

GENERAL PLAN UPDATE

Planning Commission Workshop #1

September 6, 2018



ELK GROVE


A BRIGHTER FUTURE



AGENDA

- Schedule of Public Review
- Overview of Tonight's Topics
- Questions for Staff
- Public Comment
- Planning Commission
Discussion and Review

Proposed Review Schedule



Date	Activity
July 27, 2018	Release Public Draft Documents
September 6, 2018	Planning Commission Workshop #1: Vision; Economy and the Region; Services, Health, and Safety
September 13, 2018	Public meeting to accept any public comments on the Draft Environmental Impact Report (6:00 pm, City Council Chambers)
September 20, 2018	Planning Commission Workshop #2: Community and Resource Protection; Climate Action Plan
September 26, 2018	EIR 60-day review closes
October 4, 2018	Planning Commission Workshop #3: Urban and Rural Development; Community and Area Plans
October 18, 2018	Planning Commission Workshop #4: Mobility/Transportation Analysis Guidelines
TBD	Release Final EIR
TBD	Planning Commission Public Hearing and recommendation to City Council
TBD	City Council hearing

Note: All dates are subject to change.

Tonight's Topics

- Chapter 2: Vision
- Chapter 5: Economy and the Region
- Chapter 8: Services, Health and Safety



Chapter 2: Vision



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 GOALS & INFLUENCE: OUR REGIONAL NEIGHBORS KNOW US AND OUR CONTRIBUTIONS

- Elk Grove occupies a prominent place in the regional dialogue
- Elk Grove's contributions to the region include:
 - Recreational opportunities
 - Higher education
 - Job centers
 - Quality neighborhoods
- Jobs-housing balance



INFILL DEVELOPMENT & OUTWARD EXPANSION: DEVELOPMENT FILLS IN THE GAPS & EXPANSION WITH PURPOSE

- Undeveloped gaps become opportunities to develop economically successful additions to the City
- Small-business preservation
- New housing in a variety of shapes and sizes
- Innovative infill and building solutions
- A creative growth management strategy



ECONOMIC VITALITY: OUR ECONOMY IS DIVERSE & BALANCED & ENHANCES QUALITY OF LIFE

- Diverse economy
- Major employment centers
- Innovative technology infrastructure
- Technical education opportunities
- Plentiful goods, services, activities, and entertainment



COMMUNITY IDENTITY: CITY CORE, HERITAGE, & WELL-KNOWN NEIGHBORHOODS



- Civic core
- Central gathering spaces
- Annual community events
- Old Town Elk Grove continues to protect and showcase our heritage
- Preservation and change in our neighborhoods are guided by values of:
 - Diversity
 - Neighborly spirit
 - Small-town character



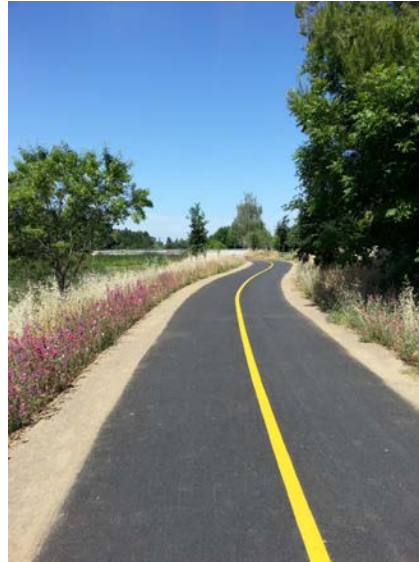
RURAL AREAS: PROTECTING OUR FARMING HERITAGE & RURAL LIFE

- Celebrate rural life
- Balance rural heritage with other needs, services, and lifestyles desired in Elk Grove
- Commitment to maintaining the rural area is clear and codified in planning documents and programs



OPEN SPACE & RESOURCE MANAGEMENT: OUTDOOR RECREATION IS RIGHT OUTSIDE THE DOOR

- Our parks and trails are of high quality and highly valued
- We enhance and maintain our recreational open spaces so that they are:
 - Safe
 - Connected
 - Accessible to all
- Our trails connect easily to other trails and parks in the region



MULTIMODIAL & ACTIVE TRANSPORTATION: MOVING ANYWHERE, ANY WAY



- Connected transportation networks, regional coordination, and public and active transportation options
- Variety of transportation modes
- Efficient and safe roadways
- Facilities for pedestrians, bicyclists, and transit users are clean, safe, and well maintained

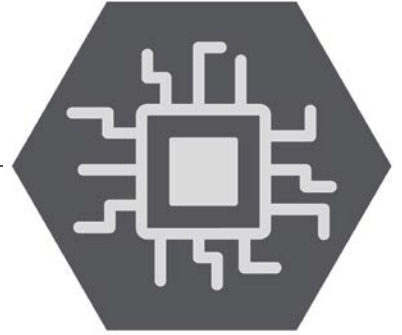


SUSTAINABLE & HEALTHY COMMUNITY: CLEAN, GREEN PRACTICES AND HEALTHY LIVING

- Leader in conservation
- Elk Grove embraces innovations in green technologies
- City layout and land uses promote healthy living, with healthy food options and destinations nearby



COORDINATED SERVICES, TECHNOLOGY, & INFRASTRUCTURE: SERVICES FOR THE NEEDS OF ALL RESIDENTS



- City ensures important community services are available, including:
 - Social
 - Housing
 - Transportation
 - Health
 - Education
- Entertainment and social centers create a thriving economy and give residents a place to shop, play, and relax



Chapter 5: Economy and the Region





Supporting Principles

- Our Economy Is Diverse & Balanced & Enhances Quality of Life
- Our Regional Neighbors Know Us & Our Contributions



Chapter Objectives

- Growing and diversifying the business and employment base
- Building up emerging employment centers
- Supporting residents' commutes to employment centers outside the City
- Supporting opportunities to provide local employment
- Increase residents' overall quality of life through better lifestyle amenities
- Establishing effective rural-urban connections
- Preserving Elk Grove's unique identity and heritage
- Contributing to regional economic development and transportation goals



Overview of Topics

- Economic Development (ED)
 - Diverse and Balanced Mix of Land Uses
 - More Residents Employed Locally
 - Successful Local Businesses
- Regional Coordination (RC)
 - A New Regional Employment Center
 - Strong Interagency Coordination on Economic Development Efforts
 - Regional Mobility and Infrastructure to Support the Local Economy



Key Issues and Policies

- Jobs/Housing Ratio
 - The ratio of available jobs to available housing in the community
 - Used to identify the need for attracting and retaining employment-generating land uses
 - A 1:1 ratio indicates there is one job for every household in a community
 - Doesn't reflect the connection between jobs and the local workforce



Key Issues and Policies

- Jobs/Housing Ratio
 - Increases in J/H in Elk Grove since mid-2000s
 - Elk Grove's J/H ratio (2013): 0.86:1
 - Draft General Plan:
 - ★ • Does not set a J/H target for the City
 - **Policy ED-2-1:** Calls for efforts to continue to improve Elk Grove's jobs/housing ratio by expanding local employment opportunities, *with an emphasis on attracting jobs in sectors and industries that are well matched to the skills of the local workforce.*



Key Issues and Policies

- ★ • **Policy ED-2-4:** Provide for a range of housing options that match the anticipated preferences and income levels of potential workers associated with planned employment-generating projects.
- ★ • **Policy ED-3-2:** Support existing and prospective small and home-based businesses and enable them to launch and grow into larger companies and employers.



Key Issues and Policies

- Integration with the Regional Economy
 - Better establish Elk Grove in the regional market as an employment center
 - Support the economic growth, circulation, and sustainability goals established for the region



Key Issues and Policies

- Major Employment Center
 - Sacramento Area Council of Governments (SACOG) plans for Major Employment Centers in the region
 - Defined as areas that support concentrations of at least 10,000 “base jobs” at average densities of 8+ jobs per acre
 - Where 80 percent or more of land uses within the area are employment, not residential



Key Issues and Policies

- **Policy RC-1-1:** Establish and maintain sufficient area for business and job locations to achieve a Major Employment Center
- **Policy RC-1-3:** Continue to invest in public infrastructure to attract target industries to Elk Grove
- ★• **Policy RC-2-1:** Coordinate with adjacent cities, counties, and the Sacramento Area Council of Governments on local land use and transportation planning efforts.
- **Policy RC-2-5:** Coordinate with regional economic development agencies

Chapter 8: Services, Health, and Safety





Supporting Principles

- Our Regional Neighbors Know Us & Our Contributions
- Our Economy Is Diverse & Balanced & Enhances Quality of Life.
- Outdoor Recreation Is Right Outside Our Door
- Clean, Green Practices & Healthy Living
- Services for the Needs of All Residents



Chapter Objectives

- Critical facilities
- Resilient design against natural and man-made disasters
- A focus on public safety and emergency responsiveness
- High standards for providing and funding urban infrastructure
- Innovative community services
- Equitable access to programs and services
- A healthy community



Overview of Topics

- Disaster and Emergency Risk Reduction (ER)
- Disaster and Emergency Response and Public Safety (SAF)
- Urban Infrastructure (INF)
- Community and Infrastructure and Facilities (CIF)
- Infrastructure Financing and Phasing (IFP)
- Community Health (HTH)
- Community Services (CS)
- Noise (N)

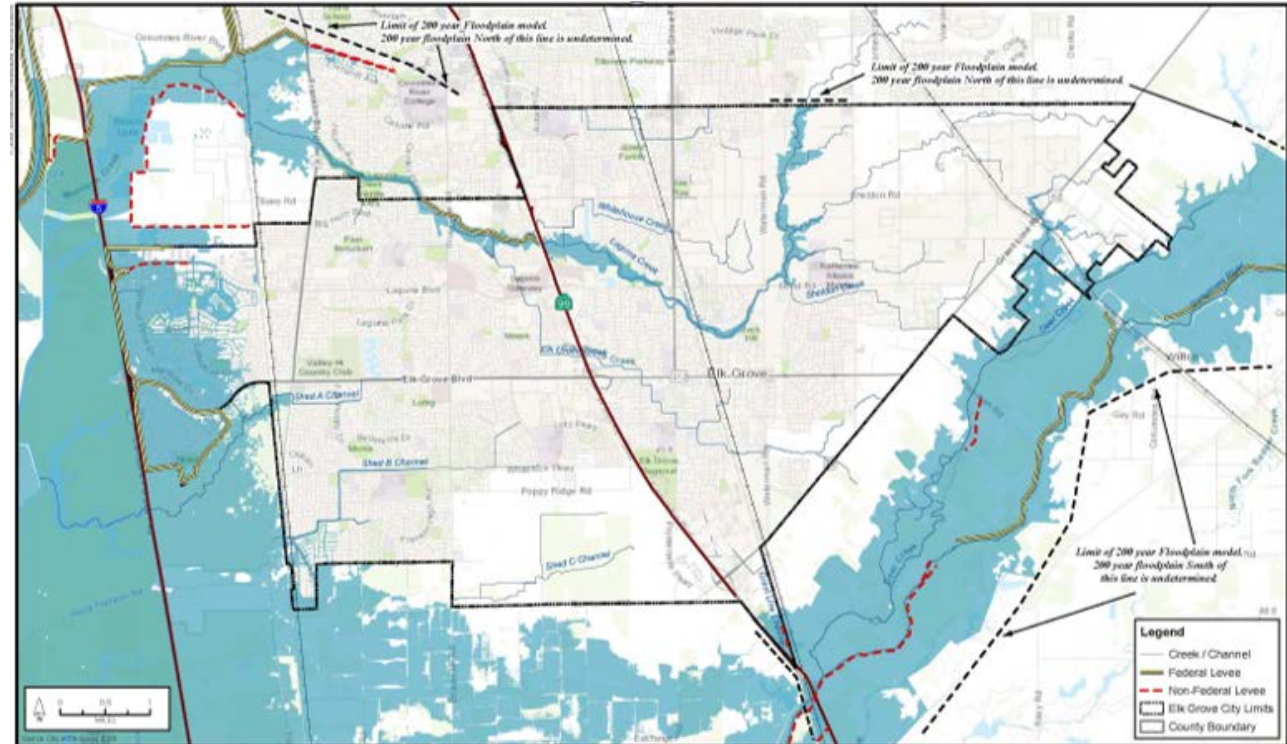
Key Issues and Policies

- Disaster and Emergency Risk Reduction
 - Acceptable Probability of Reasonably Foreseeable Risks
 - Maintains existing policies on storage and transportation of hazardous materials
 - Added policies regarding community resiliency



Key Issues and Policies

- Floodplain Zones
 - 100-year
 - 200-year
 - Dam Inundation Areas
 - Levees and Levee Flood Protection Zones





Key Issues and Policies

- Updated mapping for 200-year flood zone in western portion of Elk Grove covers a pending study that is underway by the drainage group and MBK
- Study to be complete in ~60-90 days and may require changes to General Plan floodplain mapping

Key Issues and Policies

- Safety
 - **Policy SAF-1-1:** Police staffing
 - **Policy SAF-1-2:** Crime Protection Through Environmental Design
 - ★ – **Policy SAF-1-3:** CCSD Fire Dept. Coordination
 - ★ – **Policy SAF-1-4:** Expand emergency response services as the community grows
 - ★ – **Policy SAF-1-5:** Address traffic congestion in areas identified as being detrimental to achieving targeted response times.



Key Issues and Policies

- Water
 - General plan seeks to ensure efficient storage and delivery of water in urban areas (surface water and groundwater)
 - Water supply and delivery systems must be available in time to meet the demand created by new development
 - Protection of groundwater resources (quality and quantity), including private wells serving households and businesses
 - New and expanded recycled water infrastructure; use of reclaimed water for irrigation

Key Issues and Policies

- Community Health
 - ★ – **Policy HTH-I-2:** Promote community equity and ensure new policies, services, and programs support community's greatest needs
 - ★ – **Policy HTH-I-9:** Promote development of one or more community hospitals



Key Issues and Policies

- Noise
 - Updated contour mapping
 - ★ – Policy N-1-7: Improved flexibility for transportation and City infrastructure-related construction activities
 - Policy N-2-2: Thresholds of significance for noise impacts clarified



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