

**2019 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 2019 planning year and is completed for the April 2020 deadline.

### PREPARATION OF THIS REPORT

This report has been prepared by City staff. It included 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, a number of amendments to the General Plan will be proposed for consideration.



## MAJOR ACCOMPLISHMENTS IN 2019

The City undertook and/or completed several major milestones and projects during the 2019 planning year, including the following:

### **Programs and Activities:**

- Adoption of the Comprehensive General Plan Update
- Adoption of an updated Climate Action Plan
- Adoption of updated Park Design Principles
- Adoption of Transportation Analysis Guidelines and implementation of SB 743 (Vehicle Miles Traveled analysis as part of environmental review)
- Completion of Phases 1 and 2 of the General Plan-Zoning Consistency Project
- Update to the 200-year Floodplain and review of next steps
- Completion of an Autonomous/Connected Vehicle Readiness Plan

### **Capital Projects:**

- Laguna Creek Open Space Preserve Trail (WTL022)
- Pedestrian Crossing Upgrades at 3 Locations (WTC019)
- Elk Grove & Laguna Boulevards UPRR Xing Interim Bike Lane Improvements (WAM002)
- Blakemore Court and Hartwell Court Drainage Improvements (WDR038)
- North Camden Drive Storm Drain Improvements (WDR023)
- Animal Shelter (WFC012)
- Aquatics Center and Civic Center Commons (WCC002)
- Real Time Information Center Project (FM1705)
- 2019 Pavement Slurry Seal and Resurfacing (WPR019)
- Bruceville Rd & Poppy Ridge Rd/Quail Run Ln Signalization (WTR011)



- Grant Line Rd Overcrossing Landscaping (WTR030)
- Sheldon/Waterman Rd Intersection Improvement Phase 2 Landscaping(PT0138)

### MAJOR DEVELOPMENT APPLICATIONS IN PROCESS OR APPROVED IN 2019

The following is a list of major private development applications being considered or approved in 2019

**TABLE I:  
MAJOR DEVELOPMENT APPLICATIONS IN PROCESS OR APPROVED IN 2019**

MAJOR DEVELOPMENT APPROVALS IN 2019	
Title	Description
Trojan Storage	52,300sf self-storage facility
Madeira South Lot A	Tentative Subdivision Map for 75 single-family lots
Heartstone Homes	Tentative Subdivision Map for 22 single-family lots
Mendes Subdivision	Tentative Subdivision Map for 216 single-family lots, two office lots, a school lot, and a park lot
U-Haul Storage	New 122,364sf self-storage facility
Fortune School	New 94,381 square-foot school
Union Park Delivery Warehouse	New 111,489sf warehouse distribution center
Railroad Street Rehabilitation	Rehabilitation of two historic warehouse buildings including ±8,000sf of outdoor dining space
MAJOR DEVELOPMENT APPLICATIONS IN PROCESS IN 2019	
Title	Description
Tegan Estates	Tentative Subdivision Map for 39 single-family lots
Candlewood Suites Hotel	New 56,580sf hotel
Green Space Storage	New 136,000sf self-storage facility
Tosceno Apartments	New 206-unit multi-family apartment project
Laguna Main Street Apartments	New 148-unit multi-family apartment project
Elk Grove Crossing	A request to annex 319 acres and establish a new Specific Plan Area
Laguna Springs Corporate Center	New 146,200 square-foot office building



## SUMMARY OF FINDINGS AND RECOMMENDATIONS

This Annual Report identifies several findings and recommendations that the City should undertake in 2020 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. The Legislature continues to focus on housing production and safety as major issues of Statewide concern.
  - i. Several bills require the City to look at updates to the Safety Element of the General Plan, some of which must occur concurrent with the 2021 Housing Element Update.
  - ii. Recent changes to Housing Element law need to be factored into the 2021 Housing Element Update.
  - iii. Senate Bill 330 limits the City's ability to downzone residential property. There are many sites around the City that have inconsistent General Plan designations or Zoning, often dating back to incorporation and the City's first General Plan, where the Zoning needs to be reduced for consistency with the General Plan. More analysis and guidance from the State is needed to address these issues before Phase 3 of the General Plan-Zoning Consistency Project is completed.
2. A number of updates to the Safety Element of the General Plan are required prior to the next Housing Element Update, due May 2021.
3. Revisions to the General Plan action items are necessary to align with current work efforts and to better align efforts with department responsibilities.
4. Overall, the City has started strong in the first year of the CAP implementation. A number of key achievements have been realized setting a solid foundation for the work still to be done. Ensuring that the CAP checklist, including the TDM Guidelines, was completed and integrated into the development review process is key ensuring that any new projects in the City follow the CAP requirements. Starting off with a strong educational focus to can also help to ensure that residents are committed to and supporting the overall GHG reduction goals.
5. While there has been a strong start to CAP implementation, 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. As part of the 2021 Housing Element update, include amendments to the Safety Element as required by recent changes in State law.
2. Prior to the start of the 2020-2021 Fiscal Year, amend the General Plan Implementation actions as described in this report and summarized below:
  - i. Multiple action items require revisions to the time frames, generally extending work efforts out on additional year. Examples include, but are not limited to, the following:
    1. Phase 3 of the General Plan/Zoning Consistency project is delayed to FY 2020/21, primarily due to the adoption of SB 330 (Actions 1.1, 1.4, 3.2);
    2. Design Guideline update (Action 1.2);
    3. Annexation Submittal Requirements and Review Criteria (Action 1.3);
    4. Update standard conditions of approval (Action 1.6); and
    5. Drought-Tolerant Plant List (Action 1.10).
  - ii. Some action items are generally complete but would benefit from regular monitoring and are proposed to change to ongoing. Examples include Action 4.3, Coordination for Regional TDM Efforts.
  - iii. The Lead and Support departments for some actions need to be updated based upon current roles and responsibilities. Examples includes Actions 4.9 and 4.10, where Strategic Planning would be listed as Lead.
  - iv. Revising Action 3.1 (Streamline Approval Process for New and Expanding Businesses) to focus on general business license





improvements. Zoning changes would be consolidated into Action 3.2 (Update Zoning Regulations).

3. Concurrent with the adoption of the next update to the Local Hazard Mitigation Plan, incorporate evacuation routes into the Safety Element as required by recent legislation.

## 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 2019 and identifies how these may affect the General Plan or other aspects of City operations. 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 2019

The following are State laws from 2019 that may apply to the General Plan.

**TABLE 2:  
SUMMARY OF 2019 STATE LEGISLATION RELEVANT TO THE GENERAL PLAN**

BILL	TITLE/DESCRIPTION	APPLICABLE PORTIONS OF STATE LAW (THAT APPLY TO ELK GROVE)
AB 65	Petrie-Norris. Coastal protection: climate adaption: project prioritization: natural infrastructure: local general plans	Amends GC 65032 (required contents of the General Plan)
AB 139	Quirk-Silva. Emergency and Transitional Housing Act of 2019	Amends GC 65583, 65584.04, 65584.06, and 65588 (Housing Elements, emergency and transitional housing)
AB 671	Friedman. Accessory dwelling units: incentives	Amends GC 65583 (Housing Element requirements)
AB 747	Levine. Planning and zoning: general plan: safety element.	Adds GC 65302.15 (required contents of the General Plan)
AB 991	Gallagher. Maintenance of the codes	Amends GC 65584.01 (Housing Element requirements)



BILL	TITLE/DESCRIPTION	APPLICABLE PORTIONS OF STATE LAW (THAT APPLY TO ELK GROVE)
AB 1486	Ting. Surplus land	Amends or Adds GC 65583.2 and 65585.1 (Housing Element requirements) Amends or Adds GC 54220, 54221, 54222, 54222.3, 54223, 54225, 54226, 54227, 54230.5, 54230.6, 54233, 54233.5, 54234 (Surplus Lands)
AB 1783	Robert Rivas. H-2A worker housing: state funding: streamlined approval process for agricultural employee housing development	Amends GC 65582.1 (Housing Element requirements)
AB 1824	Committee on Natural Resources. California Environmental Quality Act: exemption for closure of railroad grade crossing	Amends GC 65589.4 (By-Right Housing)
SB 6	Beall. Residential development: available land	Adds GC 65583.3 (Housing Element, available sites analysis)
SB 99	Nielsen. General plans: safety element: emergency evacuation routes	Amends GC 65032 (required contents of the General Plan)
SB 235	Dodd. Planning and zoning: housing production report: regional housing need allocation	Amend or Add GC 65400, 65584.07, 65584.08, 65585.3, and 65913.4 (Regional Housing Needs Allocation process and requirements)
SB 330	Skinner. Housing Crisis Act of 2019	Amend, Add, or Repeal GC 65589.5, 65940, 65943, 65905, 65905.5, 65913.10 (Processing development applications; limits on General Plan Amendments and rezonings)

*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. 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 2019:

- The Legislature continues to focus on housing production and safety as major issues of Statewide concern.
  - Several bills require the City to look at updates to the Safety Element of the General Plan, some of which must occur concurrent with the 2021 Housing Element Update.
  - Recent changes to Housing Element law need to be factored into the 2021 Housing Element Update.
  - Senate Bill 330 limits the City's ability to downzone residential property. There are many sites around the City that have inconsistent General Plan designations or Zoning, often dating back to incorporation and the City's first General Plan, where the Zoning needs to be reduced for consistency with the General Plan. More analysis and guidance from the State is needed to address these issues before Phase 3 of the General Plan-Zoning Consistency Project is completed.

## STATUS OF THE GENERAL PLAN

### OVERVIEW OF THE GENERAL PLAN

The current General 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 draft 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 <sup>1</sup>							
	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	Environmental Justice
<b>Chapter 1:</b> Introduction								
<b>Chapter 2:</b> Vision								
<b>Chapter 3:</b> Planning Framework	O	O	O	O	O		O	O
<b>Chapter 4:</b> Urban and Rural Development <sup>2</sup>	X		X					O
<b>Chapter 5:</b> Economy and the Region								
<b>Chapter 6:</b> Mobility		X					O	
<b>Chapter 7:</b> Community and Resource Protection				X	X			
<b>Chapter 8:</b> Services, Health, and Safety		O				X	X	X
<b>Chapter 9:</b> Community and Area Plans	O	O	O	O	O	O	O	O
<b>Chapter 10:</b> Implementation Strategy <sup>b</sup>	O	O	O	O	O	O	O	O
<b>Chapter 11:</b> Glossary and Acronyms								
<b>Chapter 12:</b> 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.*

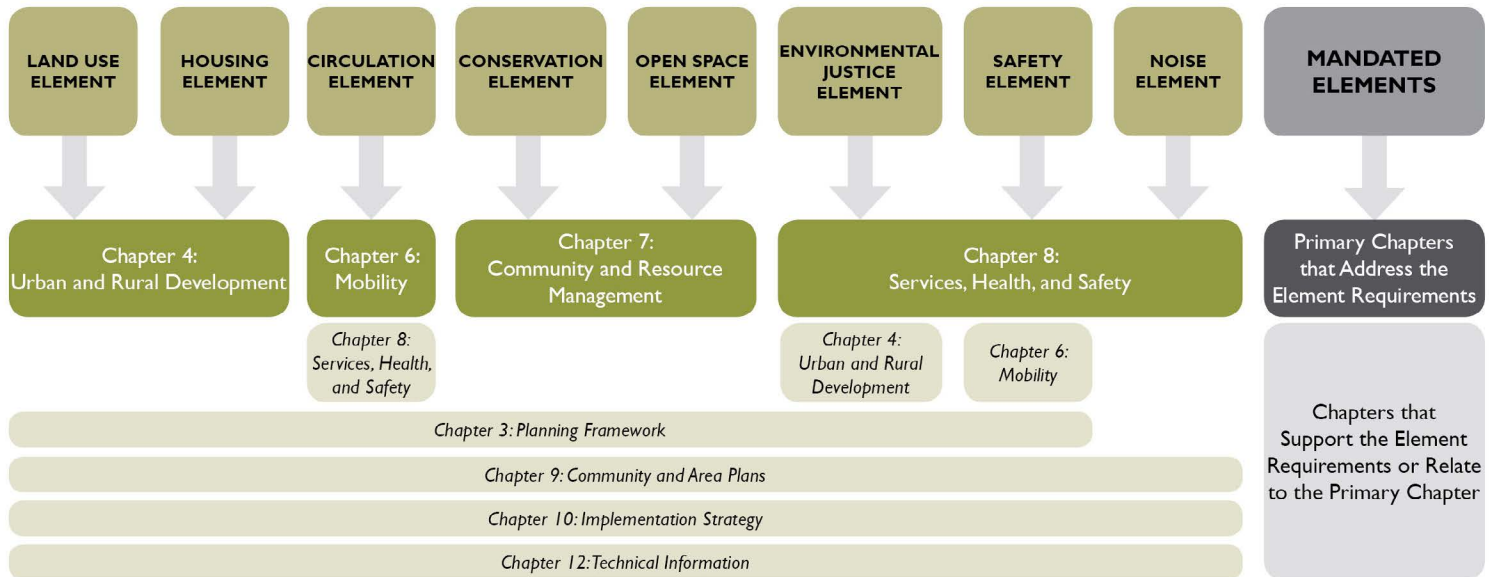
Notes:

1. California Government Code Section 65302.

2. 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 2019

The following are amendments made to the General Plan in 2019. 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 2019**

AMENDMENT NUMBER	DESCRIPTION
2019-1	Comprehensive update to the General Plan.
2019-2	Cleanup amendment with revisions focused to Chapter 3 relative to description of the Low Density Residential General Plan Designation; listing of Zoning Districts consistent with the General Plan; corrected roadway classifications for Union Park Way, Iron Rock Way, Elkmont Way, and Mosher Road.





## AMENDMENTS IN PROCESS

The following table summarizes amendments to the General Plan in process as of the end of 2019. 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
General Plan Cleanup (TBD)	Summer 2020
Housing Element Update (Cycle 6)	May 2021

DEVELOPER-INITIATED AMENDMENTS	
Summary	Anticipated Hearing
California North State University	Unknown
Housing Element Update (Cycle 6)	May 2021

## 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
§ 65583(a)(7)	The Housing Element must include an assessment of the need for emergency shelters.	This is a new requirement added in 2019. The 2021 Housing Element will address this requirement.
§ 65583(c)(7)	The Housing Element must include program(s) that incentivize and promote creation of accessory dwelling units	This is a new requirement added in 2019. The 2021 Housing Element will address this requirement.
§ 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.	This is a new requirement added in 2019. Amendment to the Safety Element will be completed with the Housing Element update in 2021.
§ 65302.15	Upon the next revision of a local hazard mitigation plan, or before January 1, 2022, the safety element shall be reviewed and updated as necessary to identify evacuation routes.	The next update to the Local Hazard Mitigation Plan is currently underway.

## **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.

Staff has completed a review of the action items and noted the status of each in Appendix 2. Major accomplishments during the 2019 calendar year included the following:



- Completion of Phases 1 and 2 of the General Plan/Zoning Consistency project, including updates to the Triangle Special Planning Area and Laguna Ridge Specific Plan and repeal of the East Franklin and East Elk Grove Specific Plans and the Calvine-99, Laguna Floodplain, and Laguna Gateway Special Planning Areas.
- Adoption of the 2019 Building Code with no amendments as the Green Code and energy standards were at or higher than the Climate Action Plan anticipated.
- Update to the City's Storm Drainage Master Plan implemented actions identified for a new Sustainable Storm Water Management Ordinance.
- Adoption of the Parks Design Principles, part of the Cosumnes Community Services District Parks and Recreation Master Plan.
- A study identifying future library needs and facilities was completed in 2018/2019. Staff continues to look for opportunities to implement the recommended strategy.

From the review, staff recommends the following revisions to the action items:

- Multiple action items require revisions to the time frames, generally extending work efforts out on additional year. Examples include, but are not limited to, the following:
  - Phase 3 of the General Plan/Zoning Consistency project is delayed to FY 2020/21, primarily due to the adoption of SB 330 (Actions 1.1, 1.4, 3.2);
  - Design Guideline update (Action 1.2);
  - Annexation Submittal Requirements and Review Criteria (Action 1.3);
  - Update standard conditions of approval (Action 1.6);
  - Drought-Tolerant Plant List (Action 1.10);
- Some action items are generally complete but would benefit from regular monitoring and are proposed to change to ongoing. Examples include Action 4.3, Coordination for Regional TDM Efforts.
- The Lead and Support departments for some actions need to be updated based upon current roles and responsibilities. Examples includes Actions 4.9 and 4.10, where Strategic Planning would be listed as Lead.



- Revising Action 3.1 (Streamline Approval Process for New and Expanding Businesses) to focus on general business license improvements. Zoning changes would be consolidated into Action 3.2 (Update Zoning Regulations).

## FINDINGS

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

- A number of updates to the Safety Element of the General Plan are required prior to the next Housing Element Update, due May 2021.
- Revisions to the General Plan action items are necessary to align with current work efforts and to better align efforts with department responsibilities.

## REGIONAL HOUSING NEEDS AND REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

### OVERVIEW

In an effort 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 2013-2021 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 2013-2021**

INCOME CATEGORY	NUMBER OF UNITS			PERCENT OF TOTAL		
Extremely Low	1,018	2,035	3,462	14%	28%	47%
Very Low	1,017			14%		
Low	1,427			19%		
Moderate	1,377			19%		
Above Moderate	2,563			35%		
TOTAL	7,402			100%		

*Note: Percent totals may not equal due to rounding*

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 2013-2021 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.



**TABLE 8:  
HOUSING PRODUCTION 2013-2021  
(UNITS ISSUED A BUILDING PERMIT DURING THE CALENDAR YEAR BY AFFORDABILITY)**

INCOME LEVEL		RHNA ALLOCATION	YEARS									TOTAL UNITS TO DATE	TOTAL REMAINING RHNA
			2013	2014	2015	2016	2017	2018	2019	2020	2021		
Extremely & Very Low	Deed Restricted	2,035		49			35		63			147	1,888
	Non-Deed Restricted												
Low	Deed Restricted	1,427		14			62		32			108	1,319
	Non-Deed Restricted												
Moderate	Deed Restricted	1,377										271	1,106
	Non-Deed Restricted		173	74	23	1							
Above Moderate		2,563	196	505	616	453	433	793	1,012			4,008	0
<b>TOTAL</b>		<b>7,402</b>	<b>369</b>	<b>642</b>	<b>639</b>	<b>454</b>	<b>503</b>	<b>793</b>	<b>1,107</b>			<b>4,534</b>	<b>4,313</b>

## 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 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 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 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 2020):** The final phase, scheduled for calendar year 2020, will include remaining Zoning map amendments for residential properties (consistent with SB 330). It will also include text revisions as necessary to ensure consistency with State law (prior to the adoption of the 2021 Housing Element) and other amendments are called for in the General Plan implementation action plan.

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

## 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 government 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.

While the CAP was only adopted during 2019, there were some important foundational achievements during the period that will help set the stage for the long-term success in reaching the outlined targets. Ensuring that the City forms are correct and the municipal code updated to reflect the measures and actions in the CAP are key to achieving the GHG reduction targets. Without these items being completed, the City would be unable to enforce the CAP with the development community.

The CAP was amended in December 2019 to ensure that the document remained consistent with the 2019 California Building Standards Code. Measure BE-7, on solar photovoltaics in residential and commercial development, was amended to adopt the more stringent State requirements. The adopted CAP required that non-residential and mixed-used development of at least 25,000 square feet to be “solar-ready”. The 2019 California Building Standards Code published in July 2019 by the





State included “solar-ready” requirements for multi-family or mixed-use buildings that were more stringent, requiring all multi-family or mixed-use buildings less than 11 stories, all non-residential buildings less than 4 stories and additions greater than 2,000 square feet to be built as “solar-ready”. 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 has been working on a residential energy efficiency/energy savings expo that will help educate residents about the myriad of options to reduce home GHG emissions. The event will take place in March and, if successful, is intended to be an annual event that would continue to provide information on incentives, financing and opportunities for residential conservation.

There are several measure specific targets that identify 2020 as the goal year for achievement. While there is still time during this calendar year to meet these targets, a number of them have been achieved already. This includes exceeding the goal for installation of electric vehicle charging infrastructure, which has a target of 10 EV charging stations installed in public facilities and commercial land uses by 2020. Prior to the CAP adoption, there were 7 EV chargers in such locations, including 2 at City Hall, 4 at WalMart, and one at Nugget Market. During 2019, an additional 16 were installed, including 14 at the new District56 facility and 2 at the Audi dealership. In addition, approvals were granted for an additional 25 EV chargers to be installed at commercial locations. This total of 48 EV chargers puts the City already almost halfway to reaching our 2030 goal of having 100 EV chargers installed at public and commercial facilities.

The City also laid the groundwork for reductions in vehicle miles traveled (VMT) for new development projects through the development and utilization of Transportation Demand Management Plan Guidelines adopted as part of the CAP checklist. With the TDM new nonresidential developments are incentivized to provide benefits, infrastructure and on-site amenities to employees in order to promote alternatives to single-occupancy vehicle use. The Guidelines include both required measures – the educational and promotional materials for tenants and employees on transportation amenities, services and incentives – and optional measures – bicycle facilities, transit subsidization or on-site food services – to provide choices that builders/employers can provide that best fits their situation allowing for flexibility in implementation to meet overall GHG targets.

The full list of targets specific to 2020 are noted in Table 9, along with the current status of achievement.



**TABLE 9:  
TARGETS BY 2020**

TARGET	STATUS
<ul style="list-style-type: none"> <li>• 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.</li> </ul>	<p>The current participation rate for Elk Grove residents in the SMUD Greenergy program is 10.6%. During 2019 there were an additional almost 1,000 residents that enrolled in the program. The split between the 50% and 100% renewable options is currently 31% participating in the 100% and 69% participating in the 50% renewable option.</p>
<ul style="list-style-type: none"> <li>• BE-9: average of 700 trees planted per year beginning in 2020</li> </ul>	<p>The City is working on several efforts around increasing tree planting, including the Mayors tree planting program.</p>
<ul style="list-style-type: none"> <li>• RC-1: maintain a 75 percent diversion rate from landfills by 2020</li> </ul>	<p>While data for the 2019 calendar year is still being processed, the data indicates that this target should be met. The data from 2018 show that the diversion rate was at 72%.</p>
<ul style="list-style-type: none"> <li>• TACM-6: Development and adoption of mitigation measures which achieve VMT reductions for new land use and transportation project by 2020</li> </ul>	<p>Transportation Demand Management Plan Guidelines developed and being utilized as part of the CAP checklist.</p>
<ul style="list-style-type: none"> <li>• TACM-9: 10 EV charging stations installed in public facilities and commercial land uses by 2020</li> </ul>	<p>During 2019 EV charging stations have been installed at 16 locations, with an additional 25 approved to be installed but not yet completed. The EV chargers were installed at the following locations:</p> <ul style="list-style-type: none"> <li>• 14 at the District 56 facility, installed</li> <li>• 2 at the Audi dealership, installed</li> </ul> <p>The approval for additional EV infrastructure include the following locations:</p> <ul style="list-style-type: none"> <li>• 8 EV chargers to be installed and 9 parking spaces EV ready at the Union Park Delivery Station</li> <li>• 13 EV chargers to be installed at the Apple facility</li> <li>• 4 EV chargers to be installed and 4 parking spaces EV ready at the U-Haul facility on E. Stockton Blvd.</li> </ul>



## 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 two actions under this measure have been achieved, as the CAP checklist was adopted in August 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 web page is under development that will act 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 being done here for the first time.

One final implementation measure that has seen significant work during this period is measure 5 on collaborative partnerships. 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 became



a member of the Capital Region Climate Readiness Collaborative as of July 2019. This has provided additional opportunities to work with 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 a number of development projects approved subject to CAP requirements during 2019, through utilization of the CAP checklist. Table 10 below shows the projects approved subject to CAP requirements. All of the projects will meet CAP measure BE-4, encouraging green building practices in new construction, as well as CAP measure TACM-9, requiring minimum EV charging standards. In addition, the one residential project will comply with CAP measure BE-5, requiring zero net energy standards. The four projects which are non-residential development will comply with CAP measure BE-7, requiring either installed solar on-site or the building to be constructed “solar-ready”. Several of the projects, both residential and non-residential, will comply with TACM-8, requiring EPA-rated tier 4 final construction equipment be used during construction. Finally, one non-residential project is also compliant with TACM-4 to provide bicycle parking facilities to encourage alternative travel modes.

**TABLE 10:  
PROJECTS APPROVED DURING 2019 WITH CAP CONDITIONS (CEQA 15183)**

FILE No.	ADDRESS	Approval Date	Planning Commission Resolution No.	CAP Measures
PLNG18-072	8711 Bradshaw Road	9/5/2019	2019-35	BE-4, BE-5, TACM-8, TACM-9
PLNG19-016	10261 E. Stockton	9/19/2019	2019-37	BE-4, BE-7, TACM-8, TACM-9
PLNG19-042	2411 Laguna Boulevard	11/21/2019	2019-40	BE-4, BE-7, TACM-6, TACM-9
PLNG19-034	Union Park and E. Stockton	11/21/2019	2019-41	BE-4, BE-7, TACM-4, TACM-9
PLNG19-026	9669 Railroad Street	12/19/19	2019-48	BE-4, BE-7, TACM-8, TACM-9



## **GHG INVENTORY**

Due to the timeliness of available date, 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 started strong in the first year of the CAP implementation. A number of key achievements have been realized setting a solid foundation for the work still to be done. Ensuring that the CAP checklist, including the TDM Guidelines, was completed and integrated into the development review process is key ensuring that any new projects in the City follow the CAP requirements. Starting off with a strong educational focus to can also help to ensure that residents are committed to and supporting the overall GHG reduction goals.

While there has been a strong start to CAP implementation, 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 11 lists surplus lands of the City. A map of these sites is presented in Figure 2.



TABLE II:  
SURPLUS LANDS

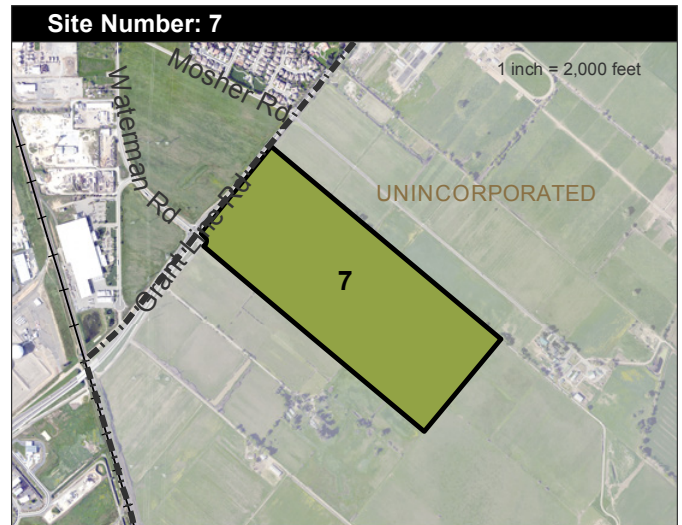
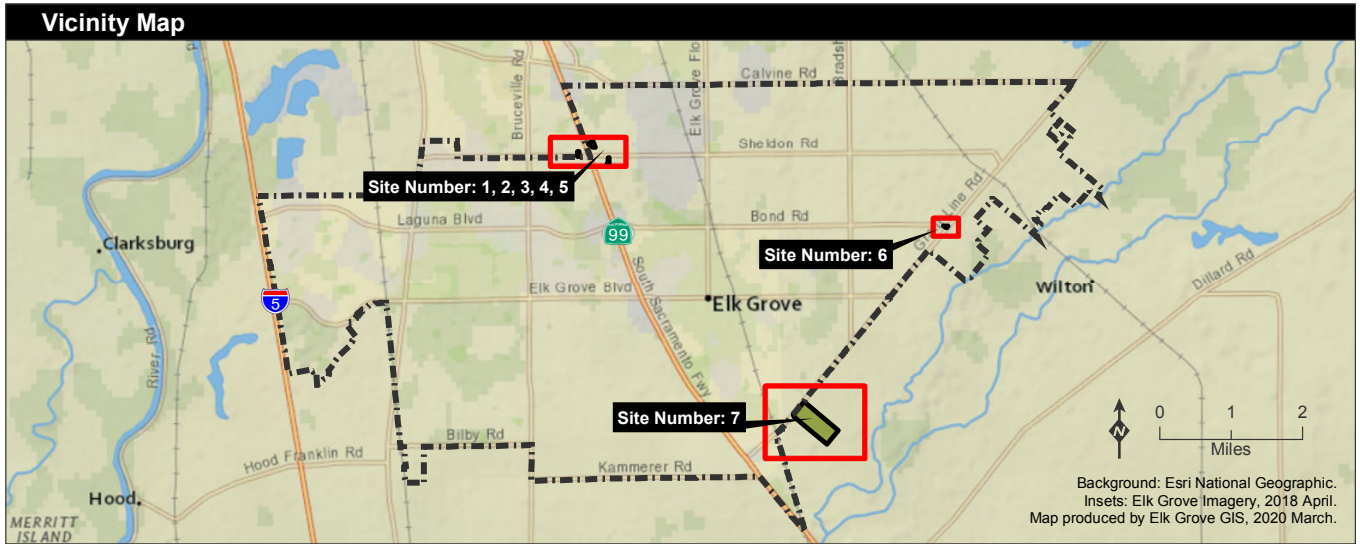
SITE NUMBER	ASSESSOR'S PARCEL NUMBER	Address (If Assigned)	General Plan Designation	Zoning
1	127-0120-096	Bond Rd	Estate Residential with Commercial Overlay	Triangle SPA
2	115-0162-023	E Stockton Blvd	High Density Residential	RD-25
3	115-0162-036	8729 E Stockton Blvd	High Density Residential	RD-25
4	117-0220-020	8169 Sheldon Rd, City of Sacramento	Suburban Center <sup>1</sup>	C-2-R <sup>1</sup>
5	117-0220-021	8165 Sheldon Rd, City of Sacramento	Suburban Center <sup>1</sup>	C-2-R <sup>1</sup>
6	116-0030-097	8340 Sheldon Rd.	Regional Commercial	SC
7	134-0190-009	10251 Grant Line Rd.	General Ag, 20 acres <sup>2</sup>	AG-80 <sup>2</sup>

*Notes:*

<sup>1</sup> General Plan and Zoning information is for City of Sacramento, who is the land use agency for the subject property.

<sup>2</sup> This site is pending annexation to the City of Elk Grove. General Plan designation for the site is anticipated to be Light Industrial (LI) and Parks and Open Space (P/OS).

**FIGURE 2:  
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 changes in State 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	GENERAL PLAN DESIGNATION
Land Use			
§ 65302(a)	General distribution, location, and extent of housing • Density and intensity	Density: Ch 3, pg. 3-11 Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	
	General distribution, location, and extent of business • Density and intensity	Intensity: Ch 3, pg. 3-12 Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	
	General distribution, location, and extent of industry • Density and intensity	Intensity: Ch 3, pg. 3-13 Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	
	General distribution, location, and extent of open space, including agriculture, natural resources, recreation, and scenic resources • Density and intensity	Intensity: Ch 3, pg. 3-15 Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	
	General distribution, location, and extent of education • Density and intensity	N/A	
	General distribution, location, and extent of public facilities • Density and intensity	Intensity: Ch 3, pg. 3-16 Location: Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	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.
	General distribution, location, and extent of solid and liquid waste disposal • Density and intensity	N/A	
	General distribution, location, and extent of Other • Density and intensity	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	
	Timberland production • Intensity	N/A	There are no areas of timberland production in the Planning Area.

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
	Greenways, as defined in Civil Code Section 816.52		There are no greenways that match the given definition in the Planning Area.
	Identification of areas subject to flood plain mapping annual review	Figure 8-1, p. 8-15; Figure 8-2, p. 8-19	
§ 65302(a)(2)	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	GENERAL PLAN DESIGNATION
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	GENERAL PLAN DESIGNATION
	<ul style="list-style-type: none"> <li>Movers of commercial goods</li> </ul>	Goods Movement, pg. 3-30 of Planning Framework	
	<ul style="list-style-type: none"> <li>Children, persons with disabilities, and seniors</li> </ul>	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	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
Housing			
§ 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"> <li>• Level of payment compared with ability to pay (overpaying households)</li> <li>• Housing stock conditions</li> <li>• Overcrowded households Existing and projected needs for all income levels, including:               <ul style="list-style-type: none"> <li>o Regional Housing Need Allocation (RHNA)</li> <li>o Existing housing need for extremely low income households</li> <li>o Projected housing need for extremely low income households based on RHNA or Census</li> </ul> </li> </ul>	Chapter 12.4, Housing Element Background (12-56)	
§ 65583(a)(7) ↕	<p>Persons with Special Needs: Identification and analysis of any special housing needs including:</p> <ul style="list-style-type: none"> <li>• Elderly</li> <li>• Persons with disabilities, including developmental disabilities</li> <li>• Large Households</li> <li>• Farmworkers (seasonal and permanent)</li> <li>• Female headed households</li> <li>• Homeless (annual and seasonal)</li> <li>• Need for emergency shelters</li> <li>• Other</li> </ul>	Chapter 12.4, Housing Element Background (12-69)	An assessment of the need for emergency shelters was a requirement added in 2019. The 2021 Housing Element will address this requirement.
§ 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"> <li>• Estimate of replacement versus preservation costs</li> <li>• Identification of qualified entities</li> <li>• Identification of potential funding</li> </ul>	Chapter 12.4, Housing Element Background (12-90)	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
§ 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"> <li>• Land use controls</li> <li>• Building codes and their enforcement</li> <li>• Site improvement requirements</li> <li>• Fees and other exactions</li> <li>• Local processing and permit procedures</li> <li>• Housing for persons with disabilities</li> <li>• 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</li> </ul>	Chapter 12.4, Housing Element Background (12-96)	
§ 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"> <li>• Availability of financing</li> <li>• Price of land</li> <li>• Cost of construction</li> </ul>	Chapter 12.4, Housing Element Background (12-96)	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
§ 65583 (a) (3) and 65583.2	<p>Sites Inventory and Analysis:</p> <ul style="list-style-type: none"> <li>• Listing of properties by parcel number or other unique reference showing for each parcel</li> <li>• General description of environmental constraints to the development of housing</li> <li>• General description of infrastructure (planned/available) including water, sewer and other dry utilities, including availability and access to distribution facilities</li> <li>• 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</li> <li>• Demonstration of zoning to accommodate the housing need for lower income households</li> <li>• Map of sites included in the inventory</li> <li>• Number of units built between the start of the projection period and the deadline for adoption of the housing element (optional)</li> <li>• Number of units proposed using alternative provisions such as rehabilitation, conversion, preservation or accessory dwelling units (optional)</li> <li>• 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)</li> <li>• Carryover obligation (AB 1233), if applicable</li> </ul>	<p>Chapter 12.4, Housing Element Background (12-78)</p> <p>Figure 4-9 (Housing Inventory Sites)</p>	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
§ 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"> <li>• New construction;</li> <li>• Rehabilitation; and</li> <li>• Conservation.</li> </ul>	Goals H-1 through H-6	
§ 65583(c)	<p>Include programs with:</p> <ul style="list-style-type: none"> <li>• Schedule of specific actions; and</li> <li>• Timeline for implementation with a beneficial impact in the planning period; and Identification of agencies and officials responsible for implementing each program.</li> </ul>	Chapter 10, Implementation Strategy	
§ 65583(c)(1)	<p>Program(s) providing adequate sites:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>	Goal H-1 and H-2 and associated policies.	



GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
§ 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	
§ 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-6	
§ 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.	Goal H-6	
§ 65583(c)(7)	Program(s) that incentivize and promote creation of accessory dwelling units		This is a new requirement that will be addressed in the 2021 Housing Element.
§ 65583 (c) (8)	Description of general plan consistency	Chapter 12.4, Housing Element Background	
§ 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
§ 65583 (a) (8)	Description of opportunities for energy conservation in residential development.	Policy H-2-3; Goal NR-6	
§ 65589.7	Water and Sewer Priority See the HCD Memo at <a href="http://www.hcd.ca.gov/hpd/memo_sb1087.pdf">http://www.hcd.ca.gov/hpd/memo_sb1087.pdf</a> .*	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	GENERAL PLAN DESIGNATION
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	GENERAL PLAN DESIGNATION
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(b)(1)	Open space for natural resources	Figure 3-8: Resource Conservation Diagram, Ch 3, pg. 3-43	
	<ul style="list-style-type: none"> <li>• Areas required for the preservation of plant and animal life, including habitat for fish and wildlife species;</li> </ul>	Ch 3, pg. 3-37; Ch 7, pg. 7-14	
	<ul style="list-style-type: none"> <li>• Areas required for ecologic and other scientific study purposes;</li> </ul>	Ch 3, pg. 3-38	
	<ul style="list-style-type: none"> <li>• Rivers, streams, bays and estuaries; and</li> </ul>	Figure 3-8: Resource Conservation Diagram, Ch 3, pg. 3-43; Ch 7, pg. 7-16	
	<ul style="list-style-type: none"> <li>• Coastal beaches, lakeshores, banks of rivers and streams, and watershed lands</li> </ul>	Figure 3-8: Resource Conservation Diagram, Ch 3, pg. 3-43	
§ 65560(b)(2)	Open space for managed production of resources	Figure 3-8: Resource Conservation Diagram, Ch 3, pg. 3-43	
	<ul style="list-style-type: none"> <li>• 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;</li> </ul>	Agriculture Land Use Designation, Ch 3, pg. 3-18	
	<ul style="list-style-type: none"> <li>• Areas required for recharge of groundwater basins;</li> </ul>	Agricultural Preservation section, Ch 3, pg. 3-37	
	<ul style="list-style-type: none"> <li>• Bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and</li> </ul>	Figure 3-8: Resource Conservation Diagram, Ch 3, pg. 3-43	There are no bays, estuaries, marshes, rivers, or streams supporting commercial fisheries within the Planning Area.
	<ul style="list-style-type: none"> <li>• Areas containing major mineral deposits, including those in short supply</li> </ul>	N/A	There are no mineral deposits located within the Planning Area.

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
§ 65560(b)(3)	<p>Open space for outdoor recreation</p> <ul style="list-style-type: none"> <li>• Areas of outstanding scenic, historic, and cultural value;</li> <li>• Areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and</li> <li>• 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</li> </ul>	<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(b)(4)	<p>Open space for public health and safety</p> <ul style="list-style-type: none"> <li>• Areas which require special management or regulation because of hazardous or special conditions such as <ul style="list-style-type: none"> <li>o Earthquake fault zones</li> <li>o Unstable soil areas</li> <li>o Flood plains</li> <li>o Watersheds</li> </ul> </li> <li>o Areas presenting high fire risks</li> <li>o Areas required for the protection of water quality and water reservoirs</li> <li>o Areas required for the protection and enhancement of air quality</li> </ul>	<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(b)(5)	<p>Open space for military support</p> <ul style="list-style-type: none"> <li>• Areas adjacent to military installations,</li> <li>• Military training routes, and</li> <li>• Areas underlying restricted airspace</li> </ul>	<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	GENERAL PLAN DESIGNATION
§ 65560(b)(6)	<p>Open space for tribal resources</p> <ul style="list-style-type: none"> <li>• Public land containing any Native American <ul style="list-style-type: none"> <li>o Sanctified cemetery</li> <li>o Place of worship</li> <li>o Religious or ceremonial site</li> <li>o Sacred shrine</li> </ul> </li> <li>• 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</li> <li>• Tribal consultation is required to determine the level of confidentiality needed (§ 65562.5)</li> </ul>	<p>Ch 7: Community and Resource Protection</p> <p>Ch 7, Goal HR-2</p> <p>Ch 7, Goal HR-2</p>	
Save El Toro Assn. v. Days (1977) 74 Cal. App. 3d 64, 73; § 65560(b)	<p>Inventory of the above lands</p> <ul style="list-style-type: none"> <li>• Include any parcel that is essentially unimproved (i.e., need not be completely vacant)</li> </ul>	<p>Tribal consultation required pursuant to AB 52 was completed as part of the preparation of the General Plan.</p> <p>Existing Setting Report: Ch 4</p>	
§ 65562(a)	<p>Policies provide that open space “must be conserved wherever possible”</p>	<p>Ch 7, Policies PT-1-10 through PT-1-12, PT-1-15, NR-1-2 through NR-1-6, NR-5-4</p>	
§ 65562(b)	<p>Coordinated with state and regional plans</p>	<p>Ch 7, Policies NR-4-11, SD-1-1, Goals PT-2, NR-5</p>	
§ 65564	<p>Action plan:</p>		
§ 65566	<ul style="list-style-type: none"> <li>• Acquisition and disposal of open space must be consistent with the open space plan</li> </ul>	<p>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.</p>	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
§ 65567	<ul style="list-style-type: none"> <li>Building permits, subdivision maps, and zoning must be consistent with the plan</li> </ul>	<p>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.</p>	
§ 65910	<ul style="list-style-type: none"> <li>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</li> </ul>	<p>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.</p>	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
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 of 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, helistop, 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 Figure 8-6: Future Noise Contours, Ch 8, pg. 8-60</p> <p>Ch 8, pg. 8-53 Figure 8-6: Future Noise Contours, Ch 8, pg. 8-60</p> <p>Ch 8, pg. 8-53 Figure 8-6: Future Noise Contours, Ch 8, pg. 8-60</p> <p>Ch 8, pg. 8-53 Figure 8-6: Future Noise Contours, Ch 8, pg. 8-60</p>	
§ 65302(f)(2)	<p>Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.</p>	<p>Ch 8, pg. 8-53 Figure 8-6: Future Noise Contours, Ch 8, pg. 8-60</p>	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
§ 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	GENERAL PLAN DESIGNATION
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"> <li>• Mapping of known seismic and other geologic hazards.</li> <li>• Address: <ul style="list-style-type: none"> <li>o Evacuation routes</li> <li>o Military installations</li> <li>o Peak load water supply requirements</li> <li>o Minimum road widths and clearances around structures</li> </ul> </li> </ul>	<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	GENERAL PLAN DESIGNATION
§ 65302(g)(2)	<p>Flooding Identify:</p> <ul style="list-style-type: none"> <li>• Flood Hazard Zones</li> <li>• FEMA Flood Insurance Maps</li> <li>• Army Corps of Engineer Flood information</li> <li>• Flood maps from the Central Valley Flood Protection Board</li> <li>• Dam Failure Maps (Office of Emergency Services)</li> <li>• DWR Floodplain Maps</li> <li>• Maps of Levee Protection Zones</li> <li>• Areas subject to inundation in the event of the failure of levees and floodwalls</li> <li>• Historic flood information</li> <li>• Existing and planned development in flood hazard areas</li> <li>• Agencies with responsibility for flood protection</li> </ul>	<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	GENERAL PLAN DESIGNATION
	<p>Mandatory Goals, Policies, and Objectives</p> <ul style="list-style-type: none"> <li>• Avoid and minimize flood risks for new development.</li> <li>• Should new development be located in flood hazard zones? If so, what are appropriate mitigation measures?</li> <li>• Maintain the integrity of essential public facilities.</li> <li>• 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.</li> <li>• Establishing cooperative working relationships among public agencies with responsibility for flood protection.</li> </ul>	Ch 8, Goals ER-2, Policies ER-1 through ER-18	
	Feasible mitigation measures, to implement the policies above.		
§ 65302(g)(3)	<p>Wildland and Urban Fires</p> <p>Identification of, and policies for, the protection of the community from any unreasonable risks associated with wildland and urban fires.</p> <p>State Responsibility Areas and Very High Fire Hazard Severity Zones</p> <p>Consider advice in OPR's Fire Hazard Technical Advisory</p>	<p>Ch 10, Implementation Actions 7.11, 9.2, 9.5, 9.6</p> <p>Wildland and Urban Fires</p> <p>Identification of, and policies for, the protection of the community from any unreasonable risks associated with wildland and urban fires.</p> <p>State Responsibility Areas and Very High Fire Hazard Severity Zones</p> <p>Consider advice in OPR's Fire Hazard Technical Advisory</p>	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
	<p>Identify:</p> <ul style="list-style-type: none"> <li>• CALFire Fire Hazard Severity Zone Maps</li> <li>• Historical data on wildfires</li> <li>• USGS wildfire hazard areas</li> <li>• Existing and planned development within these areas</li> <li>• Agencies with responsibility for fire protection in these areas</li> </ul>	<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>Mandatory Goals, Policies, and Objectives</p> <ul style="list-style-type: none"> <li>• Protect the community from unreasonable risks</li> <li>• See mitigation measures below</li> </ul>	<p>Goal ER-4, Policies ER-4-1 through ER-4-2</p>	


GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
	<p>Feasible Mitigation</p> <ul style="list-style-type: none"> <li>• Avoid and minimize fire risks for new development.</li> <li>• Should new development be located in fire hazard zones? If so, what are appropriate mitigation measures?</li> <li>• Maintain the integrity of essential public facilities.</li> <li>• 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.</li> <li>• 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.</li> <li>• Establishing cooperative working relationships among public agencies with responsibility for fire protection.</li> </ul>	<p>Implementation Actions 9.7 and 9.14</p> <ul style="list-style-type: none"> <li>• Avoid and minimize fire risks for new development. Policy ER-4-1</li> <li>• Should new development be located in fire hazard zones? If so, what are appropriate mitigation measures? N/A</li> <li>• Maintain the integrity of essential public facilities.</li> <li>• 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</li> <li>• 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</li> <li>• Establishing cooperative working relationships among public agencies with responsibility for fire protection. Policy ER-4-1 and ER-4-2</li> </ul>	
§ 65302(g)(4)	<p>Climate change adaptation and resilience</p> <p>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.</p>	Ch 8	


GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
§ 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"> <li>• 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:               <ol style="list-style-type: none"> <li>(I) Information from the Internet based Cal-Adapt tool.</li> <li>(II) Information from the most recent version of the California Adaptation Planning Guide.</li> <li>(III) Information from local agencies on the types of assets, resources, and populations that will be sensitive to various climate change exposures.</li> <li>(IV) Information from local agencies on their current ability to deal with the impacts of climate change.</li> <li>(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.</li> <li>(VI) Existing and planned development in identified at-risk areas, including structures, roads, utilities, and essential public facilities.</li> <li>(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.</li> </ol> </li> </ul>	Chapter 12.5, Vulnerability Assessment Chapter 8	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
§ 65302(g)(4)(B)	<p>Mandatory Goals, Policies and Objectives (§ 65302(g)(4)(B))</p> <ul style="list-style-type: none"> <li>• Create a set of adaptation and resilience goals, policies, and objectives based on the information above for the protection of the community.</li> </ul>	<p>Chapter 12.5, Vulnerability Assessment Chapter 8 Goal ER-6</p>	
<p>§ 65302(g)(4)(C)</p> <p>↔</p>	<p>Feasible Mitigation</p> <ul style="list-style-type: none"> <li>• 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"> <li>(i) Feasible methods to avoid or minimize climate change impacts associated with new uses of land.</li> <li>(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.</li> <li>(iii) The designation of adequate and feasible infrastructure located in an at-risk area.</li> <li>(iv) Guidelines for working cooperatively with relevant local, regional, state, and federal agencies.</li> <li>(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.</li> </ul> </li> </ul>	<p>Chapter 12.5, Vulnerability Assessment  Chapter 10, Table 10-1: Implementation Program  Chapter 8</p>	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
<p>Other documents (§§ 65302(g)(4)(D)(i), 65302(g)(4)(D)(ii):</p>	<p>Other documents (§§ 65302(g)(4)(D)(i), 65302(g)(4)(D)(ii):</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	<p>Chapter 8 Chapter 10, Implementation Action 9.1</p>	<p>Elk Grove participated in Sacramento County's multi-jurisdictional Local Hazard Mitigation Plan (LHMP). The General Plan references the County's LHMP.</p>
<p>65302(g)(5)</p> <p>↕</p>	<p>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.</p>		<p>This is a new requirement in 2019 that needs to be addressed as part of the 2021 Housing Element update.</p>



GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
65302(g)(6) – (g) (9) 	<p>Other considerations:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>	<p>These agencies were consulted during the preparation of the General Plan in 2019.</p> <p>N/A</p>	<p>The City of Elk Grove has a floodplain management ordinance that is approved by FEMA: (Elk Grove Municipal Code Chapter 16.50).</p>

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
	<ul style="list-style-type: none"> <li>Review the safety element for fire and flood impacts upon each Housing Element update.</li> </ul>	To be done in future updates.	To be addressed as part of the 2021 Housing Element update.
	<ul style="list-style-type: none"> <li>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.</li> </ul>	To be done in future updates.	To be addressed as part of the 2021 Housing Element update.
§ 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>		To be addressed concurrently with the 2021 Housing Element update.

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	GENERAL PLAN DESIGNATION
§ 65302(h)(1)	Identify disadvantaged areas within the area covered by the general plan	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	
§ 65302(h)(1)(A)	Identify objectives and policies to reduce exposure to pollution- including improving air quality in disadvantaged communities	N/A	
	Identify objectives and policies to promote public facilities in disadvantaged communities	N/A	There are no disadvantaged communities in the Planning Area pursuant to the California EnviroScreen 3.0 mapping tool.
	Identify objectives and policies to promote food access in disadvantaged communities	N/A	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 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	N/A GOV-1, GOV-2	
§ 65302(f)(4)	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 – 2019 AR Review

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>1. DEVELOPMENT REGULATIONS AND REVIEW</b>					
<p><b>1.1 Zoning Code Update.</b> 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"> <li>• Zoning districts shall correspond to General Plan land use designations (e.g., densities, permitted uses, development standards).</li> <li>• Regulations and process for master planned projects / planned developments.</li> <li>• Performance standards and development standards for heavy industrial uses.</li> <li>• Objective development standards that promote compatibility with existing context (e.g., setbacks, height limits).</li> <li>• Zoning districts and permitted uses for land uses corresponding to the City's top employment industries.</li> <li>• Permitted use tables to allow a wide range of sizes and types of commercial and industrial uses.</li> <li>• Standards to require mixed-use and high-density development near existing and planned transit stops.</li> <li>• Development processes for Study Area Activity Centers – uses along street frontages, public spaces, bike/pedestrian access, transit connections, public art.</li> <li>• Open space requirements for new development.</li> <li>• Development standards for public realm improvements.</li> <li>• Zoning regulations for all Special Planning Areas and update as needed for consistency with General Plan policies.</li> <li>• Zoning regulations to allow urban farms, animal keeping in residential areas, community gardens, farmers markets, and farm stands.</li> <li>• Zoning regulations for home occupations and ensure they are not overly restrictive.</li> <li>• Development standards / parking requirements to ensure they are not inhibiting the establishment of new uses in existing buildings.</li> <li>• 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.</li> <li>• Standards and criteria for approval for shared access and shared parking between adjacent developments.</li> <li>• Requirements for bicycle parking, pedestrian amenities, and transit access (as applicable) for new commercial and multifamily residential development.</li> <li>• 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).</li> </ul>	<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 or Phase 2 of the General Plan/Zoning Consistency Project and recommend for removal.</p> <p>Remaining items being considered with Phase 3 and are recommended for updated time frame set to FY 20/21-21/22.</p> <p>Update to the Old Town SPA is occurring now and scheduled for completion in 2021.</p> <p>Objective development standards will be considered by Planning as part of Design Guidelines update.</p> <p>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 2019) and Recommendations
<b>1. DEVELOPMENT REGULATIONS AND REVIEW</b>					
<ul style="list-style-type: none"> <li>Development incentives for EV charging infrastructure for alterations to existing residential and commercial facilities.</li> <li>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.</li> <li>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.</li> <li>SPA zoning districts to implement clustering policy.</li> <li>Administrative procedures for clustering permits for new developments smaller than 40 acres in size.</li> <li>Overlay zoning district for East Elk Grove.</li> </ul>					
<p><b>1.2 Design Guidelines Update.</b> 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"> <li>Architectural character and quality.</li> <li>Commercial design guidelines for neighborhood commercial areas to maintain and preserve neighborhood character.</li> <li>Compatibility of infill development with character of surrounding areas and neighborhoods.</li> <li>Sign design guidelines.</li> <li>Pedestrian environment and amenities.</li> <li>Public realm design guidelines.</li> </ul>	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	In process and scheduled for completion in late 2020. Recommend updating time frame on action item to FY 20/21. 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><b>1.3 Annexation Submittal Requirements and Review Criteria.</b> 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	Recommend updating time frame to FY 20/21.

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>1. DEVELOPMENT REGULATIONS AND REVIEW</b>					
<p><b>1.4 Development Review Requirements and Process Refinements.</b> 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"> <li>• 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)</li> <li>• 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"> <li>-- Identify appropriate methodologies for calculating VMT for both land use and transportation projects.</li> <li>-- Monitor citywide VMT and identify areas of the City that may be exempt from subsequent analysis.</li> <li>-- Monitor the effectiveness of VMT reduction strategies and update a list of appropriate strategies on an ongoing basis. (MOB-1-1)</li> </ul> </li> <li>• 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)</li> <li>• Update requirements for acoustical analysis to be submitted with applications for development of noise-sensitive land uses for: <ul style="list-style-type: none"> <li>-- 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</li> <li>-- 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).</li> </ul> </li> <li>• 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)</li> </ul>	<p>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</p>	<p>FY 18/19–FY 19/20</p>	<p>Development Services – Planning</p>	<p>Development Services – Engineering Public Works Strategic Planning</p>	<p>Planning has begun looking at this, specifically in regards to SB 330; however, recommend changing time frame to FY 20/21.</p>
<p><b>1.5 Development Review Process Streamlining.</b> 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>	<p>RC-2-4</p>	<p>Ongoing</p>	<p>Development Services</p>	<p>Economic Development</p>	<p>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 in late FY20 into FY21.</p>

ACTION	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>1. DEVELOPMENT REGULATIONS AND REVIEW</b>					
<p><b>1.6 Update Standard Conditions of Approval.</b> 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"> <li>• Undergrounding utilities. (LU-5-3)</li> <li>• Mitigation of loss of qualified agricultural lands at 1:1 ratio. (AG-1-5)</li> <li>• 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)</li> <li>• 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)</li> </ul>	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 Public Works Strategic Planning	Recommend changing time frame to FY 20/21.
<p><b>1.7 Building Code Update.</b> 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"> <li>• Update the building code to incorporate higher standards for green building as required by the City's Climate Action Plan (CAP)</li> <li>• A requirement for new single-family residential development to pre-wire for plug-in electric vehicles.</li> </ul>	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.
<p><b>1.8 Sustainable Storm Water Management Ordinance.</b> 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.
<p><b>1.9 Right-of-way Dedication Requirements for Future Transit Lines.</b> 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 Public Works	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><b>1.10 Drought-Tolerant Plant List.</b> 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 time frame to FY 20/21.

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>2. HOUSING PROGRAMS</b>					
<p><b>2.1 Housing Inventory.</b> To the extent that there are high-density residential sites identified as accommodating the City's RHNA that ultimately develop with a use other than high-density residential, the City will ensure that it maintains adequate inventory to accommodate the RHNA, including by rezoning as necessary. (Housing Element H-1 Action 1)</p>	H-1	Review the sites inventory periodically throughout the planning period	Strategic Planning	Development Services – Housing	Since the adoption of the Housing Element, no high-density residential sites identified as accommodating the City's RHNA have developed with another use. One project (Laguna Main Street Apartments) was submitted in 2019 and is pending approval. If approved, the City will rezone replacement land within 90 days, if needed to maintain an adequate inventory of sites to accommodate the RHNA.
<p><b>2.2 Rezone Housing Sites.</b> The City has a lower-income regional housing need of 3,462 units. In an effort to meet the lower-income regional housing need, the City will complete the following:</p> <ol style="list-style-type: none"> <li>1. Concurrently with adoption, the City will identify and rezone sites in Table 35 that meet the City's lower-income RHNA of 3,462. (Please note: this includes capacity from the SEPA and site 21.)</li> <li>2. The City will rezone 15 acres of site 21, which will provide for a capacity of 315 units, consistent with Land Use Policy LU-40.</li> <li>3. The City will rezone approximately 60 acres of the Southeast Policy Area (SEPA) to meet a portion of the City's lower-income housing needs.</li> </ol> <p>The SEPA and site 21 will permit owner-occupied and rental multifamily developments by right and will not require a conditional use permit. The City has, since 2003, required Design Review for all multifamily development. Design Review would be required for multifamily projects on these sites. Projects under 151 units are reviewed at the "staff level" while larger projects are reviewed by the Planning Commission. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, pursuant to State law requirements. Should it be determined that the SEPA or site 21 will not be completed within the three-year rezone time frame, the City will identify additional sites to meet the City's RHNA. (Housing Element H-1 Action 2)</p>	H-1	Completed	Development Services – Planning		<p>Concurrently with the adoption of the Housing Element in February 2014, the City rezoned designated sites to meet the RHNA, except for Site 21.</p> <p>In July 2014, the City adopted the Southeast Policy Area Strategic Plan, which included a land plan. The land plan designated a total of 64.27 acres as High-Density Residential, on sites ranging from about 5 to 15 acres. The Southeast Policy Area High-Density Residential zoning allows projects from 15.1 to 40 units per acre, but consistent with the Housing Element policy, the City will ensure these sites develop at a minimum density of 20.1 units per acre.</p> <p>In December 2016, the City rezoned 15 acres on Site 21, split between two locations on the site, to high-density residential zoning. The new RD-25 zoning allows for development at a density of 20.1 to 30 units per acre.</p>
<p><b>2.3 Large Affordable Housing Projects.</b> To facilitate the development of affordable housing, and provide for development phases of 50 to 150 units in size, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units. (Housing Element H-1 Action 3)</p>	H-1	As projects are processed through the Development Services Department	Development Services – Planning		The City processed one subdivision map that included an affordable housing component in 2019. An approximately 12-acre site was subdivided into three parcels (roughly 5.5 acres, 4.5 acres, and 2 acres) to allow the 96-unit Gardens at Quail Run affordable apartment complex to move forward; that project is now under construction.



ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>2. HOUSING PROGRAMS</b>					
<p><b>2.4 Lot Consolidations.</b> 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 meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/property 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"> <li>• Allow affordable projects to exceed the maximum height limits,</li> <li>• Lessen setbacks, and/or</li> <li>• Reduce parking requirements.</li> </ul> <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. (Housing Element H-1 Action 4)</p>	H-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		<p>Since 2013, the City has completed one lot consolidation in support of an affordable housing project (Avery Gardens). Two lots were combined to create an approximately 3.4 acre site on which a 64-unit complex was built.</p> <p>The City regularly convenes meetings of its Industry Working Group, a group of developers, property owners, public agencies, and others with an interest in high-level development issues in the City. As a part of updates on the Housing Element, the City discussed development opportunities with this group. City staff also responded to individual inquiries from developers related to lot consolidation issues, although none specifically concerned affordable housing.</p>
<p><b>2.5 Corner Duplexes.</b> Continue to allow corner duplexes in single-family residential developments without a use permit. (Housing Element H-2 Action 1)</p>	H-2	Ongoing	Development Services – Planning		No interested developers or persons requested approval of corner duplexes in single-family residential developments. They continue to be allowed without a use permit.
<p><b>2.6 Multifamily Housing Development Guidelines.</b> Continue to encourage multifamily development throughout the City. Utilize the following guidelines to identify potential opportunity locations for new multifamily housing:</p> <ol style="list-style-type: none"> <li>1. Proximity to public transit or bus service.</li> <li>2. Proximity to commercial and social services.</li> <li>3. Parcel size and configuration that enhances the feasibility of development.</li> <li>4. Lack of physical constraints (e.g., noise, wetlands).</li> <li>5. Provision for a variety of housing types and affordable housing opportunities.</li> <li>6. Of an appropriate size to provide for on-site management.</li> <li>7. Integration into and compatibility with surrounding development.</li> <li>8. Proximity to other multifamily development.</li> </ol> <p>The City may consider other criteria, as it deems appropriate, to determine the feasibility and potential constraints of new multifamily development. (Housing Element H-3 Action 1)</p>	H-3	Ongoing	Development Services – Planning		The City used these factors in considering the sites to be rezoned to meet the RHNA, and remains committed to considering these factors in locating future affordable housing.
<p><b>2.7 Development Streamlining.</b> Offer fast track/priority processing, density bonuses, flexibility in development standards, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups. (Housing Element H-3 Action 2)</p>	H-3	Ongoing	Development Services – Planning		The City continued to offer these benefits to developers of affordable housing. In 2016, the City approved a density bonus to allow parking and setback concessions for a proposed 98-unit affordable housing project. No such requests were received in 2019.

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>2. HOUSING PROGRAMS</b>					
<p><b>2.8 Financial Assistance.</b> Continue to support affordable housing development through financial assistance from sources such as the Affordable Housing Fund, CalHome, Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), and other US Department of Housing and Urban Development (HUD) or California Department of Housing and Community Development (HCD) funding, as feasible. (Housing Element H-4 Action 1)</p>	H-4	Ongoing	Development Services – Housing		<p>In 2019, construction was completed on the Bow Street Apartments (97 affordable units and one manager's unit). The project was supported by a \$5 million City loan.</p> <p>The City also made a loan of \$5 million to the Gardens at Quail Run, a 96-unit project (95 affordable units and one manager's unit). The Gardens at Quail Run received 9% tax credit funding, and the project is currently under construction.</p>
<p><b>2.9 Fee Waivers.</b> When feasible, continue to provide waivers of, or exemptions from, select fees to all affordable housing projects and participate in the Sacramento Regional County Sanitation District's fee waiver and deferral program to reduce impact fees for affordable housing development. (Housing Element H-4 Action 2)</p>	H-4	Ongoing	Development Services – Planning		<p>The City provides a waiver of the affordable housing fee on affordable housing projects and continues to participate in the Sacramento County Regional Sanitation District's fee waiver and deferral program to reduce impact fees for affordable housing development.</p>
<p><b>2.10 Affordable Housing Loan Program.</b> Offer affordable housing funding sources through the issuance of a Request for Proposals process consistent with the City's Affordable Housing Loan Program guidelines, or other process as approved by the City Council. (Housing Element H-4 Action 3)</p>	H-4	Ongoing	Development Services – Housing		<p>In 2019, the City made a loan of \$5 million to the Gardens at Quail Run, a 96-unit affordable apartment complex. The City also determined that strategic land purchases would support the City's affordable housing goals, and to this end purchased a 15-acre (9 buildable acre) parcel at Big Horn/Bruceville. The City plans to release an RFP to solicit a developer partner on this site in late 2020.</p>
<p><b>2.11 Homebuyer Assistance.</b> Continue to apply for HOME and CalHome funds for homebuyer assistance programs as they are available and when the City is eligible. Continue to administer the Affordable Homeownership Program, which provides limited fee waivers for deed-restricted for-sale affordable housing units. Information on these programs will be advertised on the City's website when funds or homes are available. (Housing Element H-5 Action 1)</p>	H-5	Ongoing; apply for HOME/ CalHome funds annually or as available/eligible	Development Services – Housing		<p>In 2019, the City continued to implement its Homebuyer Assistance Programs using the City's Affordable Housing Fund, following the expiration of the City's CalHome grant. No loans were made, as there was a mismatch between home prices what low-income buyers could afford, even with City assistance.</p>

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>2. HOUSING PROGRAMS</b>					
<b>2.12 Homebuyer Education.</b> Continue to partner with NeighborWorks to provide homeownership services, such as homebuyer education and one-on-one or group counseling. (Housing Element H-5 Action 2)	H-5	Ongoing	Development Services – Housing		In 2019, the City contracted with NeighborWorks to provide homebuyer education to participants in the City’s Homebuyer Assistance Program. NeighborWorks services, including pre- and post-homeownership counseling and foreclosure counseling, were available to all Elk Grove residents. NeighborWorks operated two convenient locations for Elk Grove residents, in Sacramento and in Stockton.
<b>2.13 Energy Efficiency in Housing.</b> Continue to promote and support energy efficiency in new construction by encouraging developers to utilize Sacramento Municipal Utility District (SMUD) energy programs and other energy efficiency programs and to be consistent with the Sustainability Element of the General Plan and the City’s Climate Action Plan. (Housing Element H-6 Action 1)	H-6	Ongoing	Development Services – Planning	Development Services – Building	The developers of affordable multifamily housing were encouraged to work with SMUD and other utility providers to improve energy efficiency in their projects and obtain any fee credits or rebates for which they might be eligible.
<b>2.14 Residential PV System Permits.</b> Continue to encourage participation in SMUD’s PV (photovoltaic) Pioneer program by issuing PV system permits at no charge upon SMUD’s approval. (Housing Element H-6 Action 2)	H-6	Ongoing	Development Services – Building		There have been 4,244 PV permits issued since January 1, 2013, including 1,084 in 2019.
<b>2.15 Universal Design in Senior Housing Projects.</b> Continue to allow flexibility in development standards, such as smaller unit sizes and parking reductions for senior projects, and by allowing development incorporating universal design measures. (Housing Element H-7 Action 1)	H-7	Ongoing	Development Services – Planning	Development Services – Building	The City did not receive any requests for flexible development standards on senior projects. City staff discussed potential options for flexibility at initial meetings with developers interested in building senior housing.
<b>2.16 Homeless Needs Assessment.</b> Continue to contribute funding and work closely with local nonprofits and regional agencies to assess homeless needs and develop plans to address homelessness at a regional level. The City will annually meet with local service providers and regional agencies (as applicable) to assess the needs regarding homelessness of the City and the region. (Housing Element H-7 Action 2)	H-7	Ongoing	Development Services – Housing		The City participated in the HART Solutions Committee, which is a committee of local individuals and organizations focused on local solutions to homelessness as well as regional coordination. The City continued to work with Sacramento Self Help Housing, Elk Grove HART, and the Elk Grove Food Bank on homeless issues. City staff also served on the Continuum of Care Advisory Board, and participated in many discussions through Sacramento Steps Forward and Sacramento County on homeless needs and priorities.

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>2. HOUSING PROGRAMS</b>					
<p><b>2.17 Funding for Special Housing Needs.</b> Continue to procure funding sources that will allow the City to contribute to agencies that provide services for persons with special housing needs. (Housing Element H-7 Action 3)</p>	H-7	Ongoing; as Notices of Funding Availability are released	Development Services – Housing		For the 2019–20 fiscal year, the City allocated about \$135,000 to Sacramento Self-Help Housing (SSHH) and Elk Grove HART, which provides assistance to homeless persons and housing counseling to persons who are homeless or at risk of becoming homeless. SSHH also owns and operates the City’s Grace House and Meadow House transitional housing projects, and the Sun Sprite permanent shared housing project, and provides case management to residents. An additional \$38,000 was provided to the Elk Grove Food Bank for their Support Works self-sufficiency program.
<p><b>2.18 Employee Housing.</b> Amend the Zoning Code to be consistent with Health and Safety Code Sections 17021.5 and 17021.6, which deal with certain kinds of employee housing. The City will amend the Zoning Ordinance to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted. (Housing Element H-7 Action 4)</p>	H-7	Completed	Development Services – Planning	Development Services – Housing	This Zoning Code amendment was completed in August 2014.
<p><b>2.19 Developmental Disability Services.</b> Work with the Alta California Regional Center to implement an outreach program that informs families in the City about housing and services available for persons with developmental disabilities. The program could include: a) the development of an informational brochure, b) including information about services on the City’s website, and c) providing housing-related training for individuals/families through workshops. (Housing Element H-7 Action 5)</p>	H-7	Development of an outreach program within one year of adopting the Housing Element	Development Services – Housing		The City met with Elk Grove Adult Community Training, which locally provides service to many Alta California Regional Center clients, to collect information on housing needs and share information on City housing programs.
<p><b>2.20 Affordable Housing Database.</b> Continue to update the affordable housing unit database and provide information regarding affordable housing opportunities, both through direct response to inquiries and making information available on the City’s website. (Housing Element H-8 Action 1)</p>	H-8	Ongoing	Development Services – Housing		The City’s website lists all affordable housing properties within the City boundaries, including those not directly funded by the City. The listing contains property address, phone, and website information, as well as a photo and map. City staff continued to respond directly to public inquiries regarding affordable housing, and received an average of 10–15 calls per week plus additional emails.

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>2. HOUSING PROGRAMS</b>					
<p><b>2.21 Section 8 Vouchers.</b> Consider a housing choice voucher (Section 8) education program for residents (neighbors) and landlords to provide awareness of the program and its opportunities and constraints. (Housing Element H-8 Action 2)</p>	H-8	Education outreach to occur annually	Development Services – Housing		<p>The City provided information on the Section 8 program to requesting individuals, including landlords and tenants. When appropriate, inquiries were referred to the Sacramento Housing and Redevelopment Agency (SHRA), which implements the Housing Choice Voucher (HCV or Section 8) program. SHRA participated in a local training for landlords offered by the City’s Code Enforcement Department, with a focus on promoting the benefits of participation.</p> <p>An estimated 5-6 calls per week were received related to HCV matters. The vast majority of callers were requesting information on participating in the HCV program. Few calls were complaints about the HCV program.</p>
<p><b>2.22 Development Incentives for Special Needs Housing.</b> Continue to provide regulatory incentives for the development of units affordable to extremely low-, very low-, and low-income households, including second dwelling units, senior housing, and apartment units, and housing for special needs groups, including farmworkers, persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing. The City will also take subsequent action, as appropriate, to make the development of such units more financially feasible, and will consider providing financial incentives, such as reducing, waiving, and/or deferring fees, where feasible. (Housing Element H-9 Action 1)</p>	H-9	Ongoing, as projects are processed through the Development Services Department	Development Services – Planning	Development Services – Housing	<p>The City continued to offer regulatory incentives, such as a density bonus, to affordable housing projects.</p>
<p><b>2.23 Affordable Housing Staffing.</b> Continue to designate a staff planner to guide affordable housing development projects through the planning process and designate the Housing Program Manager to implement housing-related programs and policy initiatives. (Housing Element H-10 Action 1)</p>	H-10	Ongoing	Development Services – Planning		<p>All projects are assigned a staff planner to guide the developer through the planning process. The Housing Program Manager (now termed the Housing and Public Services Manager) implements all housing-related programs and policy initiatives.</p>
<p><b>2.24 Planning Director as Approving Authority for Large Multifamily Projects.</b> Continue to allow the Development Services Director to serve as the approving authority on all multifamily projects of 150 units or less, including affordable projects, that are consistent with General Plan and zoning requirements. (Housing Element H-10 Action 2)</p>	H-10	Ongoing	Development Services – Planning		<p>The Planning Director (now termed the Development Services Director and/or Zoning Administrator) continued to have this authority. Since 2013, the Planning Director/Development Services Director has administratively approved two affordable housing projects (Avery Gardens and the Gardens at Quail Run).</p>

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>2. HOUSING PROGRAMS</b>					
<b>2.25 Interdepartmental Development Review.</b> Continue to conduct interdepartmental meetings to coordinate the early review of development projects and address policy concerns. (Housing Element H-10 Action 3)	H-10	Ongoing	Development Services – Planning	Development Services – Building and Engineering	The City’s Development Services team met weekly to discuss issues related to new developments, with the goal of streamlining the process from the developer’s perspective.  City staff also sets up project meetings with relevant divisions throughout the project consideration process, as needed based on the project requirements.
<b>2.26 Design Review for Affordable Housing.</b> Continue to encourage more creative and flexibly designed projects with an affordable housing component through the use of the Design Review process, which reduced minimum lot width and public street frontage requirements, thus creating more flexibility for higher-density projects. (Housing Element H-11 Action 1)	H-11	Ongoing	Development Services – Planning		Staff worked extensively with the Gardens at Quail Run developer during the design review process. Additionally, staff met with multiple other affordable housing developers interested in constructing projects in Elk Grove, though none have yet come to fruition.
<b>2.27 Universal Design Ordinance.</b> Consider adopting a Universal Design Ordinance that would encourage construction or modification of new and existing homes using design principles that allow individuals to remain in their homes as their physical needs and capabilities change. (Housing Element H-11 Action 2)	H-11	Consider the adoption of an ordinance by December 2014	Development Services – Housing		City staff continues to collect information from other jurisdictions that have similar ordinances and discuss implementation of an ordinance. There has been relatively little interest from developers or residents in the implementation of such an ordinance.
<b>2.28 Annual Housing Element Review.</b> Continue to annually review the Housing Element to determine its effectiveness and its consistency with the General Plan, as part of the annual review required by Government Code Section 65400. Report on the findings of this review and suggest changes if needed. (Housing Element H-12 Action 1)	H-12	Ongoing	Development Services – Housing		The City submitted its 2018 Housing Element Annual Progress Report in early 2019.
<b>2.29 Housing Repair and Rehabilitation.</b> Continue to operate housing repair and/or rehabilitation programs that assist lower-income households occupying housing in need of repair, including the new Minor Home Repair Program, which offers forgivable loans to very low- and low-income homeowners whose homes have one or more health and safety hazards. (Housing Element H-13 Action 1)	H-13	Ongoing	Development Services – Housing		The City discontinued the Minor Home Repair Program in 2018. In its place, the City contracted with Habitat for Humanity to offer a housing rehabilitation program meeting many of the same needs as the Minor Home Repair Program, but offering greater flexibility and use of volunteers to complete repairs. The City funded Habitat for Humanity at \$174,000 for the 2018-19 fiscal year and \$108,950 in the 2019-20 fiscal year, while the Minor Home Repair program had been previously funded at about \$40,000-60,000 annually.

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>2. HOUSING PROGRAMS</b>					
<p><b>2.30 Utility Cost Burden Assistance.</b> Continue to refer individuals interested in utility assistance to the appropriate local energy provider, usually SMUD or Pacific Gas and Electric (PG&amp;E), both of which offer programs to assist with utility costs. (Housing Element H-13 Action 2)</p>	H-13	Ongoing	Development Services – Housing		Staff continued to respond to public inquiries regarding utility assistance, and referred callers to SMUD, PG&E, St Vincent de Paul Society, Elk Grove Food Bank, and South County Services, three nonprofits that provide utility assistance to Elk Grove residents who have received a shutoff notice (limited funding available).
<p><b>2.31 Minor Home Repair.</b> Provide information on available housing rehabilitation programs, such as the Minor Home Repair Program, to homeowners experiencing difficulty with repairing health and safety hazards. (Housing Element H-13 Action 3)</p>	H-13	Ongoing	Development Services – Housing		Staff responded to public inquiries regarding housing needs, including health and safety hazards, and worked with Habitat for Humanity to design applications for their new housing rehabilitation program. The Housing and Public Services Manager worked with Code Enforcement to ensure officers knew about the availability of the housing repair program and Code Enforcement officers also distributed materials on the program.
<p><b>2.32 Rental Inspection.</b> Consider a rental inspection program that is administered by the Code Enforcement Department with the goal of enforcing Municipal Code standards for rental housing. (Housing Element H-13 Action 4)</p>	H-13	Consider program by December 2014	Development Services – Planning	Development Services – Code Enforcement	<p>In 2016, City staff evaluated the need for a rental inspection program based on the number and type of calls for service received, the age of the City’s housing stock, and other factors, and determined that at present the City’s strategy of responding to tenant calls is likely adequate. Staff will continue to monitor the need for such a program, including meeting with rental industry representatives and monitoring case logs for potential systemic problems.</p> <p>The City continued to contract with Sacramento Self-Help Housing to provide tenant-landlord mediation through the Renters Helpline, and Sacramento Self-Help Housing refers cases to Code Enforcement when appropriate. City staff also conducts periodic inspections of units in apartment complexes in which the City has a financial investment.</p>

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>2. HOUSING PROGRAMS</b>					
<b>2.33 Mobile Home Preservation.</b> If the one mobile home park in the City is in danger of being removed from the housing stock, partner with tenant associations or a nonprofit organization to provide assistance to mobile home park tenants in preserving their homes through the State Mobilehome Park Resident Ownership Program (MPROP), when appropriate. (Housing Element H-14 Action 1)	H-14	Work with tenant associations as need arises	Development Services – Housing		The City received no information that the one mobile home park in the City is in danger of being removed from the housing stock.
<b>2.34 Condominium Conversions.</b> Monitor and evaluate the conversion of rental housing units to condominiums to assist in amending the land use plan to provide for additional multifamily areas if necessary. (Housing Element H-15 Action 1)	H-15	Annually	Development Services – Housing		No condominium conversion requests were received in 2019.
<b>2.35 Fair Housing Materials.</b> Continue to provide information about fair housing choices to residents by distributing the fair housing materials upon request. Promptly address complaints of discrimination in the sale, rental, and development of housing by forwarding complaints to HUD, the California Department of Fair Employment and Housing, or other nonprofit or governmental agencies as appropriate. (Housing Element H-16 Action 1)	H-16	Ongoing	Development Services – Housing		City staff continued to distribute fair housing information on request and referred parties with potential discrimination issues to the Renters Helpline, HUD, or the California Department of Fair Employment and Housing. The City contracted with Sacramento Self Help Housing run the Renters Helpline, which provides tenant-landlord mediation and fair housing services; they referred fair housing complaints to HUD, DFEH, or Project Sentinel (a fair housing nonprofit).
<b>2.36 Fair Housing Monitoring.</b> Proactively monitor rental housing providers to determine whether they are engaging in discriminatory practices. At a minimum, offer education on fair housing law to providers found to act in a discriminatory manner. (Housing Element H-16 Action 2)	H-16	Ongoing	Development Services – Housing		The City worked with Sacramento Self Help Housing and the Rental Housing Association to offer trainings to landlords, property management professionals, etc. on fair housing topics, particularly related to disability and reasonable accommodation. Trainings were offered throughout 2019, both in an in-person format and as webinars. In 2014, the City engaged Project Sentinel to conduct proactive rental discrimination testing at rental units. Their testing found five instances of potential discrimination in Elk Grove (mostly related to handicap/disability), of which three were referred to HUD or DFEH and two were provided with education. In 2019, Project Sentinel continued to provide testing on a complaint-driven basis as a part of the Renters Helpline contract.



ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>2. HOUSING PROGRAMS</b>					
<p><b>2.37 Regional Fair Housing Strategy.</b> Meet with other jurisdictions in the region to identify fair housing strategies and discuss whether a regional fair housing strategy would be beneficial from a cost and/or efficiency perspective. (Housing Element H-16 Action 3)</p>	H-16	Ongoing	Development Services – Housing		<p>The City met several times with representatives from throughout the region, including Citrus Heights, Rancho Cordova, Sacramento, Sacramento County, Roseville, Rocklin, and West Sacramento to discuss fair housing strategies. Together, the jurisdictions collaborated on the development of a regionally-focused Assessment of Fair Housing, and work continued on the document (now called an Analysis of Impediments to Fair Housing Choice after a HUD rule change) in 2019. The new Analysis of Impediments document is expected to be adopted by the City Council in May 2020.</p>
<p><b>2.38 Monitor At-Risk Units.</b> 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. (Housing Element H-17 Action 1)</p>	H-17	Annually	Development Services – Housing		<p>The City maintained its affordable housing database. No units were at risk of losing their affordability subsidies.</p>
<p><b>2.39 Preserve Affordable Housing Stock.</b> Continue to work with federal, State, and nonprofit housing organizations that function to purchase or fund the purchase of subsidized, at-risk complexes that the owner wishes to convert to market rate. As needed, evaluate the need for the City to establish a program to preserve affordable units at risk of conversion. (Housing Element H-17 Action 2)</p>	H-17	Ongoing evaluate and apply for funding as necessary	Development Services – Housing		<p>The City did not receive any information regarding affordable complexes that are at risk of conversion to market-rate. The majority of the City’s affordable housing is covered by long-term deed restrictions that still have 20+ years remaining on their terms.</p>

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>3. ECONOMIC DEVELOPMENT PROGRAMS</b>					
<b>3.1 Streamline Approval Processes for New and Expanding Businesses.</b> 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 2020/21/. Other provisions would be moved to Action 3.2.
<b>3.2 Update Zoning Regulations.</b> 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 20-21. Recommend changing time frame to FY 20/21.
<b>3.3 Major Employment Center(s).</b> 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.
<b>3.4 Facilitate development of SEPA.</b> 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 Development Services	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.
<b>3.5 Facilitate development of key infill commercial sites.</b> 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 Public Works	Ongoing/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	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>4. TRANSPORTATION PLANS AND PROGRAMS</b>					
<p><b>4.1 Transportation Demand Management Program Updates.</b> 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. 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. This effort is on-going.</p>
<p><b>4.2 City Employee Alternative Transportation Incentives.</b> 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. Additionally some teleworking and flex-schedule options are provided to City employees in order to alleviate commuting activities.</p>
<p><b>4.3 Coordination for Regional TDM Efforts.</b> 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. Recommend changing time frame to Ongoing.</p>

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>4. TRANSPORTATION PLANS AND PROGRAMS</b>					
<p><b>4.4 Citywide Complete Streets Analysis.</b> 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 20/21.</p>
<p><b>4.5 Bicycle, Pedestrian and Trails Master Plan Update.</b> 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 Development Services – Planning</p>	<p>In process. Update to the BPTMP has begun and is scheduled for completion in FY 20/21. Recommend updating the time frame accordingly.</p>
<p><b>4.6 Review of and Modifications to Transit Service.</b> 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>	<p>LU-1-9, MOB-5-6, MOB-5-7, MOB-5-8, NR-4-6</p>	<p>Ongoing</p>	<p>Public Works – Transit</p>		<p>The City completed a Comprehensive Operational Analysis (COA) of all fixed-route transit services (local and commuter) in April 2017, which the City Council reviewed and directed staff to implement a new service plan. The new COA service plan became effective in October 2017, with the implementation of all new local and commuter service routes and schedules. Staff is continuing to monitor the performance of these services, and modifications/expansions can be made to address future growth and development patterns.</p>
<p><b>4.7 Truck Traffic Study and Recommendations.</b> 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>	<p>MOB-6-4, MOB-6-5</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 20/21.</p>
<p><b>4.8 Coordination for Interjurisdictional Roadway Improvements.</b> 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>	<p>MOB-7-2, MOB-7-6, GOV-1-4</p>	<p>Ongoing</p>	<p>Public Works</p>	<p>City Manager</p>	<p>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>
<p><b>4.9 Incentives for Alternative Fueling Stations.</b> 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>	<p>MOB-7-9, NR-4-3</p>	<p>FY 20/21–FY 22/23</p>	<p>Development Services - Planning</p>	<p>Economic Development</p>	<p>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>

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>4. TRANSPORTATION PLANS AND PROGRAMS</b>					
<b>4.10 EV Charging Facility Incentives.</b> 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.	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.
<b>4.11 Transit Planning for Future Major Employment Centers.</b> 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.	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 Strategic Planning	This effort is on-going and continues with the implementation of the new COA service plan.
<b>4.12 Coordination for Implementation of TDM Programs.</b> 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.	MOB-3-2, MOB-4-5, MOB-7-10, GOV-1-4	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	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>5. ARTS, CULTURE, AND HISTORIC PRESERVATION</b>					
<b>5.1 Public Art in Public Spaces and Civic Facilities.</b> Include public artwork as focal points in public spaces and at civic facilities to be commissioned and funded through the Percent for Art program.	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.
<b>5.2 Award Programs for Excellence in Architecture and Development Practices.</b> 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.	LU-5-10	Ongoing	Development Services		Not implemented.
<b>5.3 Arts and Cultural Programs and Events.</b> 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.	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.
<b>5.4 Historic Preservation Online Resource Center.</b> 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.	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.
<b>5.5 Archaeological Resources Inventory.</b> 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.	HR-2-1, HR-2-2, HR-2-3, HR-2-4	Ongoing	Development Services – Planning		Ongoing.
<b>5.6 Partnerships for Historical Events and Information.</b> 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.	HR-3-1	Ongoing	Public Affairs	Development Services – Planning, Public Works	Ongoing.

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>6. AGRICULTURE</b>					
<b>6.1 Promotion of Community Agricultural Events.</b> 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.
<b>6.2 Support Community Agricultural Education Programs.</b> Provide promotional support for community educational programs on agricultural processes and products.	AG-1-1	Ongoing	Public Affairs		Ongoing as opportunities arise.
<b>6.3 Agricultural Land Conservation Partnerships.</b> 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.
<b>6.4 Urban Farms or Community Gardens on City Land.</b> 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.
<b>6.5 Urban Farming Standards.</b> 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	Recommend changing time frame to FY 20/21.

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>7. ENVIRONMENT, CONSERVATION, AND SUSTAINABILITY</b>					
<b>7.1 Integrate Sustainability Into Projects.</b> 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.
<b>7.2 Public Information on Water Conservation Requirements.</b> 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
<b>7.3 Water Conservation Programs and Incentives Outreach.</b> 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
<b>7.4 Participation in Regional Air Quality Programs.</b> 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.
<b>7.5 GHG Reduction Monitoring.</b> 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.
<b>7.6 GHG Emissions Inventory Update.</b> 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.
<b>7.7 Energy Conservation and Renewable Energy Programs and Incentives Outreach.</b> 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 March 2020 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.
<b>7.8 Municipal Code Impediments to Renewable Energy Facilities.</b> 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 20/21.



ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>7. ENVIRONMENT, CONSERVATION, AND SUSTAINABILITY</b>					
<p><b>7.9 Sustainability Monitoring and Reporting.</b> Monitor progress on sustainability through the following tasks:</p> <ul style="list-style-type: none"> <li>Identify sustainability indicators.</li> <li>Develop measurable targets.</li> <li>Research current best management practices (BMPs) and provide links to public agency BMPs on the City's website as a resource for the community.</li> <li>Participate in conferences and meetings that promote sustainability.</li> </ul> <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, to be complete in 2020. Monitoring and reporting would be incorporated into that effort.
<p><b>7.10 Sustainability and Climate Change Web Page.</b> Establish a Sustainability &amp; Climate Change web page on the City website with content such as:</p> <ul style="list-style-type: none"> <li>The efforts the City is undertaking toward sustainability and climate change adaptation.</li> <li>Information on opportunities as to how community members can get involved in sustainability efforts.</li> <li>Links to useful resources, including BMPs posted by other public agencies.</li> </ul>	SD-1-1, ER-6-11	Ongoing	Public Affairs	Strategic Initiatives	Staff is working on developing a web page with the content and will have it available later in 2020.
<p><b>7.11 Develop a Resiliency Plan.</b> 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	In progress and scheduled for completion in February 2021. The Plan is focusing on flooding, heat, and financial topics around mobility.

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>8. PARKS, RECREATION, AND OPEN SPACE</b>					
<b>8.1 Parks, Recreation, and Facilities Master Plan updates.</b> 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 time frame to ongoing.
<b>8.2 Coordination with CCSD for Parks and Recreation Programs.</b> 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.
<b>8.3 Open Space Conservation and Management Plan.</b> 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"> <li>• Identify important open space, habitat, and natural resource lands to be conserved and/or protected, and strategies to achieve conservation goals.</li> <li>• Identify sources of funding for the purchase of open space land or easements by public agencies, and for the maintenance of these areas.</li> <li>• For open space areas under public ownership or control, clearly delineate areas appropriate for public access areas and areas where access should be restricted.</li> <li>• 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.</li> </ul>	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	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>9. HAZARD MITIGATION AND EMERGENCY MANAGEMENT</b>					
<b>9.1 Local Hazard Mitigation Plan Updates.</b> 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).	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. The County recently advertised an RFP to select a firm to assist with the LHMP update; RFPs are due on March 31, 2020. City staff will assist with selecting the firm and updating the LHMP.
<b>9.2 Resiliency Plan.</b> 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.	ER-6-11	FY 19/20	Strategic Planning	Public Works Economic Development	In progress and scheduled for completion in February 2021. The Plan is focusing on flooding, heat, and financial topics around mobility.
<b>9.3 Post-Disaster Recovery Ordinance.</b> 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.	EM-1-3	FY 23/24–FY 27/28	Development Services	Public Works Strategic Initiatives	Upcoming work effort.
<b>9.4 Hazardous and Toxic Materials Standards Update.</b> 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.	ER-1-4, ER-1-5	Ongoing	Development Services		As needed.
<b>9.5 Floodplain Data Update.</b> 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.	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.
<b>9.6 Infrastructure to Reduce Flood Hazards.</b> 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.	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.
<b>9.7 Fire Prevention Programs.</b> 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.	ER-4-1	Ongoing	Development Services Police		Ongoing 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. PD and Code Enforcement are developing an aggressive illegal firework campaign and task force for the coming July 4, 2020, celebrations.

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>9. HAZARD MITIGATION AND EMERGENCY MANAGEMENT</b>					
<p><b>9.8 CCSD Emergency Response Plan testing.</b> 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. On 9/26/2019, the City with CCSD fire completed a second phase training exercise testing the Emergency Response Plan and EOC. PD has worked closely with CCSD Rescue Task Force and is developing joint School Active Shooter Response training for 2020.</p>
<p><b>9.9 Rail Crossing Safety Improvements.</b> 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><b>9.10 Response Procedures for Extreme Heat and Severe Weather Conditions.</b> 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. 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><b>9.11 Public Information on Preparedness and Services for Extreme Weather Events.</b> 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>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. 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>

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>9. HAZARD MITIGATION AND EMERGENCY MANAGEMENT</b>					
<b>9.12 Climate-related Infrastructure Repair Reserve.</b> 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.	ER-6-5	Ongoing	Finance	Public Works	This is being looked at as part of the Community Mobility Resiliency Plan project.
<b>9.13 Crime Prevention Through Environmental Design Program.</b> 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.	SAF-1-2	FY 20/21–FY 22/23	Police Development Services		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.

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>9. HAZARD MITIGATION AND EMERGENCY MANAGEMENT</b>					
<p><b>9.14 Public Agency Cooperation Guidelines for Emergency and Disaster Response.</b> 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. Elknet provides all City EOC members with guidelines for operating in an EOC. City employees received WebEOC version2. 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. VIPS received EOC training and assignments for EOC operations. In 2019, Policy/General Staff members (City Council) received an overview of their responsibilities during an EOC activation. In 2019, monthly EOC Section Chiefs meetings were implemented. During National Disaster Month, weekly community tips were sent through the media. Member of the OA (Operational Area) Council which provides policy and guidelines related to local, state and federal emergency guidelines. 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	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>10. EQUITY AND COMMUNITY HEALTH</b>					
<b>10.1 Equal Access to Jobs for Vulnerable Residents.</b> 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.	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.
<b>10.2 City Healthy Living at Work Program.</b> 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: <ul style="list-style-type: none"> <li>• Provision of healthy food at meetings, on-site cafeterias, vending machines, and food vendors.</li> <li>• Flexible work hours so that employees have more opportunities to participate in fitness programs as part of their working day.</li> <li>• Employee Assistance Program.</li> <li>• Health education programs and online web tools that help employees work toward their health goals.</li> <li>• A healthy commuter program that encourages or offers incentives for employees to walk and/or bike to work.</li> <li>• Planned events and group activities to encourage employees to become active, such as team sports or lunchtime walks.</li> </ul>	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.
<b>10.3 Access to Health Care Services.</b> Work with healthcare providers to expand facilities and services in the community, including a new community hospital.	HTH-1-9	Ongoing	Economic Development		Ongoing and continuous. Market driven/dependent. City is evaluating an application for a 450 bed hospital at I-5 and Elk Grove Blvd targeting a 2021 start of construction. Dignity Health has announced plans to open a 100 bed hospital in 2026/7 at Elk Grove Blvd and Wymark Dr.

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>11. NOISE</b>					
<b>11.1 Noise Control Regulations.</b> 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	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>12. CITY SERVICES AND OPERATIONS</b>					
<b>12.1 Urban Forestry.</b> 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.
<b>12.2 Low-emission City Vehicles.</b> 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.
<b>12.3 Sustainable City Procurement.</b> 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	
<b>12.4 Recycling and Composting Education Campaign.</b> 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
<b>12.5 Recycling and Composting Facilities.</b> 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)
<b>12.6 Review of Recycling Collection Materials.</b> 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
<b>12.7 Library Services Expansion.</b> 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 time frame to Ongoing.
<b>12.8 Student Internships.</b> 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	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>13. PUBLIC FACILITIES AND CAPITAL IMPROVEMENTS</b>					
<p><b>13.1 Projects for Capital Improvement Program (CIP).</b> 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"> <li>• 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)</li> <li>• 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)</li> <li>• 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)</li> <li>• 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)</li> <li>• Bicycle and pedestrian amenities at public facilities (bike parking/storage, shaded seating areas). (MOB-4-2)</li> <li>• Priority projects and core facilities identified in the Bicycle, Pedestrian and Trails Master Plan. (MOB-4-3, MOB-4-4)</li> <li>• Construction of strategic grade-separated crossings of rail lines. (MOB-6-1)</li> <li>• Roadway improvements for major arterials that provide appropriate vehicular capacity and multimodal facilities, consistent with Transportation Network Diagram. (MOB-7-1)</li> <li>• Electric vehicle charging facilities at key public sites and facilities (e.g., parks, libraries, community centers, Civic Center / Aquatic Complex). (MOB-7-9)</li> <li>• Smart roadway signaling / signage. (MOB-7-9)</li> <li>• Cultural and performing arts center as part of the Civic Center. (ART-2-1, ART-2-2, ART-2-3)</li> <li>• Technology infrastructure. (CIF-3-2)</li> <li>• Community center to support events and recreational programs for children, teens, and seniors. (CS-2-1)</li> <li>• Regularly review existing facilities and services and identify necessary improvements and upgrades as part of the City’s Capital Improvement Program. (CIF-2-4)</li> </ul>	<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>
<p><b>13.2 Public Works Standards.</b> Update standards for public roads, utilities, and other infrastructure for consistency with General Plan policies, as follows:</p> <ul style="list-style-type: none"> <li>• Review public works standards for utilities (electrical services) and update to require undergrounding of electrical services under 69kV. (Policy LU-5-3)</li> <li>• 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)</li> <li>• 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)</li> <li>• Include standards for utilizing cool pavements and higher-albedo impervious materials in construction of new roadways to mitigate for increased temperatures. (ER-6-4)</li> </ul>	<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 Time frame to “FY18/19-FY22/23”, or “Ongoing”.</p>

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>13. PUBLIC FACILITIES AND CAPITAL IMPROVEMENTS</b>					
<b>13.3 Energy and Water Retrofits for City Facilities.</b> Carry out energy-and water-efficiency retrofits for existing City buildings and facilities, as opportunities arise and as financial resources allow.	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	Ongoing	Facilities and Fleet	Public Works	Ongoing – touchless faucets, dual flush toilets, waterless urinals and cutting back on the City building landscaping water duration has already been completed.
<b>13.4 Recycled Water for Landscaping in Public Facilities.</b> Expand the use of recycled water for irrigating landscaping in street medians, public parks, and other City facilities.	NR-3-6, NR-3-9, INF-1-3	FY 23/24–FY 27/28	Public Works	Strategic Initiatives	Ongoing – a recycled water study in currently underway to provide recycled water to laguna ridge and the south east policy area.
<b>13.5 Solar Energy Systems for City Facilities.</b> Assess the feasibility and cost effectiveness of retrofiting City buildings, parking lots, and other City facilities with solar energy systems (photovoltaics), and install these systems as financial resources allow.	NR-6-6	Ongoing	Facilities and Fleet	Public Works	Ongoing – however existing facilities footprints and building roof tops solar hasn't penciled out in the past. District56 is scheduled to receive solar farm.
<b>13.6 Energy-efficient Building Demonstration Projects.</b> Partner with SMUD to develop a pilot program to demonstrate energy-efficient building upgrade techniques and products in existing and new City buildings.	NR-6-1, NR-6-3, NR-6-5	Ongoing	Facilities and Fleet	Public Works	Ongoing – Partnered with SMUD to upgrade all existing facility exterior and interior lighting to LED and entered into SolarShares programs.

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>14. FINANCING AND BUDGETING</b>					
<b>14.1 Development Impact Fees.</b> 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.	LU-3-29, MOB-7-4, IFP-1-3, IFP-1-4, IFP-1-5, IFP-1-6, IFP-1-7	Ongoing	Finance	City Manager Public Works Development Services Strategic Initiatives	Update to the Roadway Fee and Trails Fee is underway and scheduled for completion in calendar year 2020. Capital Facilities Police Administrative Facilities fee programs will be initiated the 1st Qtr of 2020.
<b>14.2 Funding for Transit and Active Transportation Improvements.</b> 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.	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	Ongoing	City Manager	Finance/Budget	Considered annually with the City budget.

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>15. PUBLIC INFORMATION AND OUTREACH</b>					
<p><b>15.1 Public Information and Community Outreach Methods.</b> 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><b>15.2 Outreach Techniques for Minority and Disadvantaged Communities.</b> 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	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>16. INTERGOVERNMENTAL COORDINATION</b>					
<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>	<p>RC-2-1, MOB-5-1, GOV-1-4, PT-2-2</p>	<p>Ongoing</p>	<p>City Manager</p>	<p>Strategic Initiatives Development Services Public Works Economic Development</p>	<p>The City meets regularly with these and other agencies.</p>
<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>	<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</p>	<p>Ongoing</p>	<p>City Council City Manager</p>	<p>Strategic Initiatives Development Services Public Works Economic Development</p>	<p>Ongoing.</p>
<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>	<p>RC-2-2, RC-2-4, RC-3-1, GOV-1-4, GOV-1-5</p>	<p>Ongoing</p>	<p><i>Determined as needed</i></p>		<p>As needed.</p>

ACTION	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT	Status (through December 2019) and Recommendations
<b>17. COMMUNITY AND AREA PLAN ACTIONS</b>					
<b>17.1 SEPA Roadway Fee Program Update.</b> 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		A comprehensive update to the Roadway Fee Program is occurring and scheduled for completion in late 2020. Recommend updating the time frame to FY 20/21.
<b>17.2 SEPA Development Impact Fee for Drainage.</b> 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		Completed spring 2019. Recommend removal of the action item.
<b>17.3 SEPA Water and Sewer Service Delivery.</b> 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		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.
<b>17.4 Sheldon/Rural Area Road Improvement Policy Update.</b> 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.
<b>17.5 Sheldon/Rural Area Transportation Improvements.</b> 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.
<b>17.6 Sheldon/Rural Area Pedestrian and Bicycle Improvements.</b> 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.
<b>17.7 East Elk Grove Overlay Zoning District.</b> 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		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. The following tables are included:

- [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](#)
- [Summary](#)