in spring 2022.

Appendix 2 and Appendix 3 Table D identify all the General Plan Housing Element programs (or Actions) and the City's progress in implementing them.

DENSITY BONUS

As required by Government Code Section 655400(a)(2)(L), Table 9 lists density bonuses both applied for and approved through 2020.

STATUS OF THE CLIMATE ACTION PLAN

OVERVIEW

The City of Elk Grove's Climate Action Plan (CAP) was approved by the City Council on February 27, 2019 as an update to the first CAP completed in 2013. The CAP serves as a plan for the reduction of greenhouse gas (GHG) emissions consistent with State-recommended targets and serves as a programmatic tiering document for the purposes of CEQA. It outlines measures and actions to be undertaken as well as targets to be achieved in reducing the City's climate impact. Local governments are an important player in this area as land use, transportation, waste management and resource conservation decisions can play a key role in reducing GHG emissions.

The CAP was amended in December 2019 to ensure that the document remained consistent with the 2019 California Building Standards Code, specifically related to Measure BE-7, on solar photovoltaics in residential and commercial development. This will have a larger impact on our GHG targets as it will cover most new buildings and additions in the City.

STATUS OF REDUCTION STRATEGY

The CAP identified 94 specific action items, grouped into three categories, intended to support GHG reduction efforts. Education programs are a key activity to reduce commercial and residential energy usage and the City is working on improving these efforts. The City continues to plan for a residential energy efficiency/energy savings expo that will help educate residents about the myriad of options to reduce home GHG emissions. The event has been postponed due to COVID-19 public health guidelines from March 2020 to June 2022. The hope is that, if successful, it will become an annual event that would continue to provide information on incentives, financing and opportunities for residential conservation.

Measures identified in the CAP have targets for various years, ranging from 2020 to 2050. Those targets identified for achievement in 2020 have been reported in previous



780 new trees planted in that year. During 2021, the City also exceeded the target of 700 trees planted in the year with the addition of 1,520 trees. New tree planting efforts included a partnership with the Sacramento Tree Foundation to add 315 trees at the Grant Line Rd and Highway 99 Interchange, 79 trees added along Kammerer Road, and over 1,100 trees in new residential neighborhoods. Ongoing efforts are working to improve this effort and add new trees along trail networks through partnerships with local and regional organizations.

**TABLE 10:
TARGETS BY 2020**

TARGET	STATUS
<ul style="list-style-type: none"> BE-8: 10 percent participation rate by customers in SMUD's Greenergy program, with half in 50% renewable option and half in 100% renewable option. 	<p>The current participation rate for Elk Grove residents in the SMUD Greenergy program is 10.3%. During 2021 there was a small drop in the number of residents enrolled in the program. The split between the 50% and 100% renewable options is currently 32% participating in the 100% and 68% participating in the 50% renewable option.</p>
<ul style="list-style-type: none"> BE-9: average of 700 trees planted per year beginning in 2020 	<p>The City has worked on several efforts to increase trees within the City. Over the course of 2021, over 1,520 trees were planted at parks, open-spaces, and new developments in Elk Grove.</p>
<ul style="list-style-type: none"> RC-1: maintain a 75 percent diversion rate from landfills by 2020 	<p>While data for the 2021 calendar year is still being processed, the data indicates that this target has been met. The data from 2020 show that the diversion rate was at 76%.</p>
<ul style="list-style-type: none"> TACM-6: Development and adoption of mitigation measures which achieve VMT reductions for new land use and transportation project by 2020 	<p>Transportation Demand Management Plan Guidelines developed and being utilized as part of the CAP checklist.</p>
<ul style="list-style-type: none"> TACM-9: 10 EV charging stations installed in public facilities and commercial land uses by 2020 	<ul style="list-style-type: none"> Pre-CAP: 7 2019: 41 2020: 16 2021: 01

STATUS OF CAP IMPLEMENTATION MEASURES

In addition to the measures, actions and targets outlined in the GHG reduction strategy, there are six specific implementation measures, along with corresponding action items, intended to provide a roadmap to achieving the GHG reduction



strategies. These implementation measures are long-term and intended to be continuous efforts by City staff. There are not specific targets, as these actions are often more qualitative in nature and therefore do not lend themselves to quantitative measures. However, progress has been made in supporting these measures that are worth noting.

Implementation measure 1 is to establish a Climate Action Team for the City. This has been done and includes the identification of a CAP Liaison and key staff within participating City departments who are members. The Climate Action Team will be an on-going effort within the City in order to monitor the actions specified in the GHG reduction measures and progress towards achievement of targets.

Implementation measure 2 is the development and utilization of a CAP checklist. The first three actions under this measure have been achieved, as the CAP checklist was adopted in August 2019 and has been utilized as part of the City's development review process since that time. As noted below in the section related to development projects approved subject to CAP requirements, there have been numerous projects which have utilized the checklist to ensure they are compliant with CAP requirements. A review of the use of the checklist will be done in future and updates or improvements will be made based on information gathered on utilization or on amendments to the CAP.

Implementation measure 3 is the monitoring of CAP measures and implementation. A CAP monitoring and reporting tool has been developed that will assist with reporting on measure-by-measure progress. This tool is foundational to the monitoring of progress on implementing the action items, achieving the specified targets and for assuring our overall GHG reductions. It will assist with identification of potential future adjustments that may be needed in order to fully realize the established GHG reductions. Additionally, a Sustainability and Climate Change webpage has been developed and will continue to be improved. The webpage is intended as an information sharing and educational tool for the City to better inform residents and as a location to gather feedback on CAP implementation progress from residents. The CAP monitoring also involves the integration of the annual CAP report into the General Plan annual reporting, which is now being done annually.

Implementation measure 5, collaborative partnerships, has continued to see significant work during this period. The City continues to have a strong relationship with regional partners such as SMUD and SMAQMD. This has expanded to include partnerships around specific climate related activities, such as the residential energy efficiency expo, which is being done in partnership with these two organizations. The City has worked to reach out further in this area and has been a member of the Capital Region Climate Readiness Collaborative since July 2019, and joined ICLEI, Local Governments for Sustainability, in 2021. This has provided additional opportunities to work with national and regional organizations, state agencies and other local jurisdictions on finding and sharing solutions for our shared climate concerns.



Development Projects Approved Subject to CAP Requirements

There were several development projects approved subject to CAP requirements during 2021, through utilization of the CAP checklist. Table 11 below shows the projects approved during 2021 subject to CAP requirements. All projects will meet CAP measure BE-4, encouraging green building practices in new construction, and 11 of the 12 projects will meet CAP measure TACM-8, requiring EPA-rated tier 4 final construction equipment be used during construction. In addition, six of the projects will meet BE-6, requiring that 10 percent of residential units be all electrical. Various projects have also committed to reducing VMT (TACM-3 and TACM-6), providing bicycle infrastructure (TACM-4), and increasing electric vehicle charging (TACM-9).

TABLE 11:
PROJECTS APPROVED DURING 2021 WITH CAP CONDITIONS (CEQA 15183)

FILE NO.	ADDRESS	APPROVAL DATE	PLANNING COMMISSION RESOLUTION NO.	CAP MEASURES
PLNG20-009	10069 and 10087 Bond Road	1/27/2021	2021-030	BE-4, BE-6, TACM-8, TACM-9
PLNG19-045 Toscano Apartments	East Lake Drive and West Lake Drive	3/18/2021	PC-2021-06	BE-4, BE-6, TACM-8, TACM-9
APLA21-001/EG-17-058	9287,9291,9295 & 9299 Bond Road	3/24/2021	2021-086	BE-4, BE-7, TACM-3, TACM-6, TACM-8, TACM-9
PLNG20-018 Trojan Storage II	Northwest corner of Big Horn and Lewis Stein Road	4/24/2021	2021-112	BE-4, BE-7, TACM-8, TACM-9
PLNG19-041	9180 Klagge Court	6/17/2021	PC-2021-19	BE-4, BE-6, BE-7, TACM-8, TACM-9
PLNG20-025 Sheldon Grove	Northeast corner of Sheldon Road and Power Inn Road	6/23/2021	2021-190	BE-4, BE-6, TACM-6, TACM-8, TACM-9
PLNG20-005	NW Corner of Elk Grove Blvd & Waterfowl Dr.	7/15/2021	PC-2021-24	BE-4, BE-7, TACM-3, TACM-6, TACM-8, TACM-9
EG17-044	8540, 8546, 8650 Poppy Ridge	8/04/2021	2021-218	BE-4, BE-6, TACM-8, TACM-9
PLNG19-047 Laguna Main Street Apartments	Laguna Main Street	8/11/2021	2021-225	BE-4, BE-6, TACM-8
APLA21-002	10255 Grant Line Road	8/11/2021	2021-224	BE-4, BE-7, TACM-3 TACM-4, TACM-8, TACM-9



FILE NO.	ADDRESS	APPROVAL DATE	PLANNING COMMISSION RESOLUTION No.	CAP MEASURES
PLNG21-014	SW Intersection of Iron Rock Way and Elkmont Way	10/07/2021	PC-2021-031	BE-4, BE-7, TACM-9
PLNG18-085	9011 Elk Grove Florin Road	12/16/2021	PC-2021-42	BE-4, BE-7, TACM-3, TACM-6, TACM-8

GHG INVENTORY

Due to the timeliness of available data, an annual update to the GHG inventory is not possible. Rather, the GHG inventory is updated in preparation for updates to the CAP. The next CAP update will occur after 2023. It is reasonable to update the GHG inventory at that time.

FINDINGS

Overall, the City has continued strong in the third year of the CAP implementation. Several key achievements have been realized setting a solid foundation for the work still to be done. The CAP checklist, including the TDM Guidelines, has been implemented for several years and continues to encourage development to meet GHG reduction measures and meet CAP requirements. Starting off with a strong educational focus can also help to ensure that residents are committed to and supporting the overall GHG reduction goals.

To ensure that the CAP goals and targets are fully realized additional work is still needed. There needs to be continued commitment to ensuring regularized integration of the CAP into City functioning and to continue a robust resident educational effort. This includes encouraging greater participation in SMUD's 100% renewable Greenergy program, as we have not yet received the participation rates we set as a goal. There also needs to be continued monitoring of climate-related regulations at the State-level which will need to be amended into the CAP. Identifying climate-related innovative ideas in other locations that could be adapted for local context is also a useful tool to ensure continued GHG reductions.



SURPLUS LAND

OVERVIEW

Assembly Bill 1486 (Ting) requires the City to annually report on surplus lands held by the City. The intent of this legislation was, among other things, to improve the process for marketing surplus lands to facilitate development (particularly residential development) around the State.

LISTING OF CITY SURPLUS LANDS

Table 12 lists surplus lands of the City. A map of these sites is presented in Figure 1.

TABLE 12: SURPLUS LANDS

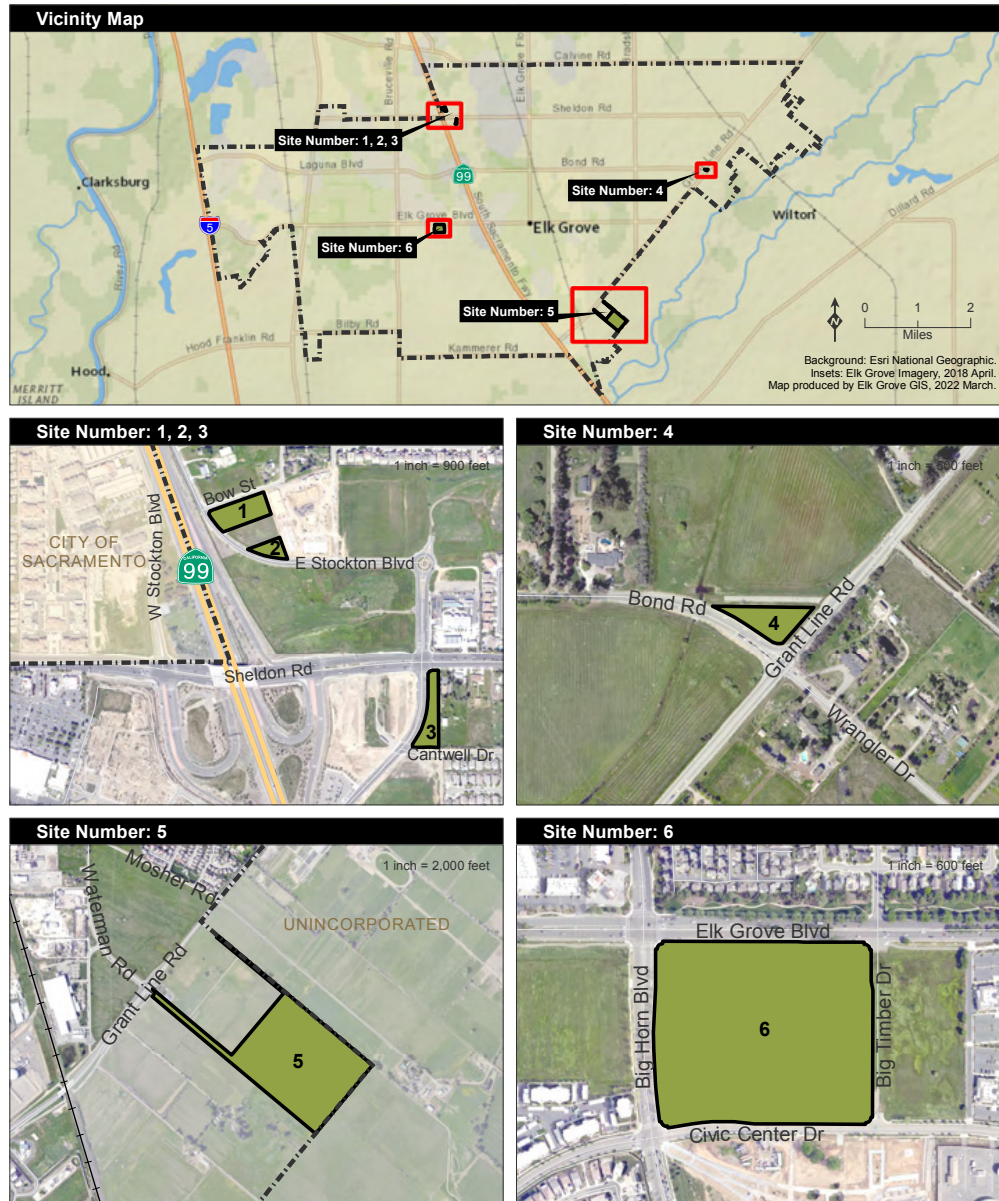
SITE NUMBER	ASSESSOR'S PARCEL NUMBER	ADDRESS (IF ASSIGNED)	GENERAL PLAN DESIGNATION	ZONING
1	115-0162-023	E Stockton Blvd	High Density Residential	RD-25
2	115-0162-036	8729 E Stockton Blvd	High Density Residential	RD-25
3	116-0030-097	8340 Sheldon Rd.	Regional Commercial	SC
4	127-0120-096	Bond Rd	Estate Residential with Commercial Overlay	Triangle SPA
5	134-0190-038	10251 Grant Line Rd.	Light Industrial	LI
6	132-2110-004	9697 Johnston Road	Village Center Mixed-Use ²	VCMU

Notes:

1. General Plan and Zoning information is for City of Sacramento, who is the land use agency for the subject property.
2. The City has prepared a concept plan for the site. For more information, please see the [Project Elevate website](#).



FIGURE I: SURPLUS LANDS



APPENDIX I: GENERAL PLAN CONSISTENCY ANALYSIS WITH STATE LAW AND GENERAL PLAN GUIDELINES

This section analyzes the consistency of the City’s General Plan with the requirements in State law and the State General Plan Guidelines (as prepared by the Office of Planning and Research). The analysis is presented based upon each of the required elements, as well as recommended topics identified by OPR. Where applicable, citations to specific policies or discussions in the General Plan are provided. Additional notes are provided as relevant.

Recent (2020) changes in State law are identified with the symbol

**TABLE AI-1:
GENERAL PLAN CONSISTENCY ANALYSIS WITH STATE LAW AND GENERAL PLAN GUIDELINES**

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
Land Use			
\$ 65302(a)	<p>General distribution, location, and extent of housing</p> <ul style="list-style-type: none"> Density and intensity 	<p>Density: Ch 3, pg. 3-11 Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21</p>	
	<p>General distribution, location, and extent of business</p> <ul style="list-style-type: none"> Density and intensity 	<p>Intensity: Ch 3, pg. 3-12 Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21</p>	
	<p>General distribution, location, and extent of industry</p> <ul style="list-style-type: none"> Density and intensity 	<p>Intensity: Ch 3, pg. 3-13 Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21</p>	
	<p>General distribution, location, and extent of open space, including agriculture, natural resources, recreation, and scenic resources</p> <ul style="list-style-type: none"> Density and intensity 	<p>Intensity: Ch 3, pg. 3-15 Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21</p>	
	<p>General distribution, location, and extent of education</p> <ul style="list-style-type: none"> Density and intensity 	<p>N/A</p>	
	<p>General distribution, location, and extent of public facilities</p> <ul style="list-style-type: none"> Density and intensity 	<p>Intensity: Ch 3, pg. 3-16 Location: Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21</p>	<p>No such facilities exist, or are proposed, within the Planning Area. Chapter 8, Goal CIF-1 and subsequent policies address the reduction of solid waste.</p>
	<p>General distribution, location, and extent of solid and liquid waste disposal</p> <ul style="list-style-type: none"> Density and intensity 	<p>N/A</p>	
	<p>General distribution, location, and extent of Other</p> <ul style="list-style-type: none"> Density and intensity 	<p>Agriculture, Study Area, and Tribal Trust Land Intensity: Ch 3, pg. 3-18 Location: Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21</p>	
	<p>Timberland production</p> <ul style="list-style-type: none"> Intensity 	<p>N/A</p>	<p>There are no areas of timberland production in the Planning Area.</p>

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
	Greenways, as defined in Civil Code Section 816.52		There are no greenways that match the given definition in the Planning Area.
§ 65302(a)(2)	Identification of areas subject to flood plain mapping annual review	Figure 8-1, p. 8-15; Figure 8-2, p. 8-19	
	Impact on military land use compatibility and readiness	Ch 3, pg. 3-26	Chapter 3 specifies no impact to military operations have been identified. The only military facility within a reasonable distance from the city is a recruitment office located at 9163 East Stockton Boulevard.
§ 65302(b)(1)	Correlation with circulation element	Ch 3	Chapter 3 Planning Framework describes the complete framework formed by the Land Use and Transportation Plans.
§§ 65302-65302(a)	A land use diagram	Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	
SB 244 (Wolk, 2011-2012)	Identification and analysis of unincorporated island or fringe communities or legacy communities	Ch 3, pg. 3-27	Chapter 3 specifies that no such communities are located within the Planning Area.
	Consideration of the identification of land and natural resources pursuant to housing element requirements	Ch 4, pg. 4-42	Chapter 4 includes Figure 4-9: Housing Inventory Sites, and goals and policies that correspond to the housing element requirements.

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
Circulation			
§ 65302(b)(1)	Existing and proposed major thoroughfares	Figure 3-6: Transportation Network Diagram, Ch 3, pg. 3-32	
§ 65302(b)(1)	Existing and proposed transportation routes	Figure 3-6: Transportation Network Diagram, Ch 3, pg. 3-32	
§ 65302(b)(1)	Existing and proposed terminals	Description of and policies pertaining to nearby airports on pg. 6-14 of Mobility Chapter	
§ 65302(b)(1)	Military airports and ports	N/A	There are no military airports or ports in the Planning Area.
§ 65302(b)(2)	Plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways, including: • Public transportation	Fixed Transit, pg. 3-28 of Planning Framework Goal MOB-3 and subsequent policies Goal MOB-5 and subsequent policies	
	• Bicycle	Figure 3-6: Transportation Network Diagram, Ch 3, pg. 3-32 Goal MOB-3 and subsequent policies Goal MOB-4 and subsequent policies	
	• Pedestrian	Figure 3-6: Transportation Network Diagram, Ch 3, pg. 3-32 Goal MOB-3 and subsequent policies Goal MOB-4 and subsequent policies	
	• Automobile	Figure 3-6: Transportation Network Diagram, Ch 3, pg. 3-32 Figure 3-7, Elk Grove Roadway Classifications, Ch 3, p. 3-35	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
	<ul style="list-style-type: none"> Movers of commercial goods 	Goods Movement, pg. 3-30 of Planning Framework	
	<ul style="list-style-type: none"> Children, persons with disabilities, and seniors 	Goal MOB-3 and subsequent policies Goal MOB-4 and subsequent policies	
§ 65302(b)(1); Fed. of Hillside & Canyon Assns. v. City of Los Angeles (2004) 126 Cal. App. 4th 1180, 1196	Identified funding for infrastructure identified in circulation element	Policy LU-3-32, Ch 4, p. 4-39 Policy MOB-7-2, Ch 6, p. 6-23 Implementation Action 14.1: Development Impact Fees, Ch 10, p. 10-59 Implementation Action 14.2: Funding for Transit and Active Transportation Improvements, Ch 10, p. 10-59	
§ 65302(b)(1)	Correlation with the Land Use Element	Overview, Relationship to Other Chapters, Goal MOB-1, Goal MOB-5	
§ 65583(a) (1 and 2)	<p>Housing Needs Assessment: Quantification and analysis of existing and projected housing needs</p> <p>Populations and employment trends, including documentation of projections Housing and Household characteristics, including:</p> <ul style="list-style-type: none"> Level of payment compared with ability to pay (overpaying households) Housing stock conditions Overcrowded households Existing and projected needs for all income levels, including: <ul style="list-style-type: none"> Regional Housing Need Allocation (RHNA) Existing housing need for extremely low income households Projected housing need for extremely low income households based on RHNA or Census 	Chapter 12.4, Housing Element Background	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
Housing			
§ 65583(a)(7)	<p>Persons with Special Needs: Identification and analysis of any special housing needs including:</p> <ul style="list-style-type: none"> • Elderly • Persons with disabilities, including developmental disabilities • Large Households • Farmworkers (seasonal and permanent) • Female headed households • Homeless (annual and seasonal) • Need for emergency shelters • Other 	Chapter 12.4, Housing Element Background	
§ 65583(a)(9)	<p>At-risk Units: Inventory of at-risk units (10 years from the housing element due date)</p> <ul style="list-style-type: none"> • Estimate of replacement versus preservation costs • Identification of qualified entities • Identification of potential funding 	Chapter 12.4, Housing Element Background	
§ 65583(a)(5 and 6)	<p>Potential Governmental Constraints: Include an analysis of actual and potential governmental constraints for each of the following:</p> <ul style="list-style-type: none"> • Land use controls • Building codes and their enforcement • Site improvement requirements • Fees and other exactions • Local processing and permit procedures • Housing for persons with disabilities • Transitional housing and supportive housing as a residential use of property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone 	Chapter 12.4, Housing Element Background	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§ 65583(a)(5 and 6)	<p>Potential Non-governmental Constraints Include an analysis of actual and potential non-governmental constraints for each of the following:</p> <ul style="list-style-type: none"> • Availability of financing • Price of land • Cost of construction 	Chapter 12.4, Housing Element Background	
§ 65583 (a) (3) and 65583.2	<p>Sites Inventory and Analysis:</p> <ul style="list-style-type: none"> • Listing of properties by parcel number or other unique reference showing for each parcel • If the site is under public ownership and, if so, any plans to dispose of the property during the planning period and how this will be consistent with the Surplus Lands Act • General description of environmental constraints to the development of housing • General description of infrastructure (planned/available) including water, sewer and other dry utilities, including availability and access to distribution facilities • For Non-vacant sites, specify the additional development potential for each site within the planning period and provide an explanation of the methodology to determine development potential • Demonstration of zoning to accommodate the housing need for lower income households • Map of sites included in the inventory • Number of units built between the start of the projection period and the deadline for adoption of the housing element (optional) • Number of units proposed using alternative provisions such as rehabilitation, conversion, preservation or accessory dwelling units (optional) • Analysis of whether inventory provides for a variety of housing types (Multifamily rental housing, Factory-built housing, Mobile homes, Housing for agricultural employees, Emergency Shelters, Transitional and supportive housing) • Carryover obligation (AB 1233), if applicable 	Chapter 12.4, Housing Element Background Figure 4-9 (Housing Inventory Sites)	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§ 65583 (a) (8)	Description of opportunities for energy conservation in residential development.	Policy H-2-3; Goal NR-6	
§ 65583(b) and (c) (1 through 6)	<p>Quantified Objectives and Housing Programs: Provide statement of quantified objectives; Maximum number of units, by income group, including extremely low-income of:</p> <ul style="list-style-type: none"> • New construction; • Rehabilitation; and • Conservation. 	Goals H-1 through H-6	
§ 65583(c)	<p>Include programs with:</p> <ul style="list-style-type: none"> • Schedule of specific actions; and • Timeline for implementation with a beneficial impact in the planning period; and Identification of agencies and officials responsible for implementing each program. 	Chapter 10, Implementation Strategy	
§ 65583(c)(1)	<p>Program(s) providing adequate sites:</p> <ul style="list-style-type: none"> • Programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need, if applicable, and any programs included pursuant to Section 65583.2(h) and (i) or carryover obligation pursuant to Section 65584.09. • Programs to rezone and any other programs needed to address a shortfall of capacity for housing for farmworkers that could not be accommodated on sites identified in the inventory, if applicable. • If applicable, programs to facilitate a variety of housing types, including multifamily rental, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single room occupancy, emergency shelters and transitional and supportive housing. 	Goal H-1 and associated policies.	
§ 65583(c)(2)	Programs to assist in the development of housing for extremely low, very low, low and moderate income households.	Goal H-1	
§ 65583(c)(3)	Programs to address governmental constraints and where appropriate and legally possible, to remove constraints to the maintenance, improvement and development of housing.	Goal H-3	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§ 65583(c)(3)	Program to remove constraints on housing for persons with disabilities and provide reasonable accommodation for housing for persons with disabilities.	Goal H-5	
§ 65583(c)(4)	Program(s) to conserve and improve the condition of the existing affordable housing stock.	Goal H-4	
§ 65583(c)(5)	Program(s) to promote housing opportunities for all persons.	Goal H-5	
§ 65583(c)(6)	Program(s) to preserve at-risk units.	Goals H-4 and H-6	
§ 65583(c)(7)	Program(s) that incentivize and promote creation of accessory dwelling units	Action 2.21	
§ 65583 (c) (8)	Identification of agencies and officials responsible for implementation	Chapter 10, Implementation Plan	
§ 65583 (c) (9)	Public engagement	Chapter 12.4, Housing Element Background	
§ 65583 (c) (10)	Affirmatively furthering fair housing		
§ 65583(j)	Analysis of government constraints may include maintenance, improvement, or development of housing for persons with a characteristic identified in Section 51(b) of the Civil Code.		
§ 65585	Review by HCD and legislative body	Completed with adoption of the 2014 Housing Element. Certification letter from HCD on file.	
§ 65588	Analysis of construction, demolition and conversion of housing for lower income households in the Coastal Zone.	N/A	The City is not in the Coastal Zone
§ 65589.7	Water and Sewer Priority See the HCD Memo at http://www.hcd.ca.gov/hpd/memo/memo_sb1087.pdf . *	Completed with adoption of the 2014 Housing Element.	Requires circulation of the adopted Housing Element to all applicable water and sewer agencies.

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
Conservation			
§ 65302(d)	The conservation, development, and utilization of natural resources including:		
§§ 65302(d)(1), 65352.5	Water and its hydraulic force	Ch 7, pgs. 7-19 through 7-21 Ch 7, Goal NR-3 Ch 8, Policy INF-1-3 Ch 10, Implementation 7.2, 7.3	
§ 65302(d)(3)	Floodwater accommodation	Ch 8, Goal ER-2; Ch 8, pgs. 8-11 through 8-26	
§ 65302(d)(1)	Forests	Goal NR-2 and subsequent policies	
§ 65302(d)(1)	Soils	Goal AG-1 and subsequent policies Goal R-1 and subsequent policies	Policies for conservation and appropriate use of agricultural lands and open space lands support the conservation of soils.
§ 65302(d)(1)	Rivers and other waters	Ch 7, pg. 7-16; Ch 7, Policies NR-3-1 through NR-3-3	
§ 65302(d)(1)	Harbors	N/A	There are no harbors in the Planning Area.
§ 65302(d)(1)	Fisheries	N/A	There are no fishery resources in the Planning Area.
§ 65302(d)(1)	Wildlife	Ch 7, pg. 7-14; Ch 7, Goal NR-1	
§ 65302(d)(1)	Minerals	N/A	There are no mineral resources in the Planning Area.
§ 65302(d)(1)	Other natural resources	Natural Resource Preservation, Ch 7, p. 7-18	The Natural Resource Preservation section in Chapter 7 discusses other resources and issues related to their conservation and management (such as air quality and greenhouse gas emissions)

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
Open Space			
§ 65563	Long range and comprehensive	Ch 3, pg. 3-36; Ch 7 Goal PT-2; Ch 7 pgs. 7-14 through 7-15	
§ 65563	Plan for preservation and conservation of open space lands, including the following:		
§ 65560(h)(1)	Open space for natural resources	Figure 3-8: Resource Conservation Diagram, Ch 3, pg. 3-43	
	• Areas required for the preservation of plant and animal life, including habitat for fish and wildlife species;	Ch 3, pg. 3-37; Ch 7, pg. 7-14	
	• Areas required for ecologic and other scientific study purposes;	Ch 3, pg. 3-38	
	• Rivers, streams, bays and estuaries; and	Figure 3-8: Resource Conservation Diagram, Ch 3, pg. 3-43; Ch 7, pg. 7-16	
§ 65560(h)(2)	• Coastal beaches, lakeshores, banks of rivers and streams, and watershed lands	Figure 3-8: Resource Conservation Diagram, Ch 3, pg. 3-43	
	Open space for managed production of resources	Figure 3-8: Resource Conservation Diagram, Ch 3, pg. 3-43	
	• Forest lands, rangeland, agricultural lands (reflecting Department of Conservation agricultural resources maps and inventory) and areas of economic importance for the production of food or fiber;	Agriculture Land Use Designation, Ch 3, pg. 3-18	
	• Areas required for recharge of groundwater basins;	Figure 3-8: Resource Conservation Diagram, Ch 3, pg. 3-43	
	• Bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and	N/A	There are no bays, estuaries, marshes, rivers, or streams supporting commercial fisheries within the Planning Area.
	• Areas containing major mineral deposits, including those in short supply	N/A	There are no mineral deposits located within the Planning Area.

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§ 65560(h)(3)	<p>Open space for outdoor recreation</p> <ul style="list-style-type: none"> • 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 	<p>Figure 3-8: Resource Conservation Diagram; Ch 3, pg. 3-43</p> <p>Figure 3-8: Resource Conservation Diagram, Ch 3, pg. 3-43</p> <p>Figure 3-8: Resource Conservation Diagram, Ch 3, pg. 3-43</p> <p>Figure 3-8: Resource Conservation Diagram, Ch 3, pg. 3-43; Ch 7, Goal PT-2</p>	
§ 65560(h)(4)	<p>Open space for public health and safety</p> <ul style="list-style-type: none"> • Areas which require special management or regulation because of hazardous or special conditions such as <ul style="list-style-type: none"> o Earthquake fault zones o Unstable soil areas o Flood plains o Watersheds o Areas presenting high fire risks o Areas required for the protection of water quality and water reservoirs o Areas required for the protection and enhancement of air quality 	<p>Ch 3, pg. 3-38</p> <p>Floodplain Management, Other Natural Hazards: Ch 3, pg. 3-39 through 3-40; Waterways and Water Quality, Ch 7, pg. 7-19</p> <p>Ch 8, Goal ER-6</p> <p>Air Quality: Ch 7, pg. 7-20</p> <p>Hazard Safety: Ch 8, pgs. 8-19 through 8.29</p>	
§ 65560(h)(5)	<p>Open space for military support</p> <ul style="list-style-type: none"> • Areas adjacent to military installations, • Military training routes, and • Areas underlying restricted airspace 	<p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>There are no areas adjacent to military installations within the Planning Area.</p> <p>There are no military training routes in the Planning Area.</p> <p>There are no areas underlying restricted airspace within the Planning Area.</p>

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§ 65560(h)(6)	Open space for tribal resources	Ch 7: Community and Resource	
	<ul style="list-style-type: none"> • Public land containing any Native American <ul style="list-style-type: none"> o Sanctified cemetery o Place of worship o Religious or ceremonial site o Sacred shrine • Native American historic, cultural, or sacred sites that are listed or may be eligible for listing in the California Register of Historic Resources pursuant to Section 5024.1 • Tribal consultation is required to determine the level of confidentiality needed (§ 65562.5) 	Ch 7, Goal HR-2	
		Ch 7, Goal HR-2	
Save El Toro Assn. v. Days (1977) 74 Cal. App. 3d 64, 73; § 65560(b)	Inventory of the above lands <ul style="list-style-type: none"> • Include any parcel that is essentially unimproved (i.e., need not be completely vacant) 	Tribal consultation required pursuant to AB 52 was completed as part of the preparation of the General Plan.	
§ 65562(a)	Policies provide that open space “must be conserved wherever possible”	Existing Setting Report: Ch 4	
§ 65562(b)	Coordinated with state and regional plans	Ch 7, Policies PT-1-10 through PT-1-12, PT-1-15, NR-1-2 through NR-1-6, NR-5-4	
§ 65564	Action program	Ch 7, Policies NR-4-11, SD-1-1, Goals PT-2, NR-5	
§ 65566	Acquisition and disposal of open space must be consistent with the open space plan	Chapter 10, Implementation Program	
		This item refers to future actions by the City and requires consistency of these actions with the General Plan. The City will analyze consistency with the General Plan before approving future acquisition or disposal of open space.	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§ 65567	Building permits, subdivision maps, and zoning must be consistent with the plan	This item refers to future actions by the City and requires consistency of these actions with the General Plan. The City will analyze consistency with the General Plan during the processing and approval of future building permits, subdivision maps, and zoning changes.	
§ 65910	Open-space zoning pursuant to § 65910 (e.g., exclusive agriculture zones, large-lot zones, overlay zones for hazards areas) must be consistent with the plan	This item refers to future actions by the City and requires consistency of these actions with the General Plan. The City will analyze consistency with the General Plan before approving future changes to open space zoning.	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
Noise			
§ 65302(f)(1)	<p>Identification and appraisal of noise problems in the community, and analysis and quantification of current and projected noise levels for all the following sources:</p> <p>(A) Highways and freeways</p> <p>(B) Primary arterials and major local streets</p> <p>(C) Passenger and freight online railroad operations and ground rapid transit systems</p> <p>(D) Commercial, general aviation, heliport, heli-stop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation</p> <p>(E) Local industrial plants, including, but not limited to, railroad classification yards</p> <p>(F) Other ground stationary noise sources, including, but not limited to, military installations, identified by local agencies as contributing to the community noise environment</p>	<p>Ch 8, pg. 8-53</p> <p>Figure 8-6: Future Noise Contours, Ch 8, pg. 8-60</p> <p>Ch 8, pg. 8-53</p> <p>Figure 8-6: Future Noise Contours, Ch 8, pg. 8-60</p> <p>Ch 8, pg. 8-53</p> <p>Figure 8-6: Future Noise Contours, Ch 8, pg. 8-60</p>	
§ 65302(f)(2)	<p>Noise contours shall be shown for all these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared based on noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.</p>	<p>Figure 8-6: Future Noise Contours, Ch 8, pg. 8-60</p>	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	FIGURE 8-6: FUTURE NOISE CONTOURS, CH 8, PG. 8-60	NOTES
§ 65302(f)(3)	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.	Ch 8, Policies N-1-1, N-1-3	
§ 65302(f)(4)	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.	Ch 10, Actions 1.4, 2.6	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
Safety			
§ 65302(g)(1)	Identification of unreasonable risks and policies for the protection of the community from such risks.	Ch 8, Goals EM-1, ER-1 through ER-6, and SAF-1	Ground surface in planning area is relatively flat.
§ 65302(g)(1)	Slope instability leading to mudslides and landslides.	Ch 8, pg. 8-27	The City is in a low seismic risk area. Therefore, the City does not need to address many of the items addressed in this section.
§ 65302(g)(1)	<p>Seismic risks, including: Seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; subsidence, liquefaction, and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body:</p> <ul style="list-style-type: none"> • Mapping of known seismic and other geologic hazards. • Address: <ul style="list-style-type: none"> o Evacuation routes o Military installations o Peak load water supply requirements Minimum road widths and clearances around structures 	<p>Ch 8, Goal ER-3</p> <p>Mapping: Existing Settings Report: Ch 5, Figure 5.1-1</p> <p>Evacuation: Reference to Ch 6: Mobility</p> <p>Military Installations: N/A</p> <p>Peak load Water Supply: Not addressed</p> <p>Road Widths and Clearances: Referenced the Existing Settings Report as being addressed in the fire code (Ch 5, pg. 5-48</p>	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§ 65302(g)(2)	<p>Flooding Identify:</p> <ul style="list-style-type: none"> • Flood Hazard Zones • FEMA Flood Insurance Maps • Army Corps of Engineer Flood information • Flood maps from the Central Valley Flood Protection Board • Dam Failure Maps (Office of Emergency Services) • DWR Floodplain Maps • Maps of Levee Protection Zones • Areas subject to inundation in the event of the failure of levees and floodwalls • Historic flood information • Existing and planned development in flood hazard areas • Agencies with responsibility for flood protection 	<p>Flood Hazard Zones/FEMA Flood Insurance Maps: Ch 8, Figures 8-1 and 8-2</p> <p>ACOE: Ch 8, pg. 8-16 (Folsom Dam Spillway improvements)</p> <p>Central Valley Flood Protection Board Maps: Considered in creating Figures 8-1 and 8-2</p> <p>Dam Failure Maps: Ch 8, Figure 8-3</p> <p>DWR Floodplain Maps: Considered in creating Figures 8-1 and 8-2</p> <p>Maps of Levee Protection Zones: Ch 8, Figure 8-4</p> <p>Areas subject to inundation from failure of levees and floodwalls: Not included</p> <p>Historic Flood Information: Vulnerability Assessment</p> <p>Existing and Planned Development in Flood Hazard Areas: Ch 8, Figures 8-1 and 8-2</p> <p>Agencies with responsibility for flood protection: Ch 8, Pg. 8-17 through 8-18</p>	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
	<p>Mandatory Goals, Policies, and Objectives</p> <ul style="list-style-type: none"> • Avoid and minimize flood risks for new development. • Should new development be located in flood hazard zones? If so, what are appropriate mitigation measures? • Maintain the integrity of essential public facilities. • Locate, when feasible, new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities, or identifying mitigation measures. • Establishing cooperative working relationships among public agencies with responsibility for flood protection. 	<p>Ch 8, Goals ER-2, Policies ER-1 through ER-18</p>	
	<p>Feasible mitigation measures, to implement the policies above.</p>	<p>Ch 10, Implementation Actions 7.11, 9.2, 9.5, 9.6</p>	
<p>§ 65302(g)(3)</p>	<p>Wildland and Urban Fires Identification of, and policies for, the protection of the community from any unreasonable risks associated with wildland and urban fires. State Responsibility Areas and Very High Fire Hazard Severity Zones Consider advice in OPR's Fire Hazard Technical Advisory</p>	<p>Ch 8, Goal ER-4 Figure 8-5: Fire Responsibility Areas within the Planning Area, Ch 8, pg. 8-35</p>	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
	<p>Identify:</p> <ul style="list-style-type: none"> • CALFire Fire Hazard Severity Zone Maps • Historical data on wildfires • USGS wildfire hazard areas • Existing and planned development within these areas • Agencies with responsibility for fire protection in these areas <p>Mandatory Goals, Policies, and Objectives</p> <ul style="list-style-type: none"> • Protect the community from unreasonable risks • See mitigation measures below <p>Feasible Mitigation</p> <ul style="list-style-type: none"> • Avoid and minimize fire risks for new development. • Should new development be located in fire hazard zones? If so, what are appropriate mitigation measures? • Maintain the integrity of essential public facilities. • Locate, when feasible, new essential public facilities outside of fire hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities. • If essential facilities are located in high fire zones, identify mitigation measures, such as safe access for water supplies for emergency response vehicles, visible street signs, and structural fire suppression. • Establishing cooperative working relationships among public agencies with responsibility for fire protection. 	<p>CALFire Fire Hazard: No USGS Moderate, High, or Very High wildfire hazard areas in the Planning Area Historical data: N/A USGS wildfire hazard areas: Figure 8.5 Existing and planned development within these areas: N/A Agencies with responsibility for fire protection: N/A</p> <p>Goal ER-4, Policies ER-4-1 through ER-4-2</p> <p>Implementation Actions 9.7 and 9.14</p> <ul style="list-style-type: none"> • Avoid and minimize fire risks for new development. Policy ER-4-1 • Should new development be located in fire hazard zones? If so, what are appropriate mitigation measures? N/A • Maintain the integrity of essential public facilities. • Locate, when feasible, new essential public facilities outside of fire hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities. N/A • If essential facilities are located in high fire zones, identify mitigation measures, such as safe access for emergency response vehicles, visible street signs, and water supplies for structural fire suppression. N/A • Establishing cooperative working relationships among public agencies with responsibility for fire protection. Policy ER-4-1 and ER-4-2 	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§ 65302(g)(4)	Climate change adaptation and resilience Address climate change adaptation and resiliency strategies by using the process in the Adaptation Planning Guide and reflected in referenced tools such as Cal-Adapt.	Ch 8	
§ 65302(g)(4)(A)	<p>Vulnerability Assessment</p> <p>Create a vulnerability assessment that identifies the risks that climate change poses to the local jurisdiction and the geographic areas at risk from climate change impacts, including the following:</p> <ul style="list-style-type: none"> • Information that may be available from federal, state, regional, and local agencies that will assist in developing the vulnerability assessment and the adaptation policies and strategies, including, but not limited to, all of the following: <ul style="list-style-type: none"> (I) Information from the Internet based Cal-Adapt tool. (II) Information from the most recent version of the California Adaptation Planning Guide. (III) Information from local agencies on the types of assets, resources, and populations that will be sensitive to various climate change exposures. (IV) Information from local agencies on their current ability to deal with the impacts of climate change. (V) Historical data on natural events and hazards, including locally prepared maps of areas subject to previous risk, areas that are vulnerable, and sites that have been repeatedly damaged. (VI) Existing and planned development in identified at-risk areas, including structures, roads, utilities, and essential public facilities. (VII) Federal, state, regional, and local agencies with responsibility for the protection of public health and safety and the environment, including special districts and local offices of emergency services. 	Chapter 12.5, Vulnerability Assessment Chapter 8	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§ 65302(g)(4)(B)	<p>Mandatory Goals, Policies and Objectives (§ 65302(g)(4)(B))</p> <ul style="list-style-type: none"> • Create a set of adaptation and resilience goals, policies, and objectives based on the information above for the protection of the community. 	<p>Chapter 12.5, Vulnerability Assessment Chapter 8 Goal ER-6</p>	
§ 65302(g)(4)(C)	<p>Feasible Mitigation</p> <p>Feasible Mitigation</p> <ul style="list-style-type: none"> • Create a set of feasible implementation measures designed to carry out the goals, policies, and objectives identified above, including, but not limited to, all of the following: <ul style="list-style-type: none"> (i) Feasible methods to avoid or minimize climate change impacts associated with new uses of land. (ii) The location, when feasible, of new essential public facilities outside of at-risk areas, including, but not limited to, hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities, or identifying construction methods or other methods to minimize damage if these facilities are located in at-risk areas. (iii) The designation of adequate and feasible infrastructure located in an at-risk area. (iv) Guidelines for working cooperatively with relevant local, regional, state, and federal agencies. (v) The identification of natural infrastructure that may be used in adaptation projects, where feasible. Where feasible, the plan shall use existing natural features and ecosystem processes, or the restoration of natural features and ecosystem processes, when developing alternatives for consideration. For purposes of this clause, “natural infrastructure” means using natural ecological systems or processes to reduce vulnerability to climate change related hazards, or other related climate change effects, while increasing the long-term adaptive capacity of coastal and inland areas by perpetuating or restoring ecosystem services. This includes, but is not limited to, the conservation, preservation, or sustainable management of any form of aquatic or terrestrial vegetated open space, such as beaches, dunes, tidal marshes, reefs, seagrass, parks, rain gardens, and urban tree canopies. It also includes systems and practices that use or mimic natural processes, such as permeable pavements, bioswales, and other engineered systems, such as levees that are combined with restored natural systems, to provide clean water, conserve ecosystem values and functions, and provide a wide array of benefits to people and wildlife. 	<p>Chapter 12.5, Vulnerability Assessment</p> <p>Chapter 10, Table 10-1: Implementation Program</p> <p>Chapter 8</p>	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§§ 65302(g)(4)(D)(i), 65302(g)(4)(D)(ii)	<p>Other documents (§§ 65302(g)(4)(D)(i), 65302(g)(4)(D)(ii):</p> <ul style="list-style-type: none"> • If a city or county has adopted the local hazard mitigation plan, or other climate adaptation plan or document that fulfills commensurate goals and objectives and contains the information required pursuant to this paragraph, separate from the general plan, an attachment of, or reference to, the local hazard mitigation plan or other climate adaptation plan or document. • Cities or counties that have an adopted hazard mitigation plan, or other climate adaptation plan or document that substantially complies with this section, or have substantially equivalent provisions to this subdivision in their general plans, may use that information in the safety element to comply with this subdivision, and shall summarize and incorporate by reference into the safety element the other general plan provisions, climate adaptation plan or document, specifically showing how each requirement of this subdivision has been met. 	Chapter 8 Chapter 10, Implementation Action 9.1	Elk Grove participated in Sacramento County's multi-jurisdictional Local Hazard Mitigation Plan (LHMP). The General Plan references the County's LHMP.
65302(g)(5)	Upon the next revision of the housing element on or after January 1, 2020, the safety element shall be reviewed and updated as necessary to identify residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes.	Addressed under General Plan policy SAF-1	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
65302(g)(6) – (g)(9)	<p>Other considerations:</p> <ul style="list-style-type: none"> • Cities and counties that have flood plain management ordinances that have been approved by FEMA that substantially comply with this section, or have substantially equivalent provisions to this subdivision in their general plans, may use that information in the safety element to comply with this subdivision, and shall summarize and incorporate by reference into the safety element the other general plan provisions or the flood plain ordinance, specifically showing how each requirement of this subdivision has been met. • 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 California Geological Survey of the Department of Conservation, the Central Valley Flood Protection Board, if the city or county is located within the boundaries of the Sacramento and San Joaquin Drainage District, as set forth in Section 8501 of the Water Code, and the Office of Emergency Services for the purpose of including information known by and available to the department, the agency, and the board required by this subdivision. • To the extent that a county's safety element is sufficiently detailed and contains appropriate policies and programs for adoption by a city, a city may adopt that portion of the county's safety element that pertains to the city's planning area in satisfaction of the requirement imposed by this subdivision. • Review the safety element for fire and flood impacts upon each Housing Element update. • Review the safety element for climate change at each update to the Local Hazard Mitigation Plan. Jurisdiction may also choose to do a comprehensive review of the safety element upon each housing element update to streamline review. 		<p>The City of Elk Grove has a floodplain management ordinance that is approved by FEMA: (Elk Grove Municipal Code Chapter 16.50).</p>
		<p>These agencies were consulted during the preparation of the General Plan in 2019.</p>	
		<p>N/A</p>	
		<p>Addressed with the 2021 Housing Element</p>	<p>To be addressed as part of the 2021 Housing Element update.</p>
		<p>To be done in future updates.</p>	<p>The Local Hazard Mitigation Plan will be presented for City adoption in spring 2022. A subsequent update to the General Plan will be proposed to incorporate the LHMP into the General Plan.</p>

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§ 65302.15	<p>(a) Upon the next revision of a local hazard mitigation plan, adopted in accordance with the federal Disaster Mitigation Act of 2000 (Public Law 106-390), on or after January 1, 2022, or, if a local jurisdiction has not adopted a local hazard mitigation plan, beginning on or before January 1, 2022, the safety element adopted pursuant to subdivision (g) of Section 65302 shall be reviewed and updated as necessary to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. A county or city that has adopted a local hazard mitigation plan, emergency operations plan, or other document that fulfills commensurate goals and objectives may use that information in the safety element to comply with this section and, in that event, shall summarize and incorporate into the safety element that other plan or document.</p> <p>(b) After the initial revision of the safety element pursuant to subdivision (a), the planning agency shall review and, if necessary, revise the safety element upon each revision of the housing element or local hazard mitigation plan, but not less than once every eight years, to identify new information relating to flood and fire hazards and climate adaptation and resiliency strategies applicable to the city or county that was not available during the previous revision of the safety element.</p>	<p>Addressed with General Plan Amendment 2021-4 and included as Appendix 12.6</p>	
§ 65302(h)(1)	<p>Identify disadvantaged areas within the area covered by the general plan</p>	<p>Chapter 12.2, Disadvantaged Communities Figure 12.2-1: SB-1000 Disadvantaged Communities ‘Elk Grove’ CalEnviroScreen 3.0 Screenshot, Ch 12, pg. 12-47. Chapter 8, Goal HTH-1 and subsequent policies</p>	<p>There are no disadvantaged communities in the Planning Area pursuant to the California EnviroScreen 3.0 mapping tool. The subject of environmental justice is more broadly addressed under the Community Health section of Chapter 8: Services, Health, and Safety.</p>

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§ 65302(h)(1)(A)	Identify objectives and policies to reduce exposure to pollution- including improving air quality in disadvantaged communities	N/A	There are no disadvantaged communities in the Planning Area pursuant to the California EnviroScreen 3.0 mapping tool. The subject of environmental justice is more broadly addressed under the Community Health section of Chapter 8: Services, Health, and Safety.
	Identify objectives and policies to promote public facilities in disadvantaged communities	N/A	
	Identify objectives and policies to promote food access in disadvantaged communities	N/A	
	Identify objectives and policies to promote safe and sanitary homes in disadvantaged communities	N/A	
	Identify objectives and policies to promote physical activity in disadvantaged communities	N/A	
	Identify objectives and policies to reduce any unique or compounded health risks in disadvantaged communities not otherwise addressed above	N/A	
	§ 65302(h)(1)(B)	Identify objectives and policies to promote civil engagement in the public decision-making process in disadvantaged communities	
§ 65302(h)(1)(C)	Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.	N/A	

APPENDIX 2: GENERAL PLAN IMPLEMENTATION WORK PROGRAM STATUS ANALYSIS

Implementation Action Table – 2021 AR Review

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
1. Development Regulations And Review					
<p>1.1 Zoning Code Update. Prepare a comprehensive update to the Elk Grove Municipal Code, Title 23 - Zoning, to bring the City's zoning regulations into conformance with the guiding principles, goals, and policies of the General Plan. The following items shall either be drafted for consideration or reviewed and considered for amendment:</p> <ul style="list-style-type: none"> • Zoning districts shall correspond to General Plan land use designations (e.g., densities, permitted uses, development standards). • Regulations and process for master planned projects / planned developments. • Performance standards and development standards for heavy industrial uses. • Objective development standards that promote compatibility with existing context (e.g., setbacks, height limits). • Zoning districts and permitted uses for land uses corresponding to the City's top employment industries. • Permitted use tables to allow a wide range of sizes and types of commercial and industrial uses. • Standards to require mixed-use and high-density development near existing and planned transit stops. • Development processes for Study Area Activity Centers – uses along street frontages, public spaces, bike/pedestrian access, transit connections, public art. • Open space requirements for new development. • Development standards for public realm improvements. • Zoning regulations for all Special Planning Areas and update as needed for consistency with General Plan policies. • Zoning regulations to allow urban farms, animal keeping in residential areas, community gardens, farmers markets, and farm stands. • Zoning regulations for home occupations and ensure they are not overly restrictive. • Development standards / parking requirements to ensure they are not inhibiting the establishment of new uses in existing buildings. • Parking standards (on private property) to align with parking demand and to support multimodal transportation goals, particularly in mixed-use and transit-oriented development areas. • Standards and criteria for approval for shared access and shared parking between adjacent developments. • Requirements for bicycle parking, pedestrian amenities, and transit access (as applicable) for new commercial and multifamily residential development. • Requirement for new commercial and multifamily residential developments to provide electric vehicle (EV) charging stations (appropriate number based on commercial square footage or number of residential units). • Development incentives for EV charging infrastructure for alterations to existing residential and commercial facilities. • Zoning regulations related to art spaces (studio space, gallery space, performance venues) – ensure these uses are permitted by right in appropriate areas. Consider creating regulations for live/work spaces. • Old Town Special Planning Area (SPA) Ordinance to ensure that it provides adequate protection for historic structures and sites and sufficient measures to ensure that new construction is compatible with the area's historic character and context. • SPA zoning districts to implement clustering policy. • Administrative procedures for clustering permits for new developments smaller than 40 acres in size. • Overlay zoning district for East Elk Grove. 	<p>LU-1-1, LU-1-2, LU-1-3, LU-1-5, LU-1-6, LU-1-7, LU-1-8, LU-1-9, LU-2-1, LU-2-4, LU-4-1, LU-5-6, LU-5-7, LU-5-8, LU-6-1, LU-6-2, LU-6-3, LU-6-4, LU-6-5, LU-6-6, LU-6-7, LU-6-8, LU-6-9, LU-6-10, AG-1-1, AG-1-2, AG-1-4, AG-1-6, AG-2-1, AG-2-2, ED-1-1, ED-1-2, ED-1-3, ED-1-5, ED-2-1, ED-2-2, ED-2-4, ED-3-1, ED-3-2, RC-1-1, MOB-3-2, MOB-3-2.a, MOB-3-14, MOB-3-15, MOB-3-16, MOB-3-17, MOB-5-1, MOB-5-4, MOB-7-9, GOV-1-5, ART-2-3, HR-1-1, HR-1-2, HR-1-3, HR-2-4, HR-3-2, PT-1-5, NR-1-1, NR-1-3, NR-1-8, NR-4-3, NR-4-4, NR-4-6, NR-4-10, NR-5-1, NR-5-2, HTH-1-1, HTH-1-5, EEG-1-2</p>	<p>FY 18/19–FY 19/20</p>	<p>Strategic Planning</p>	<p>Development Services - Planning</p>	<p>Partially complete. Items in Red completed with Phase 1, 2, or 3 of the General Plan/Zoning Consistency Project and recommend for removal. Remaining items being considered with future Municipal Code amendments. Update to the Old Town SPA is occurring now and scheduled for completion in 2022/2023. Objective development standards will be considered by Planning as part of Design Guidelines update. Open Space requirements for new development will be considered by Planning as part of Design Guidelines update</p>

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
1. Development Regulations And Review					
<p>1.2 Design Guidelines Update. Review and update the Citywide Design Guidelines to ensure they address a higher standard of architectural and site design. The following items should be reviewed through the Design Guidelines update process:</p> <ul style="list-style-type: none"> • Architectural character and quality. • Commercial design guidelines for neighborhood commercial areas to maintain and preserve neighborhood character. • Compatibility of infill development with character of surrounding areas and neighborhoods. • Sign design guidelines. • Pedestrian environment and amenities. • Public realm design guidelines. 	LU-1-7, LU-2-1, LU-2-4, LU-5-1, LU-5-2, LU-5-4, LU-5-10, LU-5-12, LU-6-1, LU-6-7, ART-1-1, HR-1-1, HR-1-2, HR-1-3, HR-3-2, NR-2-4	FY 18/19–FY 19/20	Development Services – Planning	Strategic Planning	<p>In process and scheduled for completion in 2022. Recommend updating timeframe on action item to FY 21/22.</p> <p>In addition to bullets under 1.2, Planning will be processing code changes in parallel with Guidelines updates. These code changes are mainly related to providing flexibility regarding the building envelope.</p>
<p>1.3 Annexation Submittal Requirements and Review Criteria. Review and update the application requirements and materials and the review procedures and criteria for proposed annexations to be consistent with the General Plan policies related to urban expansion, Study Areas, and annexation.</p>	LU-3-1, LU-3-2, LU-3-3, LU-3-4, LU-3-5, LU-3-6, LU-3-7, LU-3-8, LU-3-9, LU-3-10, LU-3-11, LU-3-12, LU-3-13, LU-3-14, LU-3-15, LU-3-16, LU-3-17, LU-3-18, LU-3-19, LU-3-20, LU-3-21, LU-3-22, LU-3-23, LU-3-24, LU-3-25, LU-3-26, LU-3-27, LU-3-28, LU-3-29, LU-3-30, LU-3-31, LU-3-32	FY 18/19–FY 19/20	Development Services – Planning	Strategic Planning	<p>Recommend updating timeframe to FY 22/23.</p>
<p>1.4 Development Review Requirements and Process Refinements. Update the submittal requirements and review processes for land use applications for consistency with General Plan policies, as follows:</p> <ul style="list-style-type: none"> • Require development applications, as appropriate, to include plans for necessary infrastructure improvements (e.g., roads, stormwater drainage and treatment facilities, utilities). (LU-3-28, LU-3-31, MOB-7-1) • Prepare and regularly update guidelines for the preparation of transportation impact analyses for consistency with vehicle miles traveled (VMT) policies. As part of the guidelines, the City shall: <ul style="list-style-type: none"> -- Identify appropriate methodologies for calculating VMT for both land use and transportation projects. -- Monitor citywide VMT and identify areas of the City that may be exempt from subsequent analysis. -- Monitor the effectiveness of VMT reduction strategies and update a list of appropriate strategies on an ongoing basis. (MOB-1-1) • Update City guidelines for the preparation of transportation impact analyses for consistency with Roadway Performance Target policies. (MOB-1-3, MOB-1-4, MOB-1-5, MOB-1-6) • Update requirements for acoustical analysis to be submitted with applications for development of noise-sensitive land uses for: <ul style="list-style-type: none"> -- noise-sensitive land uses proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 8-3 or the performance standards of Table 8-4 (N-1-5), and -- proposed nonresidential land uses likely to produce noise levels exceeding the performance standards of Table 8-4 at existing or planned noise-sensitive uses (N-1-6). • When applications are received to establish sensitive land uses in proximity to air pollution sources, refer the application to the Sacramento Metropolitan Air Quality Management District for comment. (NR-4-9) 	LU-3-28, LU-3-31, MOB-1-1, MOB-1-3, MOB-1-4, MOB-1-5, MOB-1-6, MOB-2-2, MOB-7-1, N-1-5, N-1-6, NR-4-9	FY 18/19–FY 19/20	Development Services – Planning	Development Services – Engineering	<p>Planning has begun looking at this, specifically in regards to SB 330; however, recommend changing timeframe to FY 22/23.</p>

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
1. Development Regulations And Review					
<p>1.5 Development Review Process Streamlining. The City will regularly review and evaluate the process for development projects and identify specific ways to decrease review time, increase efficiency for staff, and increase certainty for applicants.</p>	RC-2-4	Ongoing	Development Services	Economic Development	Building continues to offer T.I. Tuesday (most used), Permit Simplicity, and PASS building permit streamlining programs. In response to customer satisfaction survey Development Services management is exploring additional streamlining and communication improvements.
<p>1.6 Update Standard Conditions of Approval. Update the City's Standard Conditions of Approval (COA) list/template for development projects for consistency with General Plan policies. The COA list/template should include standard conditions that apply to all projects, and thresholds/criteria for conditions that apply in specific circumstances and/or for specific types of projects. New or updated conditions may include the following:</p> <ul style="list-style-type: none"> • Undergrounding utilities. (LU-5-3) • Mitigation of loss of qualified agricultural lands at 1:1 ratio. (AG-1-5) • A requirement for development projects to comply with the Sacramento Metropolitan Air Quality Management District's (SMAQMD) rules and thresholds for preparing AQ-15 plans. (NR-4-1) • A requirement for utilities and infrastructure improvements to be financed and constructed prior to occupancy of new development. (INF-1-1, INF-2-1, IFP-1-8) 	LU-5-3, AG-1-5, MOB-7-7, PT-1-4, NR-4-1, NR-4-8, IFP-1-8	FY 18/19–FY 19/20	Development Services – Planning	Development Services – Engineering	Recommend changing timeframe to FY 22/23.
<p>1.7 Building Code Update. Review and update Elk Grove Municipal Code Title 16 - Buildings and Construction as needed to incorporate the goals and policies of the General Plan into the City's building code. This should also include any updates that are required by the 2019-2020 update to the California Green Building Standards Code (CALGreen). The following items shall be reviewed and amended:</p> <ul style="list-style-type: none"> • Update the building code to incorporate higher standards for green building as required by the City's Climate Action Plan (CAP) • A requirement for new single-family residential development to pre-wire for plug-in electric vehicles. 	MOB-3-2.a, HR-1-1, HR-1-2, NR-3-8, NR-3-11, NR-4-1, NR-4-8, NR-5-1, NR-5-3, NR-6-1, NR-6-2, NR-6-6, SD-2-1, SD-2-2	FY 18/19–FY 19/20	Development Services – Building		Complete. 2019 Building Code adopted with no amendments, as Green code and energy standards were at or higher than CAP called for. The next code update will occur January 2023.
<p>1.8 Sustainable Storm Water Management Ordinance. Prepare and adopt a Sustainable Storm water Management Ordinance that sets design standards for on-site storm water management for new construction of public and private projects. The ordinance shall be developed in accordance with the Central Valley Regional Water Quality Control Board's region-wide storm water discharge permit under the National Pollutant Discharge Elimination System (NPDES). The ordinance should incorporate low-impact development (LID) approaches and use of ecological landscape-based systems such as vegetated bioswales, living roofs, and rain gardens to increase retention, detention, infiltration, groundwater recharge, and treatment of storm water on-site.</p>	LU-5-12, NR-3-1, NR-3-2, NR-3-3, ER-2-2	FY 18/19–FY 19/20	Public Works – Drainage		Complete. Public Works staff incorporated information regarding sustainable stormwater management in the update to the City's Storm Drainage Master Plan. In addition, staff worked collaboratively with the Sacramento Stormwater Quality Partnership to update the Stormwater Water Quality Design Manual, which outlines a consistent set of stormwater quality management design standards for new and redevelopment projects, including LID techniques.

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
1. Development Regulations And Review					
<p>1.9 Right-of-way Dedication Requirements for Future Transit Lines. When reviewing applications for development projects located along planned future bus rapid transit and/or light rail lines to serve planned employment centers, require property owners to dedicate right-of-way for these future transit lines. The City’s Capital Facilities Fee (CFF) provides credit or reimbursement to property owners for such dedication.</p>	MOB-5-2, MOB-5-9	Ongoing	Development Services – Planning	Development Services – Engineering	This effort is on-going. New land use developments that are located adjacent to specified high capacity transit corridor(s) (i.e. future bus rapid transit and/or light rail corridors) are conditioned to dedicate right-of-way to the City in order to preserve the corridor for higher capacity transit services in the future.
<p>1.10 Drought-Tolerant Plant List. Work with the City’s landscape architect to develop a handout for project applicants listing recommended drought-tolerant and native tree and plant species to be used in site and landscape design for development projects. Review landscape plans for development projects to ensure the selected plants are appropriate and meet the requirements of the City’s Water Efficient Landscape Ordinance.</p>	NR-3-8, NR-3-12, SD-2-1, SD-2-2	FY 18/19–FY 19/20	Development Services – Planning	Public Works	Recommend changing timeframe to FY 22/23.

ACTION	RELATED POLICIES AND STANDARDS	Timeframe	Action Lead	Action Support	Status (through December 2021) and Recommendations
2. Housing Programs					
<p>Action 2.1 Housing Inventory</p> <p>To the extent that there are high-density residential sites identified as accommodating the City’s Regional Housing Needs Allocation (RHNA) that ultimately develop with a use other than high-density residential development, the City will ensure that it maintains adequate inventory to accommodate the RHNA, including by rezoning as necessary.</p> <p>Potential Funding Source: City Development Services Fund</p>	H-1-1	Review the sites inventory annually and as sites are developed to ensure sufficient capacity	Strategic Planning and Innovation	Development Services (Housing and Public Services Division)	The City reviewed the sites inventory and determined that no sites were developed with a use other than high-density residential. (Only one of the sites is currently under development, as a 108-unit affordable apartment complex.)
<p>Action 2.2 Rezone Housing Sites</p> <p>The City has a lower-income regional housing need of 4,265 units. To meet the lower-income regional housing need, the City will, concurrently with adoption, identify and rezone some or all of the sites identified in Table 34 of Chapter 12.4 (Technical Appendix). These sites will require a minimum of 20.1 units per acre and will allow up to 30 units per acre. The rezone will result in a minimum of 4,265 units to accommodate the lower income RHNA. The City will encourage integration of low-income units throughout the sites identified.</p> <p>If the City does not complete the rezone prior to the start of the planning period (May 15, 2021), sites will be rezoned consistent with Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i). The rezone will accommodate 100 percent of the shortfall during the planning period and will include the following components.</p> <ul style="list-style-type: none"> • Permit owner-occupied and rental multifamily uses by right and do not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the units are affordable to lower income households. • Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre for suburban and metropolitan jurisdictions; • Ensure at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses; • Ensure sites will be available for development during the planning period where water and sewer can be provided. <p>The City has, since 2003, required Design Review for all multifamily development. Design Review would be required for multifamily projects on these sites. Projects under 151 units are reviewed at the "staff-level" through consideration by the Zoning Administrator, while larger projects are reviewed by the Planning Commission.</p> <p>Potential Funding Source: City Development Services Fund, SB2/LEAP or REAP Funding</p>	H-1-1	Concurrent with adoption of the Housing Element, or within the first 3 years of the planning period. Encourage integration as projects are processed through the Planning Division. Monitor affordability and location of rezoned sites. As part of additional rezoning for purposes of maintaining adequate sites (e.g., no net loss law), the City will continue to identify and rezone sites at appropriate densities throughout the City to promote more inclusive communities.	Strategic Planning and Innovation	Development Services (Housing and Public Services Division)	<p>The City rezoned adequate sites to meet the lower-income regional housing need concurrent with the Housing Element's initial adoption in May 2021. Currently the City has sites zoned to accommodate 4,831 units of high-density housing, in areas throughout the City, exceeding the required capacity by about 13%.</p> <p>City staff created a monitoring mechanism for the rezoned sites. The tracking provides an early warning if an application is received for a project on any of the high-density residential sites, giving the City time to evaluate whether one or more replacement sites will be needed.</p> <p>In 2021, only one of the multifamily sites identified in the Housing Element was developed. Construction is underway on the Gardens at Quail Run II, a 108-unit affordable apartment complex (Site L-1, APN 132-1780-048).</p>

ACTION	RELATED POLICIES AND STANDARDS	Timeframe	Action Lead	Action Support	Status (through December 2021) and Recommendations
2. Housing Programs					
<p>2.3 Unit Replacement</p> <p>Pursuant to California Government Code, Section 65583.2, replacement units are required for all sites identified in the site inventory when any new development (residential, mixed-use, or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. Replacement requirements are set forth in Government Code Section 65915(c)(3).</p> <p>This requirement applies to:</p> <ul style="list-style-type: none"> • Non-vacant sites • Vacant sites with previous residential uses that have been vacated or demolished <p>Objectives: Require new housing developments to replace all affordable housing units lost due to new development.</p> <p>Quantified Objective: Replace any of the 31 units identified in the sites inventory if a) they are planned to be demolished for purposes of building new housing, and b) they are determined to be occupied by low-income households, provide assistance to prevent displacement of lower-income households due to loss of affordable units</p> <p>Potential Funding Source: City Development Services Fund</p>	H-1-1	The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed	Development Services (Planning Division)		The City did not receive any applications in 2021 that would involve demolishing existing residential units.
<p>2.4 Lot Configuration and Large Lot Development</p> <p>To facilitate the development of affordable housing and provide for development phases of 50 to 150 units, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units.</p> <p>Additionally, the City will adopt incentives for development of high-density residential sites such as reducing minimum front and side yard setbacks to enhance design flexibility and create a more pedestrian-oriented environment and modifying parking standards.</p> <p>Potential Funding Source: City Development Services Fund</p>	H-1-1	As projects are processed through the Development Services Department throughout the planning period and incentives will be adopted as part of Title 23 within one year of adoption of the Housing Element.	Development Services (Planning Division)		<p>City staff worked closely with the developers of the proposed Poppy Grove affordable housing project, which proposes to subdivide a 15.5-acre site (L-3, APN 132-0050-161) into three sites, each of which would support one phase of a three-phase affordable housing project with 387 total units. The subdivision request is being processed, with approval expected in Spring 2022. The City also received a subdivision request for the Wellington Crossings projects, a condominium project. The proposed map will result in one parcel with condo airspace parcels.</p> <p>Reduced setbacks were adopted as part of Municipal Code amendments in fall 2021.</p>

ACTION	RELATED POLICIES AND STANDARDS	Timeframe	Action Lead	Action Support	Status (through December 2021) and Recommendations
2. Housing Programs					
<p>2.5 Lot Consolidation</p> <p>To ensure that there is a sufficient supply of multifamily zoned land to meet the City's RHNA, the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by providing information on development opportunities and incentives for lot consolidation to accommodate affordable housing units available on the City's website and discussing with interested developers. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project basis:</p> <ul style="list-style-type: none"> • Allow affordable projects to exceed the maximum height limits, • Lessen set-backs, and/or • Reduce parking requirements. <p>The City will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.</p> <p>Potential Funding Source: City Development Services Fund</p> <p>Quantified Objective: 149 lower-income units in high opportunity areas to facilitate mobility.</p>	H-1-1	Ongoing, as projects are processed through the Development Services Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.	Development Services (Planning Division)		<p>The City made information on lot consolidation available on its website. City staff offer free pre-application meetings to developers, which provides an opportunity to discuss ways the City could support lot consolidation to encourage housing development.</p> <p>In 2021, the City received two application for lot consolidation for the purposes of multifamily housing: The Lyla (294 units, assembling 6 parcels) and Bow Stockton Apartments (143 units, assembling 2 parcels). Both projects are anticipated to include affordable units.</p>
<p>2.6 Zoning for Missing Middle Housing Types</p> <p>The City shall review and amend the Zoning Code and applicable design guidelines to encourage and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g. duplexes, triplexes, fourplexes, courtyard buildings) to create housing for middle- and moderate-income households and increase the availability of affordable housing in a range of sizes to reduce displacement risk for residents living in overcrowded units or overpaying for housing.</p> <p>Potential Funding Source: City Development Services Fund, SB2/LEAP or REAP Funding</p> <p>Quantified Objective: 40 middle- and moderate-income units to support housing mobility and access to high opportunity areas.</p>	H-1-1	Within three years from adoption of the Housing Element	Development Services (Planning Division)	Strategic Planning and Innovation	This is being reviewed and will partially be implemented with the Kammerer Road Urban Design Study and the implementation of Senate Bill 9.
<p>2.7 Development Streamlining</p> <p>The City will establish a written policy or procedure and other guidance, as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4.</p> <p>Potential Funding Source: City Development Services Fund</p>	H-2	Establish a policy or procedure by June 2021. Ongoing, as projects are processed through the Development Services Department	Development Services (Planning and Building Divisions)		The City has a written policy on SB35 processing, including an application specific to projects seeking SB35 streamlining. Additional provisions are being incorporated into the Municipal Code as part of the implementation of SB9.

ACTION	RELATED POLICIES AND STANDARDS	Timeframe	Action Lead	Action Support	Status (through December 2021) and Recommendations
2. Housing Programs					
<p>2.8 Financial Assistance</p> <p>Support affordable housing development through provision of direct assistance from the Affordable Housing Fund and/or other City-controlled housing funding sources and, as needed, facilitate developers' applications for State and Federal affordable housing funding. City assistance could be provided in the form of land, in line with the City's strategic land acquisition program, or in the form of loans or grants for specific projects.</p> <p>Quantified Objective: Provide funding assistance for the development of 300 affordable housing units, targeting development of 60 of these units in areas of concentrated overpayment to reduce displacement risk and 200 in high opportunity areas to facilitate mobility for lower-income households.</p> <p>Potential Funding Source: Affordable Housing Fund, CalHome, Community Development Block Grant (CDBG), HOME, or other U.S. Department of Housing and Urban Development (HUD) or California Department of Housing and Community Development (HCD) funding</p>	H-2-1	Ongoing, as funding allows. Consider updating the Affordable Housing Fee by December 2022.	Development Services (Housing and Public Services Division)		<p>In 2021, the City made loan commitments of the Affordable Housing Fund to three projects:</p> <p>Villages at Bilby - 126 units - \$4,000,000 over two phases</p> <p>The Lyla - 294 units - \$6,000,000</p> <p>Cornerstone Village - 84 units - \$3,436,000</p> <p>The Villages at Bilby filed a 9% tax credit application and The Lyla filed a 4% tax credit application in 2021. As needed, the projects will continue to pursue funding in 2022. Cornerstone Village also plans to apply for a variety of funding sources in 2022.</p> <p>In February 2021, the City closed on the purchase of approximately 2 acres of land in Old Town Elk Grove. The City also negotiated a land transfer of 5 acres south of Sheldon Road along Bruceville and expects to take possession of the property in 2022. The City will work with a consultant in 2022 to do some preliminary planning for these sites, with the goal of preparing one or more of three sites in City ownership for an RFQ/RFP to solicit a developer partner.</p>
<p>2.9 Fee Waivers</p> <p>When feasible, continue to provide deferrals or exemptions from select fees to all affordable housing projects and participate in the Sacramento Regional County Sanitation District's fee waiver and deferral program to reduce impact fees for affordable housing development.</p> <p>Potential Funding Source: City Development Services Fund, Sacramento Regional County Sanitation District</p> <p>Quantified Objective: 4 affordable housing projects (approximately 450 units) to increase supply and prevent displacement of lower-income households.</p>	H-2-1	Ongoing, as projects are processed through the Development Services Department	Development Services (Planning and Building Divisions)		<p>The City continued to provide a waiver of the Affordable Housing Fee and a fee deferral program for other fees for qualifying projects. In 2021, a fee waiver/deferral was processed for the Gardens at Quail Run II. Staff also discussed the fee waiver/deferral option with several other project developers, and anticipates that at least two will take advantage of it in 2022.</p> <p>The City also promoted Sacramento Regional County Sanitation District's fee waiver and deferral program to affordable housing developers. Unfortunately, limited capacity and high demand meant most projects were not able to secure waivers. Staff met several times with SHRA, which assists with administering the program, to advocate for an increase in or removal of the cap on available waivers as well as improvements to the allocation process to ensure waivers are prioritized for viable projects.</p>
<p>2.10 Parking Study</p> <p>Conduct a parking study to determine parking needs for senior housing and affordable housing projects. Based on results, continue to allow flexibility in development standards, such as parking reductions for senior projects, and by allowing development incorporating universal design measures.</p> <p>The City will also review parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.</p> <p>Potential Funding Source: City Development Services Fund, SB2/LEAP or REAP Funding</p>	H-2-4, H-3-1	Complete parking study by December 2021, allow flexibility as projects are processed through the Development Services Department. Review parking standards for emergency shelters and amend, if necessary, by December 2021.	Strategic Planning and Innovation	Development Services (Planning and Building Divisions)	The report is being finalized and is anticipated to be presented to Planning Commission and City Council in spring 2022.

ACTION	RELATED POLICIES AND STANDARDS	Timeframe	Action Lead	Action Support	Status (through December 2021) and Recommendations
2. Housing Programs					
<p>2.11 Homeless Needs Assessment</p> <p>Continue to contribute funding to Elk Grove Homeless Assistance Resource Team (HART), Sacramento Self Help Housing, and other local and regional entities and work closely with these groups to assess the needs of people experiencing homelessness and develop plans to address homelessness at a regional level. The City will annually meet with local service providers and regional agencies (as applicable) to assess the needs regarding homelessness in the City and region.</p> <p>To City will also review and amend provisions and standards for emergency shelters to ensure they are objective and in compliance with Government Code Section 65583(a)(4).</p> <p>Potential Funding Source: CDBG funds (when available), City Community Service Grant funds (as determined by the City Council)</p>	H-2-4	Ongoing, review and amend standards for emergency shelters by December 2021.	Development Services (Housing and Public Services Division)		<p>In 2021, the City allocated more than \$100,000 in funding to address the needs of people experiencing homelessness. For the 2021-22 fiscal year, HART received funding for operations, plus continued to spend funding allocated in 2020 for motel vouchers for people experiencing homelessness. The City also funded Sacramento Self Help Housing to provide street outreach and navigation services (1.0 FTE). The City funded emergency/transitional housing for families with minor children, victims of intimate partner violence, and transition-age youth through Sacramento Self Help Housing, My Sister's House, and Waking the Village. A new navigation housing resource, the Moon Creek House, which serves as transitional housing for families, also opened in 2021. Additionally, the City Council approved expenditure of \$500,000 in American Rescue Plan Act funding for "flexible homeless solutions," which will fund a landlord incentive program aimed improving housing access for people experiencing homelessness and a variety of other programs.</p> <p>City staff continued to be involved in local and regional efforts to address homelessness. The City's Housing and Public Services Manager served on the Continuum of Care (CoC) Board, chaired the CoC's Project Review Committee, participated in the Funder's Collaborative, and assisted with regional efforts to improve access to shelter and housing. City staff maintained close relationships with entities providing direct homelessness services, including holding a bi-weekly call with PD, HART, and SSHH staff, and a monthly call with the Cosumnes Community Services District (parks and fire) and PD. The purpose of both calls was to identify people in need of services and/or housing and attempt to connect them with available resources.</p> <p>Emergency shelter provisions were updated in the Municipal Code in fall 2021.</p>
<p>2.12 Developmental Disability Services</p> <p>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 dis-abilities. The program could include the development of an informational brochure, including in-formation on services on the City's website, and/or providing housing-related training for individuals/families through workshops.</p> <p>Potential Funding Source: City Development Services Fund</p>	H-2-4	Development of an outreach program within one year of adopting the Housing Element, and annually coordinate with regional offices and developers to pursue opportunities.	Development Services (Housing and Public Services Division)		<p>In 2021, the City made a loan commitment to the Cornerstone Village affordable housing project, which includes 21 units set aside for adults with intellectual or developmental disabilities. The Cornerstone Village developer anticipates working with Alta Regional to identify qualified candidates for those units.</p> <p>For 2022, the City plans to work with its nonprofit provider of tenant/landlord services (SSHH/Renters Helpline) to provide information and trainings to Alta Regional clients and their families/caregivers on topics such as locating suitable housing and making reasonable accommodations requests.</p>

ACTION	RELATED POLICIES AND STANDARDS	Timeframe	Action Lead	Action Support	Status (through December 2021) and Recommendations
2. Housing Programs					
<p>2.13 Low-Barrier Navigation Centers</p> <p>Amend the City’s zoning regulations to add low-barrier entry practices to the City’s Navigation Housing use and permit them by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses, if the center meets certain statutory requirements. See Government Code section 65662. Low-barrier practices may include, but are not limited to:</p> <ul style="list-style-type: none"> • Permitting the presence of partners if it is not a population-specific site; • Allowing pets; • Providing space for the storage of possessions; and • Providing privacy such as partitions around beds or private rooms. <p>Potential Funding Source: City Development Services Fund</p>	H-2-4	Within one year from adoption of the Housing Element	Strategic Planning and Innovation		The Municipal Code was updated in fall 2021 to implement this program
<p>2.14 Transitional and Supportive Housing</p> <p>Amend the Zoning Code to comply with Government Code Section 65583(c)(3), which deals with transitional and supportive housing. The City will amend the Zoning Ordinance to allow transitional and supportive housing in the mobile home subdivision (RM-1) and Mobile Home Park Combining District (MHP) zones as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The City will also amend the Zoning Ordinance to allow supportive housing in the Light Industrial (LI) zone, as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.</p> <p>Potential Funding Source: City Development Services Fund</p>	H-3-1	Within one year from adoption of the Housing Element	Development Services (Planning Division)		The Municipal Code was updated in fall 2021 to implement this program
<p>2.15 Affordable Housing Database</p> <p>Continue to update the affordable housing unit database and to provide information regarding affordable housing opportunities, through direct response to inquiries, making information available on the City’s website and targeted marketing to affirmatively further fair housing as new city-funding projects are developed. The City will make multi-lingual information available as requested.</p> <p>Potential Funding Source: Affordable Housing Fund</p> <p>Quantified Objective: Assist 400 lower-income households locate potential housing opportunities to reduce displacement risk and facilitate mobility throughout the community.</p>	H-2-5	Ongoing, at least annual targeting	Development Services (Housing and Public Services Division)		<p>The City maintains a database of affordable housing projects located within Elk Grove on its website and answers an average of 8-10 calls and emails per week from persons inquiring about affordable housing resources. The City’s website may be translated into more than 50 languages.</p> <p>In 2021, the City did extensive marketing coordinated with the opening of the Gardens at Quail Run I affordable apartment complex. Through print, broadcast, and social media outreach, the City publicized the availability of units. More than 28,000 unique entries were received for a lottery for 95 available affordable housing units. The City will do similar outreach for future City-funded affordable housing projects.</p>

ACTION	RELATED POLICIES AND STANDARDS	Timeframe	Action Lead	Action Support	Status (through December 2021) and Recommendations
2. Housing Programs					
<p>2.16 Development Incentives for Low Income Households and Special-Needs Groups</p> <p>Continue to provide regulatory incentives for the development of units affordable to extremely low-, very low-, and low-income households, including second dwelling units, senior housing, infill projects, mixed-use and multifamily units, and housing for special-needs groups, including agricultural employees, persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing. The City will take subsequent action, as appropriate, to make the development of such units more financially feasible including providing financial incentives, such as reducing, waiving, and/or deferring fees, where feasible, offering fast track/priority processing, density bonuses, and flexibility in development standards.</p> <p>Additionally, the City will amend the Zoning Code to comply with State Density Bonus Law.</p> <p>Quantified Objective: 350 units over the planning period; of these, 200 units in high opportunity areas to promote access to resources and mobility for target households.</p> <p>Potential Funding Source: City Development Services Fund, CDBG, Affordable Housing Fund</p>	H-2-4, H-2-5	Ongoing, as projects are processed through the Development Services Department, amend the Zoning Code to comply with State Density Bonus Law within one year from adoption of the Housing Element. Following this, review the Zoning Code and revise as needed annually. Annually outreach to developers, review and prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.	Development Services (Planning Division)		<p>The City continued to provide regulatory incentives for development of affordable housing, including density bonuses (where requested) and flexibility in development standards. In 2021, the City considered requests for reduced parking standards for the Bow Stockton Apartments and setback reductions and reduced parking standards for the Poppy Grove project. The City also continued to waive the Affordable Housing Fee for all affordable units and to defer other impact fees during construction for most multifamily residential projects.</p> <p>In 2021, Toscano Apartments and Laguna Main Street Apartments were multifamily housing projects that were approved with deviations from the City's development standards.</p> <p>Revisions to Density Bonus law were incorporated into the City's Municipal Code in 2021. Additional revisions from the 2021 Legislative Session are planned for adoption in mid-2022.</p>

ACTION	RELATED POLICIES AND STANDARDS	Timeframe	Action Lead	Action Support	Status (through December 2021) and Recommendations
2. Housing Programs					
<p>2.17 Rehabilitation Programs</p> <p>Continue to operate housing repair and/or rehabilitation programs that assist lower-income households occupying housing in need of repair, including the Minor Home Repair Program, which offers forgivable loans to low-income homeowners whose homes have one or more health and safety hazards. Identify areas of concentrated rehabilitation need, beginning with areas with a higher concentration of lower-income households as identified in the Assessment of Fair Housing, to assist in repairs and potential mitigation of costs, displacement, and relocation impacts on residents. Provide information on available housing repair programs to homeowners by having flyers in multiple languages (English, Hmong, Chinese, Vietnamese, Spanish) available on the City's website and at City Hall, and through mailings of the City newsletter.</p> <p>The City will also assist homeowners to identify and apply for rehabilitation funding and will develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so that the unit can be occupied</p> <p>Quantified Objective: 40 households; facilitate place-based revitalization by connecting 15 lower-income households with rehabilitation programs and promoting availability of programs in areas of concentrated substandard housing.</p> <p>Potential Funding Source: CDBG funds (when available)</p>	H-4-1	Ongoing, as homeowners approach the City. Identify neighborhoods every two years. Create flyers in multiple language within by June 2022 and at least annual mailings.	Development Services (Housing and Public Services Division)		<p>In 2021, the City continued to offer its Minor Home Repair Program, which offers forgivable loans of up to \$10,000 to homeowners needing to make health and safety improvements. Staff also evaluated raising the loan limit in light of rising construction costs, and plans to take an item to Council in early 2022. The Program was advertised on the City's website and via flyers available online and at City Hall and other community locations.</p> <p>The City will identify areas of need and translate flyers into multiple languages in 2022. The City will also look to highlight the revamped program (with higher loan limit) in the City's newsletter, which is distributed by mail to all Elk Grove addresses.</p> <p>City Code Enforcement staff enforce habitability standards for rental housing and mandate repairs when necessary.</p>
<p>2.18 Utility Assistance</p> <p>Continue to refer individuals interested in utility assistance to the appropriate local energy provider, including the Sacramento Municipal Utility District (SMUD) and Pacific Gas and Electric (PG&E), both of which offer programs to assist with utility costs, and to nonprofit organizations that may offer utility assistance.</p> <p>The City will also provide assistance with paying past-due utility bills (electric, gas, and water) to low-income households that are at risk of experiencing utility shutoff due to non-payment. Temporarily increase the level of funding available to serve households experiencing a COVID-related loss of income.</p> <p>Quantified Objective: 520 households; ; of these, 220 will be lower-income households to prevent displacement due to utility costs, particularly in areas of concentrated overpayment.</p> <p>Potential Funding Source: City Development Services Fund, CDBG funds as available), City Community Service Grant funds (as awarded by City Council)</p>	H-4-1	Ongoing, at least annual marketing	Development Services (Housing and Public Services Division)	In partnership with nonprofit entities	<p>Staff continued to refer people to SMUD and PG&E utility assistance programs, and to nonprofits that assist with utility costs for households at risk of utility shutoff. The City provided funding to the Elk Grove Food Bank and St Vincent de Paul Society in 2021 to provide direct assistance to utility customers with past-due utility bills.</p> <p>Staff also met with SMUD and PG&E representatives to explore a pilot program to assist households negatively impacted by COVID with addressing unpaid utility debts; funding from the State directly to utility companies subsequently met some of this need, but staff continues to explore ways to provide COVID relief from utility costs.</p>

ACTION	RELATED POLICIES AND STANDARDS	Timeframe	Action Lead	Action Support	Status (through December 2021) and Recommendations
2. Housing Programs					
<p>2.19 Affirmatively Further Fair Housing</p> <p>Implement the regional Analysis of Impediments to Fair Housing Choice (AI), prepared in 2019, to address disparities in housing needs and in access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.</p> <p>The City identified barriers to fair housing through the Fair Housing Assessment (see Chapter 12.4, Section 4, Housing Needs Assessment). Actions the City may take to address the identified barriers, and foster an inclusive community, include:</p> <ul style="list-style-type: none"> • Implement the following actions to affirmatively further fair housing in coordination with the efforts of Action 19: <ul style="list-style-type: none"> o Place-based revitalization strategies: Action 17 o Strategies to facilitate housing mobility: Actions 5, 6, 8, 15, 16, 21, 22, and 23 o Strategies to expand affordable housing in high opportunity areas: Actions 2, 5, 6, 16, and 23 o Strategies to reduce or prevent displacement risk: Actions 3, 8, 9, 15, 18, and 21 • By December 2022, develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities. During the planning period, facilitate housing mobility by assisting 400 lower income households to locate affordable housing opportunities. • Promote the availability of multi-lingual resources by ensuring that City provided services and materials are available in languages other than English or that they make clear the availability of interpretation or translation services. Translate materials and make materials available by December 2021. • Work with fair housing providers such as Renters Helpline on an annual basis to track fair housing complaints and identify areas of fair housing law in need of increased enforcement. • Meet biannually, with the first meeting occurring by June 2022, with local and regional transit agencies to assess whether the current routes and frequency meet demand and determine additional needs, if necessary. • Where possible, improve bus stops to allow the safe deployment of wheelchair lifts and, where not possible, determine if a new stop can be added near the original that does al-low life deployment. Assess where bus stops need improvements by August 2022. • Encourage development of multifamily housing in areas with high performing schools to improve access to these schools for lower-income households by annually providing developers with information on incentives for affordable multifamily development and maintaining a list of available sites near high performing schools. Encourage the development of 200 multifamily units to improve housing mobility opportunities in high resource areas. 	H-5-1	Ongoing. Refer to each strategy in the AFFH program for specific timeframes	Development Services (Housing and Public Services Division)		<p>In 2021, the City continued to provide fair-share funding for the regional Renters Helpline, staffed by Sacramento Self Help Housing (intake and tenants' rights) and Project Sentinel (fair housing). Renters Helpline staff speak multiple languages and distribute fair housing materials upon request, as well as maintain a website and social media presence to share information about housing rights. The Renters Helpline provides quarterly reports identifying fair housing complaints and trends. In cases of alleged discrimination, Project Sentinel can conduct testing to determine if a complaint has merit. In 2022, the Renters Helpline will conduct more outreach, including to specific populations, and conduct proactive testing of properties for compliance with 1-2 issues generating a substantial number of fair housing complaints.</p> <p>The City encouraged the development of affordable rental housing in high-resource areas and near high-performing schools by working with developers proposing projects in these areas on project processing. As of the end of 2021, a 108-unit project in a high resource area is under construction (Gardens at Quail Run II) and a 387-unit project (Poppy Grove) is in processing; both projects are affordable. The majority of sites remaining in the lower-income RHNA inventory are in high and highest resource areas.</p> <p>The City also encourages infill development through development incentives, such as density bonuses. In 2021, the City purchased approximately two acres of infill land along Elk Grove Blvd for future use as affordable housing. Two of the loan commitments the City made in 2021 were to infill projects as well: The Lyla (on land between a shopping center and single-family home subdivision) and Cornerstone Village (which will make use of underutilized church property, while the church remains on a portion of the property).</p>

ACTION	RELATED POLICIES AND STANDARDS	Timeframe	Action Lead	Action Support	Status (through December 2021) and Recommendations
2. Housing Programs					
<ul style="list-style-type: none"> • Provide information about fair housing choices to residents by distributing fair housing materials upon request and contracting with a fair housing rights nonprofit to provide fair housing services on an ongoing basis, including fair housing complaint intake, investigation, resolution, general housing (landlord/tenant) counseling, mediations, assistance, referrals, and resolution. • Proactively monitor rental housing providers for discriminatory practices by contacting fair housing service providers biannually for information on housing providers with complaints filed against them and using CDBG funds for fair housing enforcement and technical assistance activities. • Meet with other jurisdictions in the region by June 2023 to identify fair housing strategies and discuss whether a regional fair housing strategy would be beneficial from a cost and/or efficiency perspective. • Use local permitting and approval processes to ensure all new multifamily construction meets the accessibility requirements of the federal and state fair housing acts. Through these processes, facilitate the development of 45 new accessible housing units throughout the community. • Increase residential infill opportunities through changes in zoning and long-range plans. Process zone changes as requested by developers. Implement zoning and development incentives, such as inclusionary zoning, in-lieu fees, and density bonuses. Encourage place-based revitalization through facilitating development of 140 residential infill units. • Support development or resale of affordable homeownership opportunities through both developers' operations and obtaining resources to support low-income homebuyers, including affirmatively marketing to under-represented homeowners and developing and funding a first-time homebuyers' program. See Action 15 for quantified objective to connect lower-income households with housing opportunities to facilitate housing mobility. • Provide financial support annually, as available, to organizations that provide counseling, information, education, support, and/or legal advice to lower-income households, including extremely low-income households, and persons experiencing homelessness. • Affirmatively recruit a diverse and multilingual staff as positions become available. • Analyze and abate environmental hazards before developing affordable housing. • As the City grows, use data to identify areas of high need and areas of high opportunity; rezoning higher-density sites in identified areas of high opportunity. • Provide education to the community on the importance of completing Census questionnaires when the Census is distributed. • To affirmatively promote more inclusive communities, the City will review and revise the City's requirements for residential care facilities with 7 or more persons by December 2021 and permit them as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. These types of facilities are still subject to state licensing requirements. • To ensure residents across the City, regardless of location, have access to positive environmental conditions, the City will review open space requirements for new developments and will revise as necessary to ensure all residents have access to healthy outdoor spaces <p>Potential Funding Source: Affordable Housing Fund, CDBG</p> <p>Quantified Objective: See individual strategies bulleted in Action 19 with specific targets.</p>					<p>The City continued to meet state and federal law regarding construction of accessible units in multifamily housing, which specifies a 10% minimum. If the Poppy Grove project progresses, 50 new affordable accessible units will be available.</p> <p>The City continued in 2021 to provide support to a variety of organizations focused on serving lower-income households, including the Elk Grove Food Bank, Elk Grove HART, Sacramento Self Help Housing, and Uplift Elk Grove. Annually, the City runs an open competition for nonprofit agencies seeking funds and prioritizes activities serving lower-income households. The City also directly funds a homeless services navigator focused on connecting people experiencing homelessness with resources they need to be housed.</p> <p>Revisions to the Municipal Code for residential care facilities are scheduled for spring 2022. Open space standards were updated in fall 2021.</p>

ACTION	RELATED POLICIES AND STANDARDS	Timeframe	Action Lead	Action Support	Status (through December 2021) and Recommendations
2. Housing Programs					
<p>2.20 Monitor At-Risk Units</p> <p>Maintain and update the City’s affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City may:</p> <ul style="list-style-type: none"> • Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City’s desire to preserve complexes as affordable housing. • Reach out to owners to see their intent on renewing affordability restrictions. In addition, the City will coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months. • Reach out to agencies interested in purchasing and/or managing at-risk units. • Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. <p>Potential Funding Source: City Development Services Fund</p>	H-4-1	Annually monitor and apply for funding as Notices of Funding Availability are released	Development Services (Housing and Public Services Division)		The City kept its affordable housing database up to date. No rental units were at risk of losing their affordability requirements in 2021.
<p>2.22 Housing Choice Voucher Acceptance</p> <p>Evaluate the rate of usage of tenant-based Housing Choice Vouchers (Section 8) in affordable housing properties in which the City has a financial investment, in order to ensure that voucher holders are fairly represented. Provide education to property owners and managers at properties where voucher usage is lower than expected, ensuring properties throughout the city accept tenant-based Housing Choice Vouchers to facilitate mobility and provide choices for lower-income households throughout the City.</p> <p>Potential Funding Source: Affordable Housing Fund</p> <p>Quantified Objective: Balance usage of vouchers throughout the City by encouraging 50 property owners and landlords in areas with underrepresented lower-income population to accept vouchers.</p>	H-2-5	Biennially (every two years)	Development Services (Housing Division)		The City will evaluate Housing Choice Voucher acceptance in affordable housing properties in which the City has a financial or regulatory interest in 2022. The City regularly receives rent rolls for these properties and can identify the number of vouchers in use. Most of the properties have waitlists of 3+ years, meaning that the availability of a unit and the availability of a voucher may not coincide for many households.

ACTION	RELATED POLICIES AND STANDARDS	Timeframe	Action Lead	Action Support	Status (through December 2021) and Recommendations
2. Housing Programs					
<p>2.23 Housing Choice Voucher Education</p> <p>Implement a Housing Choice Voucher (Section 8) education program to share information about the program and available incentives with rental property owners and managers as well as training on avoiding discriminatory practices based on income or other protected classes. Distribute this information to property owners and managers across the City, increasing marketing as needed in areas with a lower proportional number of voucher holders, to improve access to affordable housing in all areas of the City. When the waitlist for tenant-based vouchers is open, publicize the opportunity through the City’s social media and/or other public information channels. The City will target education and outreach in areas of the city with a disproportionately low rate of voucher holders compared to the City overall in an effort to increase availability of voucher-accepting units in these areas and facilitate mobility opportunities for lower-income households throughout the City.</p> <p>Quantified Objective: 250 households; of these, Increase the supply of voucher-accepting units by 50 units to provide additional housing opportunities throughout the City</p> <p>Potential Funding Source: Affordable Housing Fund</p>	H-2-5	Annually for rental property owners/ managers; when waitlist is open for general public	Development Services (Housing Division)		<p>The City's Code Enforcement Division held an annual training for rental property owners, which covers fair housing topics. SHRA, the entity implementing the Housing Choice Voucher program, has regularly attended and spoken at the training.</p> <p>In 2021, the City brought on board a CivicSpark fellow to assist with matters related to housing equity. In coordination with CivicSpark, the City created a Landlord Incentive Program providing cash bonuses to property owners renting to Housing Choice Vouchers holders and/or people experiencing homelessness. The program will roll out in early 2022, and include extensive outreach to landlords, property managers, and real estate agents. Staff is also working with SHRA to circulate information about the program to voucher holders actively seeking housing, in particular those where the payment standards align with publicized rents (primarily 3-5BD units). Staff will compare voucher usage in Elk Grove prior and following implementation of the Landlord Incentive Program.</p> <p>The Housing Choice Voucher program waitlist was not open in 2021.</p>

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2021) and Recommendations
3. Economic Development Programs					
3.1 Streamline Approval Processes for New and Expanding Businesses. Review the approval processes for establishing new businesses and expanding existing businesses, including development standards, building codes, zoning and building permit requirements, and business licensing procedures. Improve and streamline these requirements and processes where possible.	ED-1-1, ED-1-3, ED-1-5, ED-1-7	FY 18/19–FY 19/20	Economic Development	Development Services	Staff is evaluating options for upgrades to the business licensing system, software, and platform. Recommend revising the action to focus on business license process and change the timeline to FY 2022/23. Other provisions would be moved to Action 3.2.
3.2 Update Zoning Regulations. Evaluate and make changes to the zoning code to facilitate more commercial development (including retail, office, and industrial).	ED-1-1, ED-1-3, ED-2-1, ED-2-2, ED-2-4, ED-3-1, RC-1-1	FY 18/19–FY 19/20	Development Services	Strategic Planning	Partially complete. Initial revisions were made with the Phase 1 Zoning Code update in March 2019. Additional changes, principally in the Industrial Zones are being investigated for possible action with the Phase 3 amendments in FY 21/22. Recommend changing timeframe to FY 21/22.
3.3 Major Employment Center(s). Coordinate with the Sacramento Area Council of Governments (SACOG) to define existing, emerging, and future Major Employment Center in Elk Grove for inclusion in a future update of the regional Metropolitan Transportation Plan/Sustainable Communities Strategy. Study the feasibility of defining additional Major Employment Centers in Elk Grove in terms of land area, zoning and development standards, market demand, and future transit service that would be required to meet SACOG's definition for a Major Employment Center.	ED-1-2, ED-1-5, ED-2-1, ED-2-2, RC-1-1, RC-1-2, RC-1-5	FY 18/19–FY 19/20	Strategic Planning	Economic Development	Complete. The 2020 MTP/SCS was adopted in November 2019. It does not include the same discussion on employment centers as was provided in the 2016 MTP/SCS. Staff continues to coordinate with SACOG on the need for transportation improvements to support employment centers in the City. Recommend removal of the action item.
3.4 Facilitate development of SEPA. Work with property owners, businesses, City departments, and other stakeholders to facilitate development of the employment centers in the Southeast Policy Area.	ED-1-1, ED-1-3, ED-2-1, ED-2-2, ED-1-1	Ongoing	Economic Development	Strategic Planning	Ongoing/continuous. Market driven and dependent. Discussions with property owners have commenced as part of the Kammerer Rd / Promenade UDS. As part of that study, staff is evaluating updated design and zoning standards leading to future adoption. At conclusion of that work, staff will engage with property owners to market opportunity sites to target users and identify prospective developers capable of land assembly and development of the SEPA employment lands.
3.5 Facilitate development of key infill commercial sites. Work with business and property owners, City departments, outside agencies and service providers, and facilitate the development of vacant and underutilized sites around the City for commercial development (including retail, office, and industrial), consistent with the needs of businesses.	ED-1-1, ED-1-5, ED-2-1, ED-2-2, ED-3-1	Ongoing	Economic Development	Development Services	On going/continuous. Market driven and dependent. The majority of current development activity in the City (70+ projects, mostly commercial) is occurring on in-fill sites.

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
4. Transportation Plans And Programs					
<p>4.1 Transportation Demand Management Program Updates. Evaluate e-Tran's Transportation Demand Management (TDM) Program periodically as needed, and update/modify the program to incorporate new and innovative TDM strategies based on current best practices.</p>	<p>MOB-3-2, MOB-7-10, NR-4-3, NR-4-5</p>	<p>Ongoing</p>	<p>Public Works – Transit</p>		<p>SACOG is currently looking into innovative ways to support regional TDM programs and policies through new funding programs and public/private partnerships. City staff is continuing to monitor and participate in opportunities pertaining to these efforts.</p> <p>In addition, because of heavy commuter travel flow into and out of the Elk Grove Transportation Management Area (TMA), many e-tran commuters qualify for benefits under the Sacramento TMA, Power Inn Alliance, and 50-Corridor TMA programs. Staff will continue to work with SACOG, and surrounding TMA partners, on implementing regional TDM program strategies and programs that would benefit Elk Grove residents.</p> <p>This effort is on-going.</p>
<p>4.2 City Employee Alternative Transportation Incentives. Establish an incentive program for City employees to encourage the use of alternative transportation for commuting.</p>	<p>MOB-3-2, NR-4-3, NR-4-5</p>	<p>FY 18/19–FY 19/20</p>	<p>City Manager</p>	<p>Public Works – Transit</p>	<p>Complete. All City and contracted employees, as well as their dependents, are provided with free, unlimited access to the City's e-tran local and commuter bus services, as well as Sacramento Regional Transit District's (SacRT's) bus and light rail services. This pass is renewable on an annual basis.</p> <p>Additionally some teleworking and flex-schedule options are provided to City employees in order to alleviate commuting activities.</p>
<p>4.3 Coordination for Regional TDM Efforts. Work with SACOG to disseminate information about commuter alternatives and TDM resources and incentives to residents and employers in Elk Grove.</p>	<p>MOB-3-2, MOB-4-5, MOB-7-10, GOV-1-4</p>	<p>FY 18/19–FY 19/20</p>	<p>Public Works – Transit</p>		<p>The City actively participates in regional SACOG TDM promotional activities, such as May is Bike to Work Month and Fall Rideshare Month. In addition, the City's public website has links to vanpool/ridershare matching, commuting alternatives, and other TDM program information that is free to utilize for all active commuters.</p> <p>Recommend changing timeframe to Ongoing.</p>
<p>4.4 Citywide Complete Streets Analysis. Conduct a citywide analysis to identify streets that can be made "complete" through a reduction in the number or width of travel lanes (consistent with the Transportation Plan) or other means, with consideration for emergency vehicle operations. Consider including new bikeways, sidewalks, and exclusive transit lanes on appropriate streets by rearranging and/or reallocating how the available space within the public right-of-way is used. Use the results of this analysis to update public road standards.</p>	<p>MOB-3-3, MOB-3-4, NR-4-3, NR-4-4, NR-4-6, HTH-1-3</p>	<p>FY 20/21–FY 22/23</p>	<p>Public Works - Engineering</p>		<p>Begin developing scope of work and request for proposals in FY 23/24.</p>
<p>4.5 Bicycle, Pedestrian and Trails Master Plan Update. Undertake a comprehensive review and update of the Bicycle, Pedestrian and Trails Master Plan. The update shall identify core facilities, consider opportunities to create additional trail connections between parks and open spaces/natural areas, and include standards for the location of trails near riparian areas, wetlands, and farmland. When proposing new facilities, the City shall verify existing facilities and consider existing constraints. The updated master plan should also include a funding plan with cost estimates.</p>	<p>MOB-3-9, MOB-4-1, MOB-4-4, PT-2-3, PT-2-4, PT-2-5, PT-2-6, PT-2-7, PT-2-8, NR-4-4, HTH-1-3, HTH-1-4</p>	<p>FY 18/19–FY 19/20</p>	<p>Strategic Planning</p>	<p>Public Works</p>	<p>Complete and adopted in Mary 2021. Recommend removal of the action item.</p>

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
4. Transportation Plans And Programs					
<p>4.6 Review of and Modifications to Transit Service. Undertake a comprehensive review of current public transit service periodically as needed, including transit routes, stops, and frequencies, and solicit transit rider input on these topics. Consider potential transit service improvements, modifications, and expansions in the context of future land use patterns and growth areas as designated in the General Plan.</p>	LU-1-9, MOB-5-6, MOB-5-7, MOB-5-8, NR-4-6	Ongoing	Public Works – Transit		The City’s transit operations have been annexed into Sacramento Regional Transit. Recommend a comprehensive review and update of the General Plan text relative to transit services in 2022.
<p>4.7 Truck Traffic Study and Recommendations. Conduct a study to evaluate issues related to truck travel throughout the City, and prepare recommendations on restrictions on truck routes, restrictions on truck parking, and ways to improve safety related to truck traffic.</p>	MOB-6-4, MOB-6-5	FY 20/21–FY 22/23	Public Works - Engineering		Begin developing scope of work and request for proposals in FY 23/24.
<p>4.8 Coordination for Interjurisdictional Roadway Improvements. Meet with representatives from the City of Sacramento, Sacramento County, and Caltrans, and the Capital SouthEast Connector Joint Powers Authority as needed to advance interjurisdictional roadway improvement initiatives.</p>	MOB-7-2, MOB-7-6, GOV-1-4	Ongoing	Public Works	City Manager	This effort is on-going and continues through the meeting such as the Caltrans Planning Quarterly Coordination Meeting, Monthly Sacramento Agencies Meeting on Transportation, and other related meetings.
<p>4.9 Incentives for Alternative Fueling Stations. Develop incentives and compile information to encourage property owners of existing gas stations to install facilities for alternative/clean fuels, such as hydrogen and biodiesel.</p>	MOB-7-9, NR-4-3	FY 20/21–FY 22/23	Development Services - Planning	Economic Development	In process. Revisions were made to the Zoning Code to include hydrogen refueling and EV charging (as a primary use) in the description for Vehicle Fueling (use). Staff is exploring opportunities for incentives, including pairing project with possible grant funding. Recommend changing the Action Lead to Strategic Planning.
<p>4.10 EV Charging Facility Incentives. Partner with SMUD to develop incentives for existing commercial and multifamily residential properties seeking to install electric vehicle charging facilities. Incentives may relate to subsidize or waived fees for City permits and inspections.</p>	NR-4-3, NR-5-1, NR-5-2	FY 20/21–FY 22/23	Development Services – Planning	Economic Development	Staff is exploring opportunities for incentives, including pairing project with possible grant funding. Recommend changing the Action Lead to Strategic Planning.
<p>4.11 Transit Planning for Future Major Employment Centers. Coordinate planning efforts related to future Major Employment Center(s) in Elk Grove with local and regional transit providers, including e-Tran, Sacramento Regional Transit District, and Amtrak.</p>	RC-1-1, RC-1-3, RC-1-5, RC-3-4, MOB-5-9, MOB-5-10, GOV-1-4	Ongoing	Public Works – Transit	Economic Development	This effort is on-going and continues with the implementation of the new COA service plan.
<p>4.12 Coordination for Implementation of TDM Programs. Work with agencies such as Sacramento Region 511, Elk Grove/South Sacramento Commuter Club, and the Sacramento Transportation Management Association to advance initiatives to increase average vehicle occupancy, such as carpools, shuttles, transit pass subsidies, and road and parking pricing.</p>	Strategic Planning	Ongoing	Public Works – Transit		SACOG is leading efforts for establishing more of a regional TDM plan, which encompasses all of the TMAs. The City will continue to coordinate with SACOG, and the other TMA partners, in supporting these efforts and initiatives.

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
5. Arts, Culture, And Historic Preservation					
<p>5.1 Public Art in Public Spaces and Civic Facilities. Include public artwork as focal points in public spaces and at civic facilities to be commissioned and funded through the Percent for Art program.</p>	LU-4-1, LU-5-10, ART-1-1	Ongoing	City Manager	Public Works – CIP Program	This effort is ongoing and continues through implementation of the Percent for the Arts Program Initiated in November 2016.
<p>5.2 Award Programs for Excellence in Architecture and Development Practices. Nominate outstanding development projects or practices for relevant award programs, such as the American Planning Association California Awards Program and the American Institute of Architects Honors & Awards Program.</p>	LU-5-10	Ongoing	Development Services		Not implemented.
<p>5.3 Arts and Cultural Programs and Events. Support local arts in Elk Grove and awareness of local history and culture through City-sponsored events, sponsorship grants, and use of City facilities for community-led events. Examples of events include art walks, film night, live music, crafts for children, cultural events, and food festivals. Include special efforts to promote the arts to minority and disadvantaged communities, and to support art- and history-related events and programs that represent and reflect Elk Grove's diverse cultural communities, through dedicated funds and targeted outreach efforts.</p>	ART-1-1, ART-1-2, ART-2-1, ART-2-2, HR-3-1, HTH-1-2	Ongoing	Public Affairs		The Arts Commission and the Diversity and Inclusion Commission produce several events annually, including the Multicultural Festival and the spring music program.
<p>5.4 Historic Preservation Online Resource Center. Create a web page with information about Elk Grove's history, local historic districts and historic sites, and Native American cultural resources. The web page should also include resources and incentives for property owners to encourage historic preservation.</p>	HR-1-1, HR-1-2, HR-1-3, HR-2-1, HR-2-4, HR-3-1	FY 20/21–FY 22/23	Development Services – Planning	Public Affairs	Upcoming work effort.
<p>5.5 Archaeological Resources Inventory. Maintain an inventory of known archaeological resources and evaluate the potential sensitivity of future development sites related to known resources within the Planning Area using the City's Prehistoric Archaeological Sensitivity Map, in consultation with local Native American tribes.</p>	HR-2-1, HR-2-2, HR-2-3, HR-2-4	Ongoing	Development Services – Planning		Ongoing.
<p>5.6 Partnerships for Historical Events and Information. Partner with local organizations such as the Historic Preservation Committee, the Elk Grove Historical Society, Old Town Elk Grove Foundation, the Farm Bureau, local historic societies, local cultural organizations, and Native American tribes to showcase the City's history and culture through events, informational signs, monuments in community gathering spaces, historic tours, virtual tour apps, educational materials, and other methods.</p>	HR-3-1	Ongoing	Public Affairs	Development Services – Planning, Public Works	Ongoing.

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
6. Agriculture					
6.1 Promotion of Community Agricultural Events. Help to promote and publicize community events and activities related to agriculture. When possible, provide sponsorship, low-cost or free use of City-owned facilities, or other forms of financial support to these events.	AG-1-1	Ongoing	Public Affairs		Ongoing as opportunities arise.
6.2 Support Community Agricultural Education Programs. Provide promotional support for community educational programs on agricultural processes and products.	AG-1-1	Ongoing	Public Affairs		Ongoing as opportunities arise.
6.3 Agricultural Land Conservation Partnerships. Partner with community land trusts and conservation organizations to implement conservation easements for agricultural areas of value at risk of development.	AG-1-2	Ongoing	Development Services – Planning		Ongoing as opportunities arise.
6.4 Urban Farms or Community Gardens on City Land. Consider establishing urban farms or community gardens on City land when part of the long-term strategy for the site.	AG-2-3, HTH-1-7	Ongoing	City Manager		No immediate opportunities have been identified.
6.5 Urban Farming Standards. Develop locational, site planning and performance standards to guide appropriate development of urban farming uses of various types and sizes and to minimize potential adverse impacts on adjacent and surrounding properties.	AG-2-2	FY 19-20	Development Services	Strategic Planning	Completed with the Phase 3 General Plan-Zoning Consistency project in fall 2021. Recommend removal of the action item.

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
7. Environment, Conservation, And Sustainability					
7.1 Integrate Sustainability Into Projects. Incorporate sustainability principles into development projects, special projects, and City plans and programs through the implementation of the Building Code, the Climate Action Plan, and best practices for sustainable development.	GOV-1-5	Ongoing	Development Services		Ongoing. The City is preparing a Sustainability Plan for City operations. Implementation of the CAP is ongoing. Recommend changing the Action Lead to Strategic Initiatives and moving Development Services to Action Support.
7.2 Public Information on Water Conservation Requirements. Work with Elk Grove Water District, Sacramento County Water Agency, and other water providers to inform the public of mandatory water use restrictions and to encourage voluntary water conservation measures.	NR-3-4, NR-3-5, NR-3-6, NR-3-7, ER-6-6, ER-6-7	Ongoing	Public Affairs		Ongoing
7.3 Water Conservation Programs and Incentives Outreach. Conduct public education and outreach on water conservation and efficiency strategies, programs, and incentives offered by water purveyors and other organizations through a variety of communication methods, including the City's website, mailings or flyers, and tabling at special events.	NR-3-6, NR-3-7, NR-3-11, NR-3-12, ER-6-6	Ongoing	Public Affairs		Ongoing
7.4 Participation in Regional Air Quality Programs. Designate elected officials and City staff to participate in regional air quality improvement efforts led by the Sacramento Metropolitan Air Quality Management District and the California Air Resources Board, and to address cross-jurisdictional air quality issues.	NR-4-3, NR-4-7, NR-4-11	Ongoing	City Manager		The City has a representative on the SMAQMD board.
7.5 GHG Reduction Monitoring. Monitor the City's progress toward achieving the GHG reduction targets in the Climate Action Plan on an annual basis.	NR-5-1, NR-5-2, NR-5-3, NR-5-4	Ongoing	Strategic Initiatives	Public Works Finance Development Services	Monitoring is occurring.
7.6 GHG Emissions Inventory Update. Conduct an update of the community-wide GHG emissions inventory every five years at a minimum.	NR-5-1, NR-5-2, NR-5-3	FY 23/24–FY 27/28	Strategic Initiatives	Public Works Finance Development Services	Upcoming work effort.
7.7 Energy Conservation and Renewable Energy Programs and Incentives Outreach. Conduct public education and outreach on energy conservation, energy efficiency, and renewable energy strategies, programs, incentives, and financing options offered by SMUD and other organizations through a variety of communication methods, including the City's website, mailings or flyers, and tabling at special events.	NR-6-1, NR-6-2, NR-6-3, NR-6-4, NR-6-5, NR-6-6	Ongoing	Public Affairs		Staff is preparing a Home Energy Expo for June 2022 and looking at opportunities for similar events in the future. Recommend changing the Action Lead to Strategic Initiatives and moving Public Affairs to Action Support.
7.8 Municipal Code Impediments to Renewable Energy Facilities. Conduct a review and analysis of the Municipal Code to identify provisions and regulations that may be hindering the installation of small-scale renewable energy facilities, and identify potential code amendments to remove these impediments.	NR-6-5, NR-6-6	FY 18/19–FY 19/20	Development Services – Building	Strategic Initiatives	Recommend changing timing to FY 22/23.

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
7. Environment, Conservation, And Sustainability					
<p>7.9 Sustainability Monitoring and Reporting. Monitor progress on sustainability through the following tasks:</p> <ul style="list-style-type: none"> Identify sustainability indicators. Develop measurable targets. Research current best management practices (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. <p>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.</p>	SD-1-1, SD-1-2	Ongoing	Strategic Initiatives	Public Works Finance Development Services	Staff is working on a Sustainability Plan for City operations. Monitoring and reporting would be incorporated into that effort.
<p>7.10 Sustainability and Climate Change Web Page. Establish a Sustainability & Climate Change web page on the City website with content such as:</p> <ul style="list-style-type: none"> The efforts the City is undertaking toward sustainability and climate change adaptation. Information on opportunities as to how community members can get involved in sustainability efforts. Links to useful resources, including BMPs posted by other public agencies. 	SD-1-1, ER-6-11	Ongoing	Public Affairs	Strategic Initiatives	A page has been added to the City’s website. It is regularly monitored and updated.
<p>7.11 Develop a Resiliency Plan. Identify the three most substantial threats to the community, be they environmental (e.g., flooding, drought, earthquakes), economic (e.g., changes in employment conditions or tax base), social (e.g., housing affordability, social equality), or other aspects and develop strategies to plan, prepare, adapt, and recover for/to/from these changes.</p>		FY 20/21–FY 22/23	Strategic Initiatives	Public Works Economic Development Development Services	Adopted February 2021. Recommend removal of the action item.

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
8. Parks, Recreation, And Open Space					
8.1 Parks, Recreation, and Facilities Master Plan updates. Work with the Cosumnes Community Services District (CCSD) on updates to the Parks, Recreation, and Facilities Master Plan periodically, as needed.	GOV-1-4, PT-1-1, PT-1-3, PT-1-5, PT-1-6, PT-1-7, PT-1-8, PT-2-1, HTH-1-4	FY 18/19–FY 19/20	Strategic Initiatives		Complete. Adopted February 2019. Recommend changing timeframe to ongoing.
8.2 Coordination with CCSD for Parks and Recreation Programs. Work with the CCSD, as established in the City's Memorandum of Understanding with CCSD, to support maintenance of existing parks; current recreation programs; and planning, design, and construction of new parks. Ensure that park facilities and recreational programming takes into consideration the diverse recreational needs of all segments of Elk Grove's population.	GOV-1-4, PT-1-1, PT-1-3, PT-1-5, PT-1-6, PT-1-7, PT-1-8, HTH-1-2, HTH-1-4	Ongoing	Public Works Development Services		City staff have been working with CCSD staff on an ongoing basis to budget sufficient funds for the maintenance of existing parks and the construction of new parks.
8.3 Open Space Conservation and Management Plan. Work in consultation with the County of Sacramento and state and regional resource agencies to develop and adopt an Open Space Conservation and Management Plan that provides for multiple uses of open space. The plan shall, to the extent feasible: <ul style="list-style-type: none"> • Identify important open space, habitat, and natural resource lands to be conserved and/or protected, and strategies to achieve conservation goals. • Identify sources of funding for the purchase of open space land or easements by public agencies, and for the maintenance of these areas. • For open space areas under public ownership or control, clearly delineate areas appropriate for public access areas and areas where access should be restricted. • For public access areas, establish guidelines for compatible recreational use of these lands and provide facilities and amenities for activities such as hiking and picnicking. 	NR-1-1, NR-1-2, NR-1-3, NR-1-4, NR-1-5, NR-2-1, NR-2-2, NR-2-3, HTH-1-4	FY 20/21–FY 22/23	Strategic Initiatives	Development Services	Upcoming work effort.

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
9. Hazard Mitigation And Emergency Management					
<p>9.1 Local Hazard Mitigation Plan Updates. Work with Sacramento County and other participating jurisdictions to update the County's Local Hazard Mitigation Plan every five years, as required by the Federal Emergency Management Agency (FEMA).</p>	EM-1-1, EM-1-2	FY 20/21–FY 22/23	Public Works – Drainage		The Local Hazard Mitigation Plan (LHMP) was last updated in 2016. The County of Sacramento is taking the lead on an update to the LHMP.
<p>9.2 Resiliency Plan. Prepare a Resiliency Plan that addresses the primary anticipated impacts of climate change on Elk Grove, including flooding, extreme heat, and fiscal impacts; and identifies ways for the City and its residents and businesses to improve their ability to withstand and adapt to these impacts.</p>	ER-6-11	FY 19/20	Strategic Planning	Public Works Economic Development	Adopted February 2021. Recommend removal of the action item.
<p>9.3 Post-Disaster Recovery Ordinance. Consider developing and adopting an ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, reoccupancy and building moratorium criteria, fee waivers and deferrals, and expedited permitting procedures for repair and reconstruction.</p>	EM-1-3	FY 23/24–FY 27/28	Development Services	Public Works Strategic Initiatives	Upcoming work effort.
<p>9.4 Hazardous and Toxic Materials Standards Update. Review the Municipal Code periodically as needed to ensure that City regulations reflect the most up-to-date standards for the storage, handling, and use of hazardous and toxic materials.</p>	ER-1-4, ER-1-5	Ongoing	Development Services		As needed.
<p>9.5 Floodplain Data Update. Review the 200-year floodplain on an annual basis and prepare updates as necessary using available data sources. Updated information shall be made available and referenced during the development review process for areas within the 200-year floodplain.</p>	ER-2-3, ER-2-4	Annual	Strategic Initiatives	Public Works – Drainage	A review was completed in July 2019. No changes from the General Plan's existing mapping was identified.
<p>9.6 Infrastructure to Reduce Flood Hazards. Work 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.</p>	ER-2-15	Ongoing	Public Works		Staff met with representatives from the Sacramento Area Flood Control Agency, the County of Sacramento, State DWR and adjacent Reclamation Districts to discuss current and potential flood control projects in the region. Staff will continue to coordinate with local agencies regarding flood control strategies and project development.
<p>9.7 Fire Prevention Programs. 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.</p>	ER-4-1	Ongoing	Development Services		<p>On going and in progress. The PD Community Resources Bureau in conjunction with CSD Fire provides information at public venues, during Community Watch Program presentations and other community meetings.</p> <p>PD and Code Enforcement are developing an illegal firework campaign and task force for the coming July 4, 2021, celebrations.</p>
<p>9.8 CCSD Emergency Response Plan testing. Work with CCSD to periodically test the effectiveness of its Emergency Response Plan, and to update the plan accordingly as needed.</p>	ER-4-1	Ongoing	Police		<p>Completed and ongoing. City has updated and approved its Emergency Response Plan and Annex for our City EOC (Winter 2018/Spring2019). CCSD Fire has specific positions under our Operation Branch where they assist either under a Unified Command or an internal IC managing the EOC.</p> <p>On 9/26/2019, the City with CCSD fire completed a second phase training exercise testing the Emergency Response Plan and EOC.</p> <p>PD has worked closely with CCSD Rescue Task Force and is developing joint School Active Shooter Response training.</p>

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
9. Hazard Mitigation And Emergency Management					
<p>9.9 Rail Crossing Safety Improvements. Work with the Union Pacific Railroad to improve safety at rail crossings by testing gates and warning devices and making improvements as needed.</p>	ER-5-1, ER-5-2	Ongoing	Public Works		<p>Union Pacific is responsible for testing and maintaining its rail crossings and devices. Union Pacific coordinates its efforts with Public Works. Public Works provides traffic control, issues public notifications, and makes improvements to nearby traffic signals and other roadway infrastructure when necessary to support Union Pacific's efforts to keep its crossings safe and in working order.</p>
<p>9.10 Response Procedures for Extreme Heat and Severe Weather Conditions. Develop a guide of City procedures to be followed in the event of severe weather conditions, such as excessive heat, including emergency services deployment, opening of local cooling shelters, and community notifications.</p>	ER-6-1	FY 18/19–FY 19/20	Police	Public Affairs	<p>Completed and ongoing. “Cooling” and “Warming Center’s” are co-operated by The City Emergency Manager and CCSD Fire and based upon County OES recommendations, County Health and other city activations.</p> <p>Cooling Centers are opened after 3 consecutive days over 105 degrees and the low reaches 75 or above. Warming Centers are 3 consecutive days of 32 degrees or less overnight.</p>
<p>9.11 Public Information on Preparedness and Services for Extreme Weather Events. Work with SacOES and the Sacramento County Department of Public Health to prepare information for the public, with an emphasis on vulnerable populations, on actions to take in preparation for extreme weather events, and resources and public services available during such events. Disseminate this information both online and in print formats.</p>	ER-6-2	FY 18/19–FY 19/20	Public Affairs		<p>The City published information in September 2019 and will look at other opportunities to provide information.</p> <p>Recommend changing timing to ongoing.</p>
<p>9.12 Climate-related Infrastructure Repair Reserve. Establish funding reserves for future repairs to damaged infrastructure that may be required due to increased stress from extreme heat, extreme storms, and other climate impacts.</p>	ER-6-5	Ongoing	Finance	Public Works	<p>This is being looked at as part of the Community Mobility Resiliency Plan project.</p>
<p>9.13 Crime Prevention Through Environmental Design Program. Implement a Crime Prevention Through Environmental Design (CPTED) program to apply CPTED principles to the design of proposed development projects. Train key Police Department and Development Services Department staff in CPTED principles and approaches. Planning staff shall consult with Police Department representatives with CPTED expertise when reviewing development projects to ensure that safety is incorporated into project design.</p>	SAF-1-2	FY 20/21–FY 22/23	Police Development Services		<p>Completed and ongoing. Planning staff has and is consulting with PD representatives with CPTED expertise when reviewing development projects to ensure that safety is incorporated into project design.</p>

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
9. Hazard Mitigation And Emergency Management					
<p>9.14 Public Agency Cooperation Guidelines for Emergency and Disaster Response. Develop guidelines for working cooperatively with local, regional, State, and federal agencies in the provision of emergency response services, including fire protection, emergency medical response, and disaster response.</p>	SAF-1-3, SAF-1-4	FY 18/19–FY 19/20	Police		<p>Completed and ongoing. Basic guidelines were implemented in 2018/2019 with the update and approval of the City EOP and EOC Annex. Guidelines are reinforced through training and exercises.</p> <p>Elknet provides all City EOC members with guidelines for operating in an EOC. City employees received WebEOC version2.</p> <p>An EOC disaster training and evaluation exercise took place on 9/26/2019. The City web site is continually updated with information related to disaster preparedness. CITY EOC staff attended ICS courses employees in 2019 and will continue into 2020. In 2019, ICS 100/200 training was completed by all supervisors and managers.</p> <p>VIPS received EOC training and assignments for EOC operations.</p> <p>In 2019, Policy/General Staff members (City Council) received an overview of their responsibilities during an EOC activation.</p> <p>In 2019, monthly EOC Section Chiefs meetings were implemented.</p> <p>During National Disaster Month, weekly community tips were sent through the media.</p> <p>Member of the OA (Operational Area) Council which provides policy and guidelines related to local, state and federal emergency guidelines.</p> <p>The City Emergency Manager attends County OES meetings and participated on the designing team for the evacuation and shelter plan and is currently working on the Volunteer plan for the county where all regional partners are represented.</p>

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
10. Equity And Community Health					
<p>10.1 Equal Access to Jobs for Vulnerable Residents. Support equal access to jobs by working with social service and nonprofit organizations to provide job training, with a focus on jobs that are accessible to vulnerable community members including persons living in poverty, older adults, persons with disabilities, people with limited English proficiency, and immigrants.</p>	ED-2-3, HTH-1-2	Ongoing	Economic Development		No immediate actions undertaken due to current (2.8%) unemployment rate and current Economic Development work efforts.
<p>10.2 City Healthy Living at Work Program. 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:</p> <ul style="list-style-type: none"> • Provision of healthy food at meetings, on-site cafeterias, vending machines, and food vendors. • Flexible work hours so that employees have more opportunities to participate in fitness programs as part of their working day. • Employee Assistance Program. • Health education programs and online web tools that help employees work toward their health goals. • A healthy commuter program that encourages or offers incentives for employees to walk and/or bike to work. • Planned events and group activities to encourage employees to become active, such as team sports or lunchtime walks. 	HTH-1-4	Ongoing	Human Resources		The City has implemented a Healthy Vending Machine at the main campus and provides access to an employee wellness program.
<p>10.3 Access to Health Care Services. Work with healthcare providers to expand facilities and services in the community, including a new community hospital.</p>	HTH-1-9	Ongoing	Economic Development		On going and continuous. Market driven/dependent. Various medical service development projects are being pursued across the City.

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
11. Noise					
11.1 Noise Control Regulations. Update EGMC 6.32 (Noise Control) for consistency with the General Plan	N-1-1, N-1-2, N-1-4, N-1-7, N-2-1	FY 18/19–FY 19/20	Strategic Initiatives	Development Services – Code Enforcement	Complete with the Phase 1 General Plan/Zoning Consistency Project. Recommend removal of the action item.

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
12. City Services And Operations					
12.1 Urban Forestry. Develop BMPs for tree planting and maintenance, including a preferred tree list and specifications for street trees (e.g., spacing, planting requirements, increased shading requirements to mitigate for higher temperatures).	NR-2-1, NR-2-4, NR-5-4, ER-6-4	FY 20/21–FY 22/23	Development Services	Public Works	Upcoming work effort.
12.2 Low-emission City Vehicles. Consider vehicle emissions as one criterion for purchasing new vehicles for the City fleet, and seek to purchase the lowest-emission vehicles possible.	NR-4-2, NR-4-3, NR-5-1, NR-5-2	Ongoing	Facilities and Fleet	Purchasing	Ongoing. The City is looking at purchasing hybrid vehicles for some Police functions in 2020.
12.3 Sustainable City Procurement. Implement an environmentally preferable purchasing program. 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.	SD-1-3	Complete	Purchasing	Facilities and Fleet Public Works	Complete
12.4 Recycling and Composting Education Campaign. Continue to 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.	CIF-1-1	Ongoing	Public Works – Recycling & Waste		Ongoing – all high-volume compostable waste generators have a collection and recycling program in place. Outreach for all businesses is incorporated as part of the Commercial Recycling & Waste inspection program
12.5 Recycling and Composting Facilities. Work with the waste and recycling services provider to ensure that food scrap composting and recycling facilities are available and convenient to use for businesses.	CIF-1-1	Ongoing	Public Works – Recycling & Waste		Ongoing – currently all organic waste haulers have one or more processing facilities available (including food/organic waste)
12.6 Review of Recycling Collection Materials. Review the City's recycling services contract to ensure that the range of materials accepted is consistent with the latest recycling technology and best practices available in the area.	CIF-1-1	Ongoing	Public Works – Recycling & Waste		Ongoing – Recycling & Waste team works closely with Republic to ensure consistent messaging regarding recyclables given the current volatile markets
12.7 Library Services Expansion. Support the expansion of library services to provide areas for community learning and activities. Future needs and improvements will be guided by a community library needs assessment, and may include educational and community programming, a larger and more diverse collection of books and materials, and physical space expansions.	CS-1-1, CS-1-2	FY 20/21–FY 22/23	Strategic Initiatives		A study identifying future library needs and facilities was completed in 2018/2019. Staff continues to look for opportunities to implement the recommended strategy. Recommend changing the timeframe to Ongoing. Site acquisition for a relocated Elk Grove Library
12.8 Student Internships. Develop a City of Elk Grove Student Internship Program to provide opportunities for high school and college students to work in departments in the City.	CS-1-1, CS-1-2	FY 18/19–FY 19/20	Human Resources	City Manager	Complete. The City hosts the Summer At City Hall program, which provides an opportunity for high school students to learn and shadow City employees. The City also retains college interns in a variety of fields as workloads provide opportunities.

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
13. Public Facilities And Capital Improvements					
<p>13.1 Projects for Capital Improvement Program (CIP). Create a prioritized list of capital improvement projects called for in the General Plan to be added to future CIPs. The list should include the following projects:</p> <ul style="list-style-type: none"> • Work with utility and service providers to identify existing infrastructure limitations and develop implementable plans (including funding strategies) to complete upgrades that support infill development. (LU-2-2, RC-1-3, MOB-2-1) • Identify needed infrastructure improvement projects (e.g., streetscape, landscaping, street lighting) in areas where the City seeks to encourage private development and investment, including the civic core, Old Town, and major transit stops. (LU-2-2, ED-3-1) • Generate a prioritized list of desired public realm amenities such as landscaping, public art and other decorative features, street lighting, plazas, and wayfinding signage, and priority locations or areas for such facilities. (LU-5-7) • Update and expand the City’s wayfinding signage system for key destinations. Wayfinding signs should have distinct designs applicable to the character of the surrounding area. (MOB-3-8) • Bicycle and pedestrian amenities at public facilities (bike parking/storage, shaded seating areas). (MOB-4-2) • Priority projects and core facilities identified in the Bicycle, Pedestrian and Trails Master Plan. (MOB-4-3, MOB-4-4) • Construction of strategic grade-separated crossings of rail lines. (MOB-6-1) • Roadway improvements for major arterials that provide appropriate vehicular capacity and multimodal facilities, consistent with Transportation Network Diagram. (MOB-7-1) • Electric vehicle charging facilities at key public sites and facilities (e.g., parks, libraries, community centers, Civic Center / Aquatic Complex). (MOB-7-9) • Smart roadway signaling / signage. (MOB-7-9) • Cultural and performing arts center as part of the Civic Center. (ART-2-1, ART-2-2, ART-2-3) • Technology infrastructure. (CIF-3-2) • Community center to support events and recreational programs for children, teens, and seniors. (CS-2-1) • Regularly review existing facilities and services and identify necessary improvements and upgrades as part of the City’s Capital Improvement Program. (CIF-2-4) 	<p>LU-2-2, LU-5-7, ED-3-1, RC-1-3, MOB-2-1, MOB-3-8, MOB-4-2, MOB-4-3, MOB-4-4, MOB-6-1, MOB-7-1, MOB-7-9, ART-2-1, ART-2-2, ART-2-3, CIF-3-2, CS-3-1</p>	<p>Annually</p>	<p>Public Works</p>	<p>Finance/Budget City Manager Economic Development Strategic Initiatives</p>	<p>This effort is ongoing and is coordinated with the annual development of the Capital Improvement Program 5 year plan.</p>

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
13. Public Facilities And Capital Improvements					
<p>13.2 Public Works Standards. Update standards for public roads, utilities, and other infrastructure for consistency with General Plan policies, as follows:</p> <ul style="list-style-type: none"> Review public works standards for utilities (electrical services) and update to require undergrounding of electrical services under 69kV. (Policy LU-5-3) Review the Citywide Improvement Standards for public roads and update as needed to incorporate Complete Streets design concepts and best practices. (MOB-3-1, MOB-3-3, MOB-3-4, MOB-3-5, MOB-3-6, MOB-3-7, MOB-3-10, MOB-3-11, MOB-3-12, MOB-3-13, MOB-5-3) Update Citywide Improvement Standards for roads to encourage the use of environmentally friendly design features where appropriate, such as bioswales and recycled road base, asphalt and concrete, and to encourage the use of permeable pavement for on-street parking areas. (MOB-7-11) Include standards for utilizing cool pavements and higher-albedo impervious materials in construction of new roadways to mitigate for increased temperatures. (ER-6-4) 	<p>LU-5-3, MOB-3-1, MOB-3-3, MOB-3-4, MOB-3-5, MOB-3-6, MOB-3-7, MOB-3-10, MOB-3-11, MOB-3-12, MOB-3-13, MOB-5-3, MOB-7-11, ER-6-4</p>	<p>FY 18/19–FY 19/20</p>	<p>Public Works</p>	<p>Development Services</p>	<p>Ongoing – City Council adopted an update of the Construction Specifications, Improvement Standards and Standard Drawings, on October 24, 2018. New standards for ADA curb ramps were developed and have been implemented January 2020. The complete streets standards will be part of the Trails Plan update (Innovation and Long Range planning is taking the lead on this task). Review and update of other standards is ongoing. Based on current staff capacity and commitments, suggest revising Timeframe to “FY18/19-FY22/23”, or “Ongoing”.</p>
<p>13.3 Energy and Water Retrofits for City Facilities. Carry out energy- and water-efficiency retrofits for existing City buildings and facilities, as opportunities arise and as financial resources allow.</p>	<p>DR-3-7, NR-3-10, NR-3-11, NR-4-2, NR-5-1, NR-5-2, NR-5-3, NR-6-1, NR-6-2</p>	<p>Ongoing</p>	<p>Facilities and Fleet</p>	<p>Public Works</p>	<p>Ongoing – touchless faucets, dual flush toilets, waterless urinals and cutting back on the City building landscaping water duration has already been completed.</p>
<p>13.4 Recycled Water for Landscaping in Public Facilities. Expand the use of recycled water for irrigating landscaping in street medians, public parks, and other City facilities.</p>	<p>NR-3-6, NR-3-9, INF-1-3</p>	<p>FY 23/24–FY 27/28</p>	<p>Public Works</p>	<p>Strategic Initiatives</p>	<p>Ongoing – a recycled water study in currently underway to provide recycled water to laguna ridge and the south east policy area.</p>
<p>13.5 Solar Energy Systems for City Facilities. Assess the feasibility and cost effectiveness of retrofitting City buildings, parking lots, and other City facilities with solar energy systems (photovoltaics), and install these systems as financial resources allow.</p>	<p>NR-6-6</p>	<p>Ongoing</p>	<p>Facilities and Fleet</p>	<p>Public Works</p>	<p>Ongoing – however existing facilities footprints and building roof tops solar hasn’t penciled out in the past. District56 is scheduled to receive solar farm.</p>
<p>13.6 Energy-efficient Building Demonstration Projects. Partner with SMUD to develop a pilot program to demonstrate energy-efficient building upgrade techniques and products in existing and new City buildings.</p>	<p>NR-6-1, NR-6-3, NR-6-5</p>	<p>Ongoing</p>	<p>Facilities and Fleet</p>	<p>Public Works</p>	<p>Ongoing – Partnered with SMUD to upgrade all existing facility exterior and interior lighting to LED and entered into SolarShares programs.</p>

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
14. Financing And Budgeting					
<p>14.1 Development Impact Fees. Review the citywide development impact fee program periodically as needed, and update the nexus study and methodology for calculating impact fees, to ensure that impact fees are adequately addressing new development's fair share of new infrastructure and public facilities.</p>	<p>LU-3-29, MOB-7-4, IFP-1-3, IFP-1-4, IFP-1-5, IFP-1-6, IFP-1-7</p>	<p>Ongoing</p>	<p>Finance</p>	<p>City Manager Public Works Development Services Strategic Initiatives</p>	<p>Update to the Roadway Fee and Trails Fee is underway and scheduled for completion in calendar year 2022.</p>
<p>14.2 Funding for Transit and Active Transportation Improvements. Consider opportunities to prioritize funding for development, operations, and maintenance of facilities for public transit, bicycle, and pedestrian modes of transportation in the City's budget process.</p>	<p>MOB-3-1, MOB-3-2, MOB-3-3, MOB-3-7, MOB-3-9, MOB-3-10, MOB-3-11, MOB-3-12, MOB-4-2, MOB-4-3, MOB-4-4, MOB-5-3, MOB-5-5, MOB-5-6, MOB-5-7, MOB-5-8, MOB-7-1</p>	<p>Ongoing</p>	<p>City Manager</p>	<p>Finance/Budget</p>	<p>Considered annually with the City budget.</p>

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15. Public Information And Outreach					
<p>15.1 Public Information and Community Outreach Methods. Use a variety of outreach techniques to reach the broadest and most diverse public audience when seeking community input on City actions, decisions, and opportunities. Establish community outreach and engagement guidelines for appropriate methods based on project type and scale. Examples of outreach methods may include traditional public hearings and community workshops, tabling and outreach at public and community locations such as grocery stores and libraries, and information and features on the City's website.</p>	<p>GOV-1-1, GOV-1-2, GOV-1-3, GOV-2-1, GOV-2-2</p>	<p>Ongoing</p>	<p>Public Affairs</p>	<p>Development Services Public Works Strategic initiatives</p>	<p>Staff continues to explore new opportunities and methods and integrate them into project activities as applicable.</p>
<p>15.2 Outreach Techniques for Minority and Disadvantaged Communities. Identify ways to enhance the City's communications with and outreach to residents from minority and disadvantaged communities. Potential new strategies could include augmenting the City's multilingual translation and interpretation services and adopting innovative and non-traditional approaches to community outreach aimed at groups with typically low participation in civic and government affairs.</p>	<p>GOV-2-1, GOV-2-2, HTH-1-2</p>	<p>Ongoing</p>	<p>Public Affairs</p>	<p>Development Services Public Works Strategic initiatives</p>	<p>Staff continues to explore new opportunities and methods and integrate them into project activities as applicable.</p>

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
16. Intergovernmental Coordination					
<p>16.1 Interjurisdictional Coordination. Continue meeting regularly with staff and decision makers from Sacramento County, Cosumnes CSD, Elk Grove Unified School District, SACOG, SMAQMD, and other agencies to coordinate efforts on a variety of topics, including services to the community, transportation, and land use planning.</p>	RC-2-1, MOB-5-1, GOV-1-4, PT-2-2	Ongoing	City Manager	Strategic Initiatives Development Services Public Works Economic Development	The City meets regularly with these and other agencies.
<p>16.2 Regional Planning and Sustainability Efforts. Continue to designate elected officials and City staff to participate in regional land use planning, transportation planning, and sustainability initiatives led by SACOG, the Sacramento Regional Transit District, and other public agencies. These designees should report periodically to the City Council, boards and commissions, and the public on current issues and progress related to regional land use and transportation and sustainability.</p>	RC-2-1, RC-2-2, RC-3-1, RC-3-2, MOB-5-1, MOB-5-2, MOB-5-3, MOB-5-9, MOB-5-10, GOV-1-4, SD-1-1	Ongoing	City Council City Manager	Strategic Initiatives Development Services Public Works Economic Development	Ongoing.
<p>16.3 Interdepartmental Working Groups. Create one or more interdepartmental working group(s) of City staff to coordinate efforts related to land use planning, transportation planning, economic development, housing, infrastructure improvements and maintenance, sustainability initiatives, and related areas. The working group(s) should identify and carry out ways to improve communication on matters that cross departmental lines, increase efficiency of City services and operations in terms of time and cost, advance sustainability, and provide streamlined and higher-quality services to the public.</p>	RC-2-2, RC-2-4, RC-3-1, GOV-1-4, GOV-1-5	Ongoing	<i>Determined as needed</i>		As needed.

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2021) AND RECOMMENDATIONS
17. Community And Area Plan Actions					
17.1 SEPA Roadway Fee Program Update. Update the Roadway Fee Program as necessary to provide fair-share funding for on-site and off-site backbone roadways. Consider other funding mechanisms (e.g., community facilities district) as appropriate to provide advanced funding for these facilities.	SEPA-8.5	FY 18/19–FY 19/20	Strategic Initiatives	Public Works Finance	A comprehensive update to the Roadway Fee Program is occurring and scheduled for completion in 2022. Recommend updating the timeframe to FY 22/23.
17.2 SEPA Development Impact Fee for Drainage. Prepare and adopt a fair-share development impact fee for implementation of the Drainage Master Plan. Consider other funding mechanisms (e.g., community facilities district) as appropriate to provide advanced funding for these facilities.	SEPA-8.5	FY 18/19–FY 19/20	Strategic Initiatives	Public Works Finance	Completed spring 2019. Recommend removal of the action item.
17.3 SEPA Water and Sewer Service Delivery. 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.	SEPA-8.8	Ongoing	Public Works	Strategic Initiatives	Roadway extensions of Big Horn Blvd. and Bilby Rd. through the plan area included the construction of sewer and water utility backbone and joint trench.
17.4 Sheldon/Rural Area Road Improvement Policy Update. Review and update as necessary the Rural Road Improvement Policy to incorporate context-appropriate mobility improvements to meet the intent of the Complete Streets Act within the Rural Sheldon Area.	SRA-3.1	Ongoing	Public Works		Ongoing. No policy updates have been made during this reporting period.
17.5 Sheldon/Rural Area Transportation Improvements. Implement transportation improvements on a segment-by-segment basis only when warrants are reached.	SRA-3.3	Ongoing	Public Works		This effort is ongoing and continues with development of project plans for the addition of access improvements on Sheldon Road between Elk grove Florin Road and Waterman Road.
17.6 Sheldon/Rural Area Pedestrian and Bicycle Improvements. Implement pedestrian and bicycle improvements on a segment-by-segment basis to improve access to community destinations consistent with the Rural Road Improvement Policy and Bicycle, Pedestrian, and Trails Master Plan.	SRA-3.3	Ongoing	Public Works		This effort is ongoing and continues with development of project plans for the addition of bike lanes on Sheldon Road between Elk Grove Florin Road and Waterman Road.
17.7 East Elk Grove Overlay Zoning District. Amend the City's Zoning Code to establish an overlay zoning district for East Elk Grove.	EEG-1.2	FY 18/19–FY 19/20	Strategic Planning	Development Services - Planning	Completed with phase 1 of the General Plan/Zoning Consistency Project in March 2019. Recommend remove action item.

APPENDIX 3: HOUSING ELEMENT IMPLEMENTATION

Introduction

This section includes data and information required by State law and the State Department of Housing and Community Development and can be found here:

- Table A: Housing Development Applications Submitted
- Table A2: Annual Building Activity Summary – New Construction, Entitled, Permits, and Completed Units
- Table B: Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability
- Table C: Sites Identified or Rezoned to Accommodate Shortfall Housing Need
- Table D: Program Implementation Status Pursuant to GC Section 65583
- Table E: Commercial Development Bonus Approved Pursuant to GC Section 65915.7
- Table F: Units Rehabilitated, Preserved, and Acquired for Alternative Adequate Sites Pursuant to GC Section 65583.1(c)(2)
- Table G: Locally Owned Lands Included in the Housing Element Sites Inventory That Have Been Sold, Leased, Or Otherwise Disposed Of

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