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CONSERVATION AND  
AIR QUALITY ELEMENT

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# CONSERVATION AND AIR QUALITY ELEMENT

This Element of the General Plan addresses several important topics:

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

## CONSERVATION

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

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

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

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

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

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



*Electrical distribution facilities  
in Elk Grove*

## ENERGY

Energy supplies (electricity and natural gas) are supplied to the city by the Sacramento Municipal Utility District (SMUD); details regarding energy supplies are provided in the

## Conservation and Air Quality Element

General Plan Background Report. An additional major source of energy supplies in the Planning Area is Suburban Propane, which maintains a distribution facility in Elk Grove on Grant Line Road near State Route 99.

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

### WATER SUPPLIES

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

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

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



*The historic water tower in Old Town remains part of the city's water supply system*

### LAND FOR FUTURE DEVELOPMENT

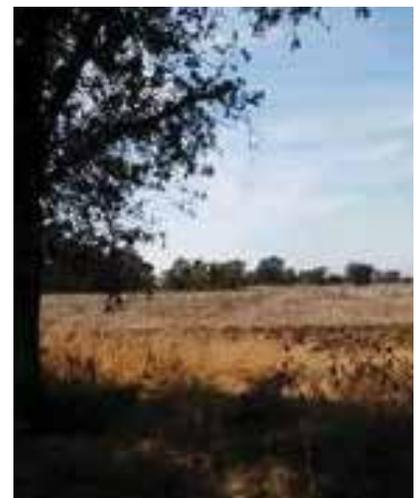
As discussed in the Land Use Element, Elk Grove is expected to continue developing for the foreseeable future, adding new homes and businesses primarily on lands now either vacant or in agricultural use. Policies and programs intended to ensure an adequate supply of land for future development are contained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

### AGRICULTURAL LANDS AND SOILS

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

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

This General Plan provides for a pattern of land uses (see the Land Use Element for further information) which will result in the loss of agricultural use of soils over a large portion of the city (generally, the area south of Elk Grove Boulevard and west of Hwy 99)



*Farming remains a part of Elk Grove, but has been in decline and is not expected to be as dominant in the future.*

which has historically been used for large-scale farming. Although this General Plan designates a large area of the city (generally east of Bradshaw Road) for rural uses, the small parcel sizes in this area will most likely limit agricultural uses to “hobby” farming, the raising of animals either for personal enjoyment or on a small commercial scale, or the growing of specialty crops such as nursery plants.

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

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



### SACRAMENTO RIVER DELTA

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

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

#### **MISSION STATEMENT:**

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

- *Protection, maintenance, and enhancement and restoration of the overall quality of the Delta environment including agriculture, wildlife habitat, and recreational activities;*
- *Assurance of orderly, balanced conservation and development of Delta land resources; and*
- *Improvement of flood protection to ensure an increased level of public health and safety.*

### VISION STATEMENT:

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

## NATURAL HABITAT

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

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

## TREES

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

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

## AIR QUALITY

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

The City recognizes that Elk Grove can play a role in the improvement of local and regional air quality. To that end, this Element contains policies and programs that seek to reduce the consumption of fossil fuels, whose burning in engines and at generating plants is a major source of air pollutants.



*Elk Grove’s creeks provide important habitat for many native plants and animals, as well as serving as a community and aesthetic resource*



*Oaks and other trees form a shaded canopy over a portion of Sheldon Road in the rural area of Elk Grove.*

This General Plan also contains policies and programs in the Circulation Element, which are intended to reduce the use of private motor vehicles in favor of walking, cycling, and public transit, and to reduce roadway congestion.



*Regional air quality frequently does not meet state and federal standards, but the City of Elk Grove seeks to help achieve improvements in air quality*

## WATER QUALITY

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

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

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

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

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

**Focused Goal 1-9:** A pattern of land use which enhances the community character of Elk Grove, provides employment and shopping opportunities to serve residents and the region, which provides for use of transit, and which protects Elk Grove's unique historical and natural features

### ***Guiding Goal 2: Diversified Economic Base***

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

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

**Focused Goal 3-1:** Development which recognizes environmental constraints and is designed and operated to minimize impacts on the environment

**Focused Goal 3-2:** Open space lands in proximity to Elk Grove that provide for agricultural use and habitat for native species

**Focused Goal 3-3:** Natural resources managed and protected for the use and enjoyment of current and future generations

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

### ***Guiding Goal 4: Preservation and Enhancement of Elk Grove's Unique Historic and Natural Features***

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

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

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

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

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

The following policies and action items implement these goals:

## **CONSERVATION POLICIES: CONSERVATION OF ENERGY**

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

## **CONSERVATION POLICIES: CONSERVATION OF WATER**

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

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

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

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

**CAQ-1-Action 4** Promote the use of drought-tolerant vegetation to minimize water consumption by providing information to developers and designers.

## CONSERVATION POLICIES: CONSERVATION OF LAND FOR FUTURE DEVELOPMENT

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

## CONSERVATION POLICIES: CONSERVATION OF AGRICULTURAL USES

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

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

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

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

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

**CAQ-4-Action 1** Implement the City's "Right to Farm" ordinance.

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

## CONSERVATION POLICIES: CONSERVATION OF SOILS

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

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

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

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

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

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

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

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

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

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

**CAQ-8** Large trees (both native and non-native) are an important aesthetic (and, in some cases, biological) resource. Trees which function as an important part of the City's or a neighborhood's aesthetic character or as natural habitat should be retained to the extent possible during the development of new structures,

roadways (public and private, including roadway widening), parks, drainage channels, and other uses and structures.

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

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

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

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

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

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

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

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

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

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

**CAQ-8-Action 8** Consider the use of revised standard roadway cross-sections which do not require the removal of trees in order to provide additional roadway capacity.

**CAQ-8-Action 9** Provide funds for education, programs, and materials emphasizing the value and importance of trees. Support private foundations with local funds for their tree planting efforts. Encourage the harvesting of native seeds and plants prior to the clearing of project sites.

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

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

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

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

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

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

**CAQ-11 Action 1** The City shall require a biological resources evaluation for private and public development projects in areas identified to contain or possibly contain special-status plant and animal species based on City biological resource mapping and data provided in the General Plan EIR or other technical material. The biological resources evaluation shall determine the presence/absence of these special-status plant and animal species on the site. The surveys associated with the evaluation shall be conducted during the appropriate seasons for proper identification of the species. Such evaluation will consider the potential for significant impact on special-status plant and animal species, and will identify feasible mitigation measures to mitigate such impacts to the satisfaction of the City and appropriate governmental agencies (e.g., U.S. Fish and Wildlife Service, California Department of Fish and Game and U.S. Army Corps of Engineers) where necessary (e.g., species listed under

the State and/or Federal Endangered Species Act). Mitigation measures may include, but are not limited to, the following:

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

### CONSERVATION POLICIES: PROTECTION OF WATER QUALITY AND SUPPLY

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

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

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

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

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

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

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

**CAQ-16** Future land uses that are anticipated to utilize hazardous materials or waste shall be required to provide adequate containment facilities to ensure that surface water and groundwater resources are protected from accidental releases. This shall include double-containment, levees to contain spills, and

monitoring wells for underground storage tanks, as required by local, state and federal standards.

### CONSERVATION POLICIES: FLOODING AND DRAINAGE

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

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

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

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

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

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

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

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

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

**CAQ-19-Action 5** Channel lowering of existing natural streams shall occur only after consideration of alternatives (including surface drainage systems which do not require channel lowering) and only when it is necessary to accommodate the gravity drainage of storm runoff and/or accommodate floodflows under existing bridge structures.

**CAQ-19-Action 6** All storm drainage improvements on natural streams shall be designed where feasible to maintain water flows necessary to protect and enhance existing fish habitat, native riparian vegetation, water quality, and/or ground water recharge.

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

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

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

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

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

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

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

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

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

The following are examples of desired features for this transition zone; the specific design for each transition zone shall be approved on a case-by-case basis by the City.

Stream buffer zones should generally measure at least 50 (fifty) feet from the stream centerline (total width of 100) feet or more, depending on the characteristics of the stream, and shall include:

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

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

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

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

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

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

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

**CAQ-25-Action 1** The City shall comply with the requirements of AB939 with regard to meeting state-mandated targets for reductions in the amount of solid waste generated in Elk Grove.

**CAQ-25-Action 2** The City shall provide information to businesses and residents on available options to implement the City's waste reduction targets.

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

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

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

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

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

### CONSERVATION POLICIES: AIR QUALITY

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

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

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

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

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

**CAQ-27-Action 1** Provide information to the public and builders on available energy conservation techniques and products.

**CAQ-27-Action 2** Encourage the use of trees planted in locations that will maximize energy conservation and air quality benefits. Encourage the use of landscaping materials which produce lower levels of hydrocarbon emissions.

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

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

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

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

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

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

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

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

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

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

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

- Cost-effectiveness
- A maximum cost for measures, and consideration of a waiver from full compliance if this maximum cost would be exceeded.

- Credits for emission reductions already in place (e.g., for buildings in the latter phases of a multi-phased project which included emission reduction measures in its design) or which are required to mitigate other impacts.

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

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

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

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

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

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

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

**CAQ-33** The City shall require that public and private development projects use low emission vehicles and equipment as part of project construction and operation, unless determined to be infeasible.