



CHAPTER 10: IMPLEMENTATION STRATEGY



INTRODUCTION

The General Plan is a living document that serves as the City’s blueprint for creating the future desired by the community. It is intended to guide decision-making in Elk Grove across a wide range of policy areas. The City’s ability to achieve the vision expressed in the General Plan depends on its success in creating and carrying out an effective implementation strategy.



This General Plan implementation strategy provides a framework to coordinate Citywide efforts to execute the policies identified throughout the General Plan, and a structure for monitoring, maintaining, and updating the document throughout the planning horizon. The strategy identifies a pathway from the broad, long-term goals and vision that underlie the General Plan, to the more specific policies in each chapter, to the day-to-day activities that guide change on the ground.

The City will use a variety of administrative procedures and regulatory mechanisms to implement the General Plan. Implementation will involve close coordination between City offices and departments, including the City Council, City boards and commissions, the City Manager’s Office, Development Services Department, Economic Development Department, Public Works Department, and Police Department. It will also require coordination between the City and outside agencies, such as the Cosumnes Community Services District, the Elk Grove Unified School District, the County of Sacramento, the Sacramento Area Council of Governments, the Sacramento Air Quality Management District, the Sacramento Regional Transit District, and various other regional and state agencies.

GENERAL PLAN MAINTENANCE AND MONITORING

ANNUAL GENERAL PLAN IMPLEMENTATION REPORT

State law requires that every city and county in California (with the exception of charter cities) submit an annual report on the status of its general plan and progress in its implementation to the jurisdiction’s legislative body, the Governor’s Office of Planning and Research (OPR), and the California Department of Housing and Community Development. In Elk Grove, City staff usually prepares the Annual General Plan Implementation Report during the first quarter of each year and presents it to the City Council at a public hearing, which allows an opportunity for public review and comment. The annual report is then submitted to the State by April 1 of each year. The annual report informs City staff in multiple departments, elected officials, and community members about the status of the General Plan and progress toward achieving the vision, and helps prioritize work plan activities and budget needs for the upcoming year.



COORDINATION WITH BIENNIAL CITYWIDE SURVEY

Since 2009, every two years, the City of Elk Grove has conducted a citywide survey to solicit input from residents that helps inform program planning, goal setting, budgeting, and performance measurement. The survey is a useful tool for evaluating public opinion about a wide range of community characteristics and indicators. Reports summarizing the results of the biennial survey are available on the City's website.

The information collected through the citywide survey is closely related to and aligned with General Plan goals and policies. For example, the survey typically includes questions about community characteristics such as the overall quality of life, safety, mobility, economy, recreation and wellness, and the natural and built environments. City staff will coordinate the annual General Plan progress reviews with the process of collecting resident input via the biennial survey. The City will also develop an online tracking tool for General Plan implementation that links with the online biennial citizen survey and progress reports.

GENERAL PLAN UPDATES AND AMENDMENTS

The General Plan guides growth, change, and conservation efforts in Elk Grove over a long-term planning horizon. As such, the plan must be reviewed and monitored on a regular basis as well as updated periodically to remain current and keep pace with changing times. In addition, the need arises from time to time for specific, targeted amendments to the General Plan—for example, in response to a current, pressing local issue; new requirements imposed by State legislation; or circumstances that necessitate a substantial change in the City's policy direction on a particular topic.

As deemed necessary, the City will conduct a comprehensive review of the General Plan and update it as needed. This periodic review and update will examine the General Plan in its entirety, including goals, policies, and implementation actions.¹ The update process will take into consideration successes and challenges in implementing the General Plan, as well as other factors such as changing demographics and economic conditions.

The City will also consider proposed focused amendments to the General Plan on an as-needed basis. Proposed amendments may include changes to the land use designations, maps contained in the plan, or the goals and policies. The need for the proposed amendment and its potential benefits and impacts will be evaluated, as well as consistency with the overall vision of the General Plan implementing documents.

A broad range of documents will be used to further the goals and policies set forth in the General Plan. The various categories of documents, specific examples of each, and the relationship of these documents to the General Plan are illustrated in **Figure 10.1**. Each source provides additional guidance, either for a specific topic or for subareas of the City, with varying levels of regulatory authority. These documents must remain consistent with the General Plan, as amended over time.

¹ The Housing Element will be updated through a special, focused effort and on a separate timeline due to State housing law requirements.



FIGURE 10-1:
GENERAL PLAN IMPLEMENTING DOCUMENTS



PLANNING AND POLICY DOCUMENTS

Community Plans

Elk Grove’s community plans are presented in detail in Chapter 9. As detailed there, community plans are part of the General Plan and are adopted through the City Council’s approval of the General Plan. Consequently, in order to amend a community plan, the City Council must adopt a General Plan amendment. The procedures for amending a community plan are the same as those for amending the General Plan.

Specific Plans

As described in Chapter 4, a specific plan is an instrument that serves to implement the goals and policies of the General Plan for a certain geographic area of the City. A specific plan is adopted and amended separately from the General Plan, by resolution or ordinance by the City Council.

A specific plan typically addresses land use and development intensity at a more



granular level than the General Plan. The legally required elements for a specific plan are listed in California Government Code Section 65451, and generally include:

- A statement of the relationship of the specific plan to the general plan.
- Distribution and location of land uses.
- Distribution and location of major components of public and private transportation, as well as utilities and other infrastructure (e.g., sewer, water, energy, solid waste disposal).
- Standards and criteria for development and natural resource conservation.
- Implementation measures to carry out the specific plan, such as regulations, public works projects, and financing mechanisms.

Climate Action Plan

The Climate Action Plan (CAP) is a strategic planning document that identifies greenhouse gas emissions and their sources, and forecasts how those emissions may grow within the City with ongoing development and economic activity. The CAP then identifies energy use, transportation, land use, water use, and solid waste strategies to reduce these emissions. The CAP is updated regularly to reflect new development, conditions, and technology.

DEVELOPMENT REGULATIONS AND STANDARDS

Elk Grove Municipal Code

The Elk Grove Municipal Code implements General Plan policies by establishing specific regulations and obligations for new development and property maintenance. Examples of these regulations include:

[Title 22, Land Development](#)

When a piece of land is divided into two or more lots, the land is considered to have been subdivided. This type of land division is regulated by Title 22, which specifies certain minimum requirements and standards for all land divisions. Compliance with these regulations ensures that when land is subdivided, each resulting lot is provided with minimum services such as public streets, sewer and water systems, and storm drains, and is adequately sized to accommodate the type of development planned for the property.

[Title 23, Zoning](#)

This title outlines the development review process for the City and establishes a number of zoning districts to regulate land uses. The General Plan includes a Land Use Plan identifying land use designations and a Land Use Diagram showing where



each designation applies within the City (see Chapter 3: *Planning Framework*). These designations are implemented by zoning districts. The Zoning Code lists the uses that are allowed in a given district and the development standards that apply to each district and/or use. The Zoning Code also specifies special purpose zone districts, which allow the City to enact customized planning standards and regulations for designated areas that warrant special treatment.

Special Planning Areas



Chapter 23.40 of the Municipal Code defines the special planning area (SPA) district as one of the City's special purpose zoning districts. Chapter 23.16 of the Municipal Code defines SPAs as "areas throughout the city that have unique environmental, historic, architectural, or other features which require special conditions not provided through the application of standard zone regulations." There are several SPAs designated on the City's zoning map.

SPAs provide a mechanism for carrying out the intent of the General Plan for those areas of the City that have special character, and therefore warrant the adoption of customized standards and regulations to protect and enhance the scale, visual quality, and other defining aspects of the district.

The Municipal Code lays out processes for establishing and amending SPAs and allowed land uses. Designation of an SPA as well as future amendments are accomplished through the City Council's adoption of an ordinance. An SPA ordinance is required to include the reasons for establishing the SPA district in that specific location, as well as a list of permitted and conditionally permitted uses, performance and development standards (e.g., yards, lot area, development intensity, parking, landscaping) and other design standards as appropriate. Title 23 also includes requirements for legal nonconforming uses and facilities, the timing and phasing of development projects, infrastructure and circulation plans, and other topics related to land use and development.

Design Guidelines

The City has established Citywide Design Guidelines, which apply to most areas. Supplemental guidelines have been established for the Laguna Ridge area to address landscaping and single-family residential architecture. Additionally, the Southeast Policy Area has its own design protocol, which is independent from the Citywide Design Guidelines. These guidelines and the design review process through which they are administered promote preservation of the historic, cultural, and architectural resources that reflect the history and character of Elk Grove.



PUBLIC FACILITY AND CAPITAL IMPROVEMENT PLANS AND DOCUMENTS

Master Plans

The City maintains a number of master plans that guide the provision, expansion, and maintenance of infrastructure, public services, and civic facilities. Infrastructure master plans define the necessary backbone infrastructure and improvement projects, such as water, sewer, and storm drain system, which are required to support existing and planned development. The City has a Bicycle, Pedestrian, and Trails Master Plan that outlines policies, programs, and standards for infrastructure and facilities to support biking and walking. Master plans are also often prepared for the construction or improvement of major City development projects, such as the Civic Center and Aquatics Center.

In addition, a number of master plans created and adopted by external agencies address planning and operation of certain public facilities and services in Elk Grove. The Parks and Recreation Master Plan for Elk Grove is prepared and administered jointly by the Cosumnes Community Services District and the City. The Sacramento Regional County Sanitation District, provider of local wastewater service, maintains a master plan for the Sacramento Regional Wastewater Treatment Plant. The Elk Grove Unified School District has a Facilities Master Plan that addresses all K-12 public schools and related facilities in the area.

All master plans are maintained and updated as necessary by the applicable service agency. Amendments to these plans are prepared and adopted separately from the General Plan though they are required to be consistent with the General Plan.

Public Road Standards

The City has two sets of standards for the design and construction of public roads. The Citywide Improvement Standards identify design standards and details for new roadways in urban portions of the City, and the Rural Road Improvement Standards apply to roadways in the Rural Area defined in this General Plan. Both documents describe how future planned roadways will be built in a manner consistent with the roadway classifications defined in the Transportation Plan. These standards contain information such as road and lane widths, parking requirements, sidewalk details, and signals for various roadway types in a manner consistent with the surrounding land use context.

Precise Plans

The City's Public Works Department prepares precise plans as a tool for planning and phasing major infrastructure projects. Some degree of engineering is typically completed as part of the precise plan to inform implementation of infrastructure projects. Precise plans are adopted by City Council and must be consistent with the General Plan.



Capital Improvement Program

The City's Capital Improvement Program (CIP) lists all active capital projects (improvements to public buildings, roads, traffic signals, bicycle and pedestrian facilities, storm drain system, and other infrastructure) as well as those that are planned to be undertaken during the next five fiscal years. It is used both for planning the timing and implementation of these projects and for budgeting purposes. The CIP is updated on an annual basis. All projects included in the CIP must be consistent with the General Plan.

GENERAL PLAN IMPLEMENTATION WORK PROGRAM

Implementation of the General Plan will be accomplished through a series of specific actions, which are presented in **Table 10-1**. 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. These implementation actions represent an extension of the policies and standards identified in General Plan Chapters 4 through 9. 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

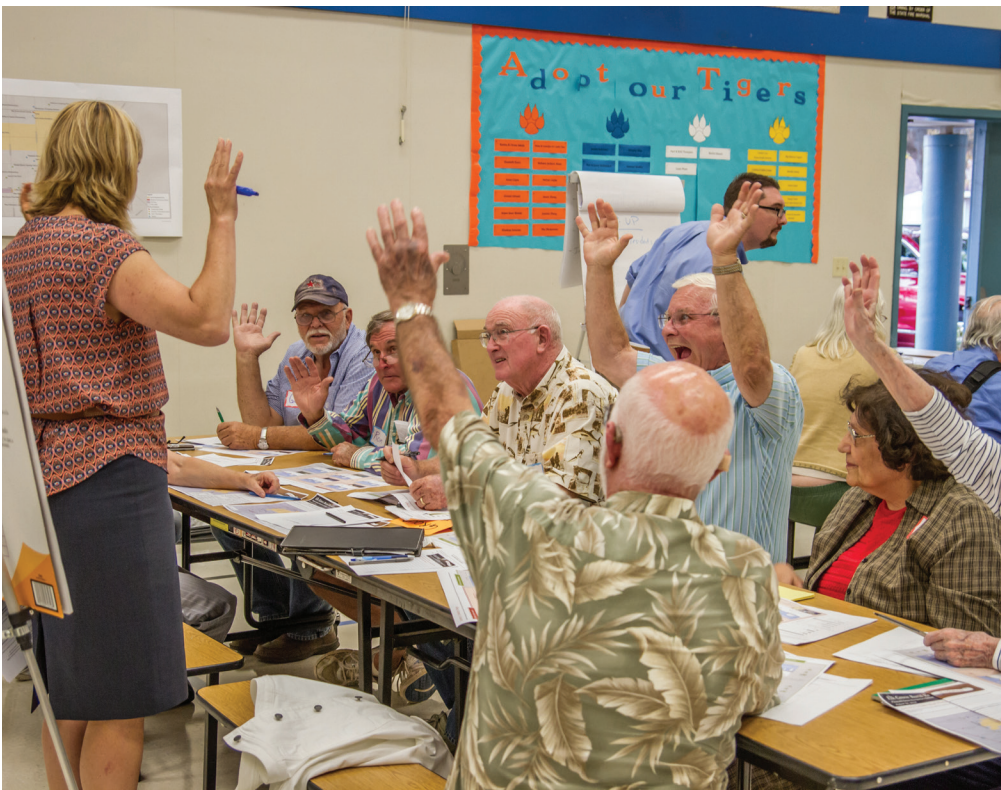
Table 10-1 presents the full range of implementation actions by category, along with the corresponding General Plan policies and standards. The City department leading or overseeing each action is indicated. In some cases, one department may have a lead role in carrying out an action, with other departments having a supporting or advisory role.



The 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.





ACTION

1. DEVELOPMENT REGULATION AND REVIEW

1.1 Municipal Code Updates. Prepare regular updates to the Elk Grove Municipal Code to bring the City's development regulations into consistency with the guiding principles, goals, and policies of the General Plan and for consistency with State law. This includes annual updates due to changes in State law and case law, improvements for operational efficiency, and, as applicable, updates to the Building Code and related building regulations.

1.2 Old Town Special Planning Area (SPA). 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.

1.3 Annexation Submittal Requirements and Review Criteria. Complete a comprehensive update to the Old Town Special Planning Area.

1.4 Development Review Requirements and Process Refinements. Update the submittal requirements and review processes for land use applications for consistency with General Plan policies and changes in State law as applicable.

1.5 Development Review Process Streamlining. The City will regularly review and evaluate the process for development projects and identify ways to decrease review time, increase efficiency for staff, and increase certainty for applicants.

1.6 Right-of-way Dedication Requirements for Future Transit Lines. When reviewing applications for development projects located along planned future bus rapid transit and/or light rail lines to serve planned employment centers, require property owners to dedicate right-of-way for these future transit lines. The City's Capital Facilities Fee (CFF) provides credit or reimbursement to property owners for such dedication.

1.7 Drought-Tolerant Plant List. 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.



	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT
	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, AG-1-1, AG-1-2, 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	Ongoing	Community Development – Advanced Planning	Community Development – Development Services
	LU-4-1, LU-5-1, LU-5-2, LU-5-4, LU-5-5, LU-5-6, LU-5-9, LU-6-1, ED-3-1, HR-1-1, HR-1-2, HR-1-3, HR-3-2	FY25/26	Community Development – Advanced Planning	Community Development – Development Services
	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	FY27/28	Community Development – Development Services	Community Development – Advanced Planning
	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	Ongoing	Community Development – Development Services	
	RC-2-4	Ongoing	Community Development – Development Services	Economic Development
	MOB-5-2, MOB-5-9	Ongoing	Community Development – Development Services	Civic Innovation – Transportation Public Works
	NR-3-8, NR-3-12, SD-2-1, SD-2-2	FY26/27	Community Development – Development Services	Public Works



ACTION

2. HOUSING PROGRAMS

2.1 Housing Inventory. To the extent that there are high-density residential sites identified as accommodating the City's Regional Housing Needs Allocation (RHNA) that ultimately develop with a use other than high-density residential development, the City will ensure that it maintains adequate inventory to accommodate the RHNA, including by rezoning as necessary.

Potential Funding Source: City Development Services Fund

2.2 Rezone Housing Sites. The City has a lower-income regional housing need of 4,265 units. To meet the lower-income regional housing need, the City will, concurrently with adoption, identify and rezone some or all of the sites identified in Table 34 of Chapter 12.4 (Technical Appendix). These sites will require a minimum of 20.1 units per acre and will allow up to 30 units per acre. The rezone will result in a minimum of 4,265 units to accommodate the lower income RHNA. The City will encourage integration of low-income units throughout the sites identified.

If the City does not complete the rezone prior to the start of the planning period (May 15, 2021), sites will be rezoned consistent with Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i). The rezone will accommodate 100 percent of the shortfall during the planning period and will include the following components.

- Permit owner-occupied and rental multifamily uses by right and do not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the units are affordable to lower income households.
- Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre for suburban and metropolitan jurisdictions;
- Ensure at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses;
- Ensure sites will be available for development during the planning period where water and sewer can be provided.

The City has, since 2003, required Design Review for all multifamily development. Design Review would be required for multifamily projects on these sites. Projects under 151 units are reviewed at the "staff-level" through consideration by the Zoning Administrator, while larger projects are reviewed by the Planning Commission.

Potential Funding Source: City Development Services Fund, SB2/LEAP or REAP Funding



	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT
	H-1-1	Review the sites inventory annually and as sites are developed to ensure sufficient capacity	Community Development – Advanced Planning	Community Development – Housing and Public Services
	H-1-1	Concurrent with adoption of the Housing Element, or within the first 3 years of the planning period. Encourage integration as projects are processed through the Planning Division. Monitor affordability and location of rezoned sites. As part of additional rezoning for purposes of maintaining adequate sites (e.g., no net loss law), the City will continue to identify and rezone sites at appropriate densities throughout the City to promote more inclusive communities.	Community Development – Advanced Planning	Community Development – Housing and Public Services



ACTION

2. HOUSING PROGRAMS

2.3 Unit Replacement. Pursuant to California Government Code, Section 65583.2, replacement units are required for all sites identified in the site inventory when any new development (residential, mixed-use, or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. Replacement requirements are set forth in Government Code Section 65915(c)(3).

This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished

Objectives: Require new housing developments to replace all affordable housing units lost due to new development.

Quantified Objective: Replace any of the 31 units identified in the sites inventory if a) they are planned to be demolished for purposes of building new housing, and b) they are determined to be occupied by low-income households, provide assistance to prevent displacement of lower-income households due to loss of affordable units

Potential Funding Source: City Development Services Fund

2.4 Lot Configuration and Large Lot Development. To facilitate the development of affordable housing and provide for development phases of 50 to 150 units, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units.

Additionally, the City will adopt incentives for development of high-density residential sites such as reducing minimum front and side yard setbacks to enhance design flexibility and create a more pedestrian-oriented environment and modifying parking standards.

Potential Funding Source: City Development Services Fund



	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT
	H-1-1	The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.	Community Development – Development Services (Planning Division)	
	H-1-1	As projects are processed through the Development Services Department throughout the planning period and incentives will be adopted as part of Title 23 within one year of adoption of the Housing Element.	Community Development – Development Services (Planning Division)	



ACTION

2. HOUSING PROGRAMS

2.5 Lot Consolidation. To ensure that there is a sufficient supply of multifamily zoned land to meet the City's RHNA, the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by providing information on development opportunities and incentives for lot consolidation to accommodate affordable housing units available on the City's website and discussing with interested developers. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project basis:

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

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

Potential Funding Source: City Development Services Fund

Quantified Objective: 149 lower-income units in high opportunity areas to facilitate mobility.

2.6 Zoning for Missing Middle Housing Types. The City shall review and amend the Zoning Code and applicable design guidelines to encourage and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g. duplexes, triplexes, fourplexes, courtyard buildings) to create housing for middle- and moderate-income households and increase the availability of affordable housing in a range of sizes to reduce displacement risk for residents living in overcrowded units or overpaying for housing.

Potential Funding Source: City Development Services Fund, SB2/LEAP or REAP Funding

Quantified Objective: 40 middle- and moderate-income units to support housing mobility and access to high opportunity areas.

Quantified Objective: 149 lower-income units in high opportunity areas to facilitate mobility.

2.7 Development Streamlining. The City will establish a written policy or procedure and other guidance, as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4.

Potential Funding Source: City Development Services Fund



	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT
	H-1-1	Ongoing, as projects are processed through the Development Services Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.	Community Development – Development Services (Planning Division)	
	H-1-1	Ongoing and within three years from adoption of the Housing Element.	Community Development – Development Services (Planning Division)	
	H-2	Ongoing, as projects are processed through the Development Services Department.	Community Development – Development Services (Planning and Building Divisions)	



ACTION

2. HOUSING PROGRAMS

2.8 Financial Assistance. Support affordable housing development through provision of direct assistance from the Affordable Housing Fund and/or other City-controlled housing funding sources and, as needed, facilitate developers' applications for State and Federal affordable housing funding. City assistance could be provided in the form of land, in line with the City's strategic land acquisition program, or in the form of loans or grants for specific projects.

Quantified Objective: Provide funding assistance for the development of 300 affordable housing units, targeting development of 60 of these units in areas of concentrated overpayment to reduce displacement risk and 200 in high opportunity areas to facilitate mobility for lower-income households.

Potential Funding Source: Affordable Housing Fund, CalHome, Community Development Block Grant (CDBG), HOME, or other U.S. Department of Housing and Urban Development (HUD) or California Department of Housing and Community Development (HCD) funding.

2.9 Fee Waivers. When feasible, continue to provide deferrals or exemptions from select fees to all affordable housing projects and participate in the Sacramento Regional County Sanitation District's fee waiver and deferral program to reduce impact fees for affordable housing development.

Potential Funding Source: City Development Services Fund, Sacramento Regional County Sanitation District

Quantified Objective: 4 affordable housing projects (approximately 450 units) to increase supply and prevent displacement of lower-income households.

2.10 Homeless Needs Assessment. Continue to contribute funding to Elk Grove Homeless Assistance Resource Team (HART), Sacramento Self Help Housing, and other local and regional entities and work closely with these groups to assess the needs of people experiencing homelessness and develop plans to address homelessness at a regional level. The City will annually meet with local service providers and regional agencies (as applicable) to assess the needs regarding homelessness in the City and region.

To City will also review and amend provisions and standards for emergency shelters to ensure they are objective and in compliance with Government Code Section 65583(a)(4).

Potential Funding Source: CDBG funds (when available), City Community Service Grant funds (as determined by the City Council).

2.11 Developmental Disability Services. Work with the Alta California Regional Center to implement an outreach program that informs families within the City about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and/or providing housing-related training for individuals/families through workshops.

Potential Funding Source: City Development Services Fund



	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT
	H-2-1	Ongoing, as funding allows. Consider updating the Affordable Housing Fee by December 2022.	Community Development – Housing and Public Services	
	H-2-1	Ongoing, review and amend standards for emergency shelters by December 2021.	Community Development – Housing and Public Services Division	
	H-2-4	Ongoing, as projects are processed through the Development Services Department.	Community Development – Development Services (Planning and Building Divisions)	
	H-2-4	Development of an outreach program within one year of adopting the Housing Element, and annually coordinate with regional offices and developers to pursue opportunities.	Community Development - Housing and Public Services Division	



ACTION

2. HOUSING PROGRAMS

2.12 Low-Barrier Navigation Centers. Amend the City’s zoning regulations to add low-barrier entry practices to the City’s Navigation Housing use and permit them by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses, if the center meets certain statutory requirements. See Government Code section 65662. Low-barrier practices may include, but are not limited to:

- Permitting the presence of partners if it is not a population-specific site;
- Allowing pets;
- Providing space for the storage of possessions; and
- Providing privacy such as partitions around beds or private rooms.

Potential Funding Source: City Development Services Fund

2.13 Affordable Housing Database. Continue to update the affordable housing unit database and to provide information regarding affordable housing opportunities, through direct response to inquiries, making information available on the City’s website and targeted marketing to affirmatively further fair housing as new city-funding projects are developed. The City will make multi-lingual information available as requested.

Potential Funding Source: Affordable Housing Fund

Quantified Objective: Assist 400 lower-income households locate potential housing opportunities to reduce displacement risk and facilitate mobility throughout the community.

2.14 Development Incentives for Low Income Households and Special-Needs Groups. Continue to provide regulatory incentives for the development of units affordable to extremely low-, very low-, and low-income households, including second dwelling units, senior housing, infill projects, mixed-use and multifamily units, and housing for special-needs groups, including agricultural employees, persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing. The City will take subsequent action, as appropriate, to make the development of such units more financially feasible including providing financial incentives, such as reducing, waiving, and/or deferring fees, where feasible, offering fast track/priority processing, density bonuses, and flexibility in development standards.

Additionally, the City will amend the Zoning Code to comply with State Density Bonus Law.

Quantified Objective: 350 units over the planning period; of these, 200 units in high opportunity areas to promote access to resources and mobility for target households.

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



	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT
	H-2-4	Within one year from adoption of the Housing Element	Community Development – Advanced Planning	
	H-2-5	Ongoing, at least annual targeting	Community Development – Housing and Public Services	
	H-2-4, H-2-5	<p>Ongoing, as projects are processed through the Development Services</p> <p>Department, amend the Zoning Code to comply with State Density Bonus Law within one year from adoption of the Housing Element.</p> <p>Following this, review the Zoning Code and revise as needed annually. Annually outreach to developers, review and prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.</p>	Community Development - Development Services (Planning Division)	



ACTION

2. HOUSING PROGRAMS

2.15 Rehabilitation Programs. Continue to operate housing repair and/or rehabilitation programs that assist lower-income households occupying housing in need of repair, including the Minor Home Repair Program, which offers forgivable loans to low-income homeowners whose homes have one or more health and safety hazards. Identify areas of concentrated rehabilitation need, beginning with areas with a higher concentration of lower-income households as identified in the Assessment of Fair Housing, to assist in repairs and potential mitigation of costs, displacement, and relocation impacts on residents. Provide information on available housing repair programs to homeowners by having flyers in multiple languages (English, Hmong, Chinese, Vietnamese, Spanish) available on the City's website and at City Hall, and through mailings of the City newsletter.

The City will also assist homeowners to identify and apply for rehabilitation funding and will develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so that the unit can be occupied

Quantified Objective: 40 households; facilitate place-based revitalization by connecting 15 lower-income households with rehabilitation programs and promoting availability of programs in areas of concentrated substandard housing.

Potential Funding Source: CDBG funds (when available)

2.16 Utility Assistance. Continue to refer individuals interested in utility assistance to the appropriate local energy provider, including the Sacramento Municipal Utility District (SMUD) and Pacific Gas and Electric (PG&E), both of which offer programs to assist with utility costs, and to nonprofit organizations that may offer utility assistance.

The City will also provide assistance with paying past-due utility bills (electric, gas, and water) to low-income households that are at risk of experiencing utility shutoff due to non-payment. Temporarily increase the level of funding available to serve households experiencing a COVID-related loss of income.

Quantified Objective: 520 households; of these, 220 will be lower-income households to prevent displacement due to utility costs, particularly in areas of concentrated overpayment.

Potential Funding Source: City Development Services Fund, CDBG funds as available), City Community Service Grant funds (as awarded by City Council)



RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT
H-4-1	Ongoing, as homeowners approach the City. Identify neighborhoods every two years. Create flyers in multiple language within by June 2022 and at least annual mailings.	Community Development – Housing and Public Services	
H-4-1	Ongoing, at least annual marketing	Community Development – Housing and Public Services	In partnership with nonprofit entities



ACTION

2. HOUSING PROGRAMS

2.17 Affirmatively Further Fair Housing. Implement the regional Analysis of Impediments to Fair Housing Choice (AI), prepared in 2019, to address disparities in housing needs and in access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

The City identified barriers to fair housing through the Fair Housing Assessment (see Chapter 12.4, Section 4, Housing Needs Assessment). Actions the City may take to address the identified barriers, and foster an inclusive community, include:

- Implement the following actions to affirmatively further fair housing in coordination with the efforts of Action 19:
 - Place-based revitalization strategies: Action 17
 - Strategies to facilitate housing mobility: Actions 5, 6, 8, 15, 16, 21, 22, and 23
 - Strategies to expand affordable housing in high opportunity areas: Actions 2, 5, 6, 16, and 23
 - Strategies to reduce or prevent displacement risk: Actions 3, 8, 9, 15, 18, and 21
- By December 2022, develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities. During the planning period, facilitate housing mobility by assisting 400 lower income households to locate affordable housing opportunities.
- Promote the availability of multi-lingual resources by ensuring that City provided services and materials are available in languages other than English or that they make clear the availability of interpretation or translation services. Translate materials and make materials available by December 2021.
- Work with fair housing providers such as Renters Helpline on an annual basis to track fair housing complaints and identify areas of fair housing law in need of increased enforcement.
- Meet biannually, with the first meeting occurring by June 2022, with local and regional transit agencies to assess whether the current routes and frequency meet demand and determine additional needs, if necessary.
- Where possible, improve bus stops to allow the safe deployment of wheelchair lifts and, where not possible, determine if a new stop can be added near the original that does al-low life deployment. Assess where bus stops need improvements by August 2022.
- Encourage development of multifamily housing in areas with high performing schools to improve access to these schools for lower-income households by annually providing developers with information on incentives for affordable multifamily development and maintaining a list of available sites near high performing schools. Encourage the development of 200 multifamily units to improve housing mobility opportunities in high resource areas.
- Provide information about fair housing choices to residents by distributing fair housing materials upon request and contracting with a fair housing rights nonprofit to provide fair housing services on an ongoing basis, including fair housing complaint intake, investigation, resolution, general housing (landlord/tenant) counseling, mediations, assistance, referrals, and resolution.



RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT
H-5-1	Ongoing. Refer to each strategy in the AFFH program for specific timeframes	Community Development – Housing and Public Services	



ACTION

2. HOUSING PROGRAMS

- Proactively monitor rental housing providers for discriminatory practices by contacting fair housing service providers biannually for information on housing providers with complaints filed against them and using CDBG funds for fair housing enforcement and technical assistance activities.
- Meet with other jurisdictions in the region by June 2023 to identify fair housing strategies and discuss whether a regional fair housing strategy would be beneficial from a cost and/or efficiency perspective.
- Use local permitting and approval processes to ensure all new multifamily construction meets the accessibility requirements of the federal and state fair housing acts. Through these processes, facilitate the development of 45 new accessible housing units throughout the community.
- Increase residential infill opportunities through changes in zoning and long-range plans. Process zone changes as requested by developers. Implement zoning and development incentives, such as inclusionary zoning, in-lieu fees, and density bonuses. Encourage place-based revitalization through facilitating development of 140 residential infill units.
- Support development or resale of affordable homeownership opportunities through both developers' operations and obtaining resources to support low-income homebuyers, including affirmatively marketing to under-represented homeowners and developing and funding a first-time homebuyers' program. See Action 15 for quantified objective to connect lower-income households with housing opportunities to facilitate housing mobility.

2.18 Monitor At-Risk Units. Maintain and update the City's affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City may:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing.
- Reach out to owners to see their intent on renewing affordability restrictions. In addition, the City will coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Potential Funding Source: City Development Services Fund



	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT
	H-4-1	Annually monitor and apply for funding as Notices of Funding Availability are released	Community Development – Housing and Public Services	



ACTION

2. HOUSING PROGRAMS

2.19 Innovative Housing Options. Explore innovative and alternative housing options that provide greater flexibility and affordability in the housing stock. This may include consideration for further reduction in regulatory barriers for ADUs and junior ADUs, tiny houses, inclusionary housing, microhomes and other alternative housing types as well as explore a variety of densities and housing types in all zoning districts.

To promote and incentivize the development of ADUs, the City will provide pre-approved building plans by December 2021 and consider eliminating impact fees for ADUs (e.g., roadway, facilities).

The City will use the findings of this program to target development of a variety of housing types in areas of concentrated overpayment to reduce displacement risk as well as promote inclusion and support integration of housing types based on income to facilitate mobility opportunities in high resource areas and areas of high median income.

Potential Funding Source: City Development Services Fund, Affordable Housing Fund, SB2/LEAP or REAP funding

Quantified Objective: Approximately 15 ADUs and/or other innovative housing options to increase supply and prevent displacement of lower-income households.

2.20 Housing Choice Voucher Acceptance. Evaluate the rate of usage of tenant-based Housing Choice Vouchers (Section 8) in affordable housing properties in which the City has a financial investment, in order to ensure that voucher holders are fairly represented. Provide education to property owners and managers at properties where voucher usage is lower than expected, ensuring properties throughout the city accept tenant-based Housing Choice Vouchers to facilitate mobility and provide choices for lower-income households throughout the City.

Potential Funding Source: Affordable Housing Fund

Quantified Objective: Balance usage of vouchers throughout the City by encouraging 50 property owners and landlords in areas with underrepresented lower-income population to accept vouchers.

2.21 Housing Choice Voucher Education. Implement a Housing Choice Voucher (Section 8) education program to share information about the program and available incentives with rental property owners and managers as well as training on avoiding discriminatory practices based on income or other protected classes. Distribute this information to property owners and managers across the City, increasing marketing as needed in areas with a lower proportional number of voucher holders, to improve access to affordable housing in all areas of the City. When the waitlist for tenant-based vouchers is open, publicize the opportunity through the City's social media and/or other public information channels. The City will target education and outreach in areas of the city with a disproportionately low rate of voucher holders compared to the City overall in an effort to increase availability of voucher-accepting units in these areas and facilitate mobility opportunities for lower-income households throughout the City.

Quantified Objective: 250 households; of these, Increase the supply of voucher-accepting units by 50 units to provide additional housing opportunities throughout the City

Potential Funding Source: Affordable Housing Fund



	RELATED POLICIES AND STANDARDS	TIME FRAME	ACTION LEAD	ACTION SUPPORT
	H-1, H-2, H-3	Ongoing. Monitoring of ADU and innovative housing legislation.	Community Development – Development Services (Planning Division)	
	H-2-5	Biennially (every two years)	Community Development – Housing and Public Services	
	H-2-5	Annually for rental property owners/ managers, when waitlist is open for general public.	Community Development - Housing and Public Services	



ACTION

3. ECONOMIC DEVELOPMENT PROGRAMS

3.1 Streamline commercial entitlement and permit processes. Review current processes for commercial entitling and permitting improvements supporting business retention, expansion, and attraction efforts. Identify areas for improvement, efficiency, and increased speed, and develop and execute an implementation strategy ensuring the city provides the fastest and most cost effective commercial entitlement and permitting processes in the region.

3.2 Update business licensing processes. Review current business licensing procedures, identify areas for improvement and efficiency, and develop and execute an implementation strategy ensuring the business license application and renewal processes are simple, effective, and affordable, businesses are permitted consistent with City Zoning and Building regulations, and the improvements result in a comprehensive, accurate database of all licensed businesses in the city.

3.3 Facilitate development in the Grant Line Business Park. Work with property owners, businesses, City departments, and other stakeholders to facilitate development in the Grant Line Business Park. Strategically construct infrastructure where opportunities and mutual goals align.

3.4 Facilitate development in the Kammerer Livable Employment Area. Work with property owners, businesses, City departments, and other stakeholders to facilitate development in the Kammerer Livable Employment Area

3.5 Facilitate development of key infill commercial sites. Work with property owners, businesses, City departments, and other stakeholders to facilitate development of key infill commercial sites.



RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT
GOALS ED-1, 2, and 3	Ongoing	Economic Development Community Development – Development Services	
GOALS ED-1, 2, and 3	FY 25/26	Economic Development	Community Development – Development Services Finance
GOALS ED-1, 2, and 3, RC-1, 2	Ongoing	Economic Development	Community Development – Development Services Public Works
GOALS ED-1, 2, and 3, RC-1, 3	Ongoing	Economic Development	Community Development – Development Services
GOALS ED-1, 2, and 3	Ongoing	Economic Development	Community Development – Development Services



ACTION

4. TRANSPORTATION PLANS AND PROGRAMS

4.1 Transportation Management Program. Develop a transportation management program that works with relevant developments to promote carpool, transit, active transportation programs, and other services to reduce vehicle miles traveled.

4.2 Safe Streets For All. Develop a Comprehensive Safety Action Plan (CSAP) for the City, building off past efforts such as the Systemic Safety Analysis Report and Bicycle, Pedestrian, and Trails Master Plan. The CSAP will include extensive data collection, analysis, and community outreach, culminating in a set of projects and strategies to address safety for all road users.

4.3 Review of and Modifications to Transit Service. Coordinate with Sac RT on their comprehensive operational analysis update for improved transit services in Elk Grove.

4.4 Coordination for Interjurisdictional Roadway Improvements Meet with representatives from the City of Sacramento, Sacramento County, Caltrans, the Capital Southeast Connector Joint Powers Authority, and others as needed to advance interjurisdictional roadway improvement initiatives.

4.5 Incentives for Alternative Fueling Stations. Develop incentives and compile information to encourage property owners of existing gas stations to install facilities for alternative/clean fuels, such as hydrogen, biodiesel and EV charging.

4.6 EV Charging Facility Incentives. Partner with SMUD to develop incentives for existing commercial and multifamily residential properties seeking to install electric vehicle charging facilities. Incentives may relate to subsidize or waived fees for City permits and inspections.



	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT
	MOB-3-2, MOB-7-10, NR-4-3, NR-4-5	Ongoing	Civic Innovation – Transportation	Community Development
	MOB-3-3, MOB-3-4, NR-4-3, NR-4-4, NR-4-6, HTH-1-3	FY 26/27	Civic Innovation – Transportation	Community Development Public Works
	LU-1-9, MOB-5-6, MOB-5-7, MOB-5-8, NR-4-6	FY25-FY27	Civic Innovation – Transportation	Community Development
	MOB-7-2, MOB-7-6, GOV-1-4	Ongoing	Public Works	City Manager Civic Innovation – Transportation
	MOB-7-9, NR-4-3	FY 20/21–FY 22/23	Civic Innovation – Sustainability	Economic Development Community Development
	NR-4-3, NR-5-1, NR-5-2	FY 20/21–FY 22/23	Civic Innovation – Sustainability	Economic Development Community Development



ACTION

5. ARTS, CULTURE, AND HISTORIC PRESERVATION

5.1 Public Art in Public Spaces and Civic Facilities. Include public artwork as focal points in public spaces and at civic facilities to be commissioned and funded through the Percent for Art program.

5.2 Arts and Cultural Programs and Events. Support and encourage local arts and culture in Elk Grove through percent for the arts program, City events, sponsorship grants, and use of City facilities for community-led events. Events produced or supported by the City include art fairs/festivals, live music, crafts for children, cultural events, and food festivals. Special efforts are made to promote the arts and culture that reflect Elk Grove's diverse community.

5.3 Historic Preservation Program. Regularly update and expand the sites and structures listed in the City's Registry of Historic Places.

Maintain information on the City 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.

5.4 Archaeological Resources. Continue coordination with Wilton Rancheria and other Native American Tribes on mitigating for impacts to archaeological and cultural resources.

5.5 Partnerships for Historical Events and Information. Partner with local organizations such as the Historic Preservation Committee, the Elk Grove Historical Society, Old Town Elk Grove Foundation, the Farm Bureau, local historic societies, local cultural organizations, and Native American tribes to showcase the City's history and culture through events, informational signs, monuments in community gathering spaces, historic tours, virtual tour apps, educational materials, and other methods.



	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT
	LU-4-1, LU-5-10, ART-1-1	Ongoing	City Manager	Public Works
	ART-1-1, ART-1-2, ART-2-1, ART-2-2, HR-3-1, HTH-1-2	Ongoing	Public Affairs City Manager	
	HR-1-1, HR-1-2, HR-1-3, HR-2-1, HR-2-4, HR-3-1	Ongoing	Community Development	Public Affairs
	HR-2-1, HR-2-2, HR-2-3, HR-2-4	Ongoing	Community Development – Development Services Public Works	
	HR-3-1	Ongoing	Public Affairs	



ACTION

6. AGRICULTURE

6.1 Promotion of Community Agricultural Events. Help to promote and publicize community events and activities related to agriculture. When possible, provide sponsorship, low-cost or free use of City-owned facilities, or other forms of financial support to these events.

6.2 Support Community Agricultural Education Programs. Provide promotional support for community educational programs on agricultural processes and products.

6.3 Agricultural Land Conservation Partnerships. Partner with community land trusts and conservation organizations to implement conservation easements for agricultural areas of value at risk of development.

6.4 Urban Farms or Community Gardens on City Land. Consider establishing urban farms or community gardens on City land when part of the long-term strategy for the site.



	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT
	AG-1-1	Ongoing	Public Affairs	
	AG-1-1	Ongoing	Public Affairs	
	AG-1-2	Ongoing	Community Development – Advanced Planning	
	AG-2-3, HTH-1-7	Ongoing	City Manager	



ACTION

7. ENVIRONMENT, CONSERVATION, AND SUSTAINABILITY

7.1 Integrate Sustainability Into Projects. Incorporate sustainability principles into development projects, special projects, and City plans and programs through the implementation of the Building Code, the Climate Action Plan, and best practices for sustainable development.

7.2 Public Information on Water Conservation Requirements. Work with Elk Grove Water District, Sacramento County Water Agency, and other water providers to inform the public of mandatory water use restrictions and to encourage voluntary water conservation measures.

7.3 Water Conservation Programs and Incentives Outreach. Conduct public education and outreach on water conservation and efficiency strategies, programs, and incentives offered by water purveyors and other organizations through a variety of communication methods, including the City's website, mailings or flyers, and tabling at special events.

7.4 Participation in Regional Air Quality Programs. Designate elected officials and City staff to participate in regional air quality improvement efforts led by the Sacramento Metropolitan Air Quality Management District and the California Air Resources Board, and to address cross-jurisdictional air quality issues.

7.5 GHG Reduction Monitoring. Monitor the City's progress toward achieving the GHG reduction targets in the Climate Action Plan on an annual basis.

7.6 GHG Emissions Inventory Update. Conduct an update of the community-wide GHG emissions inventory every five years at a minimum.

7.7 Energy Conservation and Renewable Energy Programs and Incentives Outreach. Conduct public education and outreach on energy conservation, energy efficiency, and renewable energy strategies, programs, incentives, and financing options offered by SMUD and other organizations through a variety of communication methods, including the City's website, mailings or flyers, and tabling at special events.

7.9 Sustainability Monitoring and Reporting. Monitor progress on sustainability through the following tasks:

- Identify sustainability indicators.
- Develop measurable targets.
- Research current best management practices (BMPs) and provide links to public agency BMPs on the City's website as a resource for the community.
- Participate in conferences and meetings that promote sustainability.

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.



	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT
	GOV-1-5	Ongoing	Civic Innovation – Sustainability	Community Development Public Works
	NR-3-4, NR-3-5, NR-3-6, NR-3-7, ER-6-6, ER-6-7	Ongoing	Public Affairs	
	NR-3-6, NR-3-7, NR-3-11, NR-3-12, ER-6-6	Ongoing	Public Affairs	
	NR-4-3, NR-4-7, NR-4-11	Ongoing	City Manager	
	NR-5-1, NR-5-2, NR-5-3, NR-5-4	Ongoing	Civic Innovation – Sustainability	Community Development Public Works Finance Development Services
	NR-5-1, NR-5-2, NR-5-3	Ongoing	Civic Innovation – Sustainability	Community Development
	NR-6-1, NR-6-2, NR-6-3, NR-6-4, NR-6-5, NR-6-6	Ongoing	Civic Innovation – Sustainability	Public Affairs
	SD-1-1, SD-1-2	Ongoing	Civic Innovation – Sustainability	Community Development



ACTION

8. PARKS, RECREATION, AND OPEN SPACE

8.1 Parks, Recreation, and Facilities Master Plan updates. Work with the Cosumnes Community Services District (CCSD) on updates to the Parks, Recreation, and Facilities Master Plan periodically, as needed.

8.2 Coordination with CCSD for Parks and Recreation Programs. Work with the CCSD, as established in the City's Memorandum of Understanding with CCSD, to support maintenance of existing parks; current recreation programs; and planning, design, and construction of new parks. Ensure that park facilities and recreational programming takes into consideration the diverse recreational needs of all segments of Elk Grove's population.



	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT
	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	Ongoing	Community Development	Public Works
	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 Community Development	Public Affairs



ACTION`

9. HAZARD MITIGATION AND EMERGENCY MANAGEMENT

9.1 Local Hazard Mitigation Plan Updates. Work with Sacramento County and other participating jurisdictions to update the County's Local Hazard Mitigation Plan every five years, as required by the Federal Emergency Management Agency (FEMA).

9.2 Post-Disaster Recovery Ordinance. Consider developing and adopting an ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, reoccupancy and building moratorium criteria, fee waivers and deferrals, and expedited permitting procedures for repair and reconstruction.

9.3 Hazardous and Toxic Materials Standards Update. Review the Municipal Code periodically as needed to ensure that City regulations reflect the most up-to-date standards for the storage, handling, and use of hazardous and toxic materials.

9.4 Floodplain Data Update. Review the 200-year floodplain 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.

9.5 Infrastructure to Reduce Flood Hazards. Work with the City of Sacramento, the Army Corps of Engineers, and other federal, State, and local governments and agencies to develop policies to finance, construct, and plan infrastructure improvements to reduce potential flood hazards in Elk Grove.

9.6 Fire Prevention Programs. Work with the CCSD to develop high visibility fire prevention programs, including those which provide voluntary home inspections and awareness of home fire prevention measures.

9.7 CCSD Emergency Response Plan testing. Work with CCSD to periodically test the effectiveness of its Emergency Response Plan, and to update the plan accordingly as needed.

9.8 Rail Crossing Safety Improvements. Work with the Union Pacific Railroad to improve safety at rail crossings by testing gates and warning devices and making improvements as needed.

9.9 Response Procedures for Extreme Heat and Severe Weather Conditions. Implement the City's 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.

9.10 Public Information on Preparedness and Services for Extreme Weather Events. Work with SacOES and the Sacramento County Department of Public Health to prepare information for the public, with an emphasis on vulnerable populations, on actions to take in preparation for extreme weather events, and resources and public services available during such events. Disseminate this information both online and in print formats.

9.11 Climate-related Infrastructure Repair Reserve. Establish funding reserves for future repairs to damaged infrastructure that may be required due to increased stress from extreme heat, extreme storms, and other climate impacts.

9.12 Crime Prevention Through Environmental Design Program. Implement a Crime Prevention Through Environmental Design (CPTED) program to apply CPTED principles to the design of proposed development projects. Train key Police Department and Development Services Department staff in CPTED principles and approaches. Planning staff shall consult with Police Department representatives with CPTED expertise when reviewing development projects to ensure that safety is incorporated into project design.



	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT
	EM-1-1, EM-1-2	FY 26/27	Community Development – Advanced Planning	Civic Innovation Public Works
	EM-1-3	FY 28/29	Community Development – Advanced Planning	Public Works
	ER-1-4, ER-1-5	Ongoing	Community Development – Advanced Planning	
	ER-2-3, ER-2-4	FY26	Public Works	Community Development
	ER-2-15	Ongoing	Public Works	
	ER-4-1	Ongoing	Community Development Police	
	ER-4-1	Ongoing	Police	Public Works
	ER-5-1, ER-5-2	Ongoing	Public Works	
	ER-6-1	Ongoing	Police	Public Affairs
	ER-6-2	Ongoing	Public Affairs	
	ER-6-5	Ongoing	Finance	Civic Innovation - Sustainability Public Works
	SAF-1-2	Ongoing	Community Development	Police



ACTION

10. EQUITY AND COMMUNITY HEALTH

10.2 City Healthy Living at Work Program. Demonstrate leadership in efforts to promote community health by implementing a Healthy Living at Work Program for City employees. A Healthy Living at Work Program may include, but should not be limited to:

- Provision of healthy food at meetings, on-site cafeterias, vending machines, and food vendors.
- Flexible work hours so that employees have more opportunities to participate in fitness programs as part of their working day.
- Employee Assistance Program.
- Health education programs and online web tools that help employees work toward their health goals.
- Planned events and group activities to encourage employees to become active, such as team sports or lunchtime walks.

10.3 Access to Health Care Services. Work with healthcare providers to expand facilities and services in the community, including a new community hospital.



	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT
	HTH-1-4	Ongoing	Human Resources	Police
	HTH-1-9	Ongoing	Economic Development	



ACTION

11.NOISE

No Actions



	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT



ACTION

12. CITY SERVICES AND OPERATIONS

12.1 Urban Forestry. Develop BMPs for tree planting and maintenance, including a preferred tree list and specifications for street trees (e.g., spacing, planting requirements, increased shading requirements to mitigate for higher temperatures). Update the City's Tree Preservation and Protections regulations.

12.2 Low-emission City Vehicles. Transition the City fleet to zero emission vehicles, as appropriate vehicles become available. This would include light-, medium-, and heavy-duty vehicles as they are developed and need to be replaced. Add needed infrastructure at City facilities to support this transition.

12.3 Recycling and Composting Education Campaign. Continue to implement an education campaign to encourage businesses to take an active role in recycling and composting, focusing on businesses that generate a large amount of compostable and/or recyclable waste.

12.4 Recycling and Composting Facilities. Work with the waste and recycling services provider to ensure that food scrap composting and recycling facilities are available and convenient to use for businesses.

12.5 Review of Recycling Collection Materials. Review the City's recycling services contract to ensure that the range of materials accepted is consistent with the latest recycling technology and best practices available in the area.

12.6 Library Services Expansion. Support the expansion of library services to provide areas for community learning and activities. Future needs and improvements will be guided by a community library needs assessment, and may include educational and community programming, a larger and more diverse collection of books and materials, and physical space expansions.

12.7 Student Internships. Continue the Civic Summer program in partnership with the Elk Grove Unified School District, fostering civic engagement and leadership among the community's youth. Develop a City of Elk Grove Student Internship Program, to provide high school and college students with valuable opportunities to gain hands-on experience in various city departments. This initiative will empower the next generation of leaders while enhancing community involvement.



	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT
	NR-2-1, NR-2-4, NR-5-4, ER-6-4	FY 26/27	Community Development Public Works	
	NR-4-2, NR-4-3, NR-5-1, NR-5-2	Ongoing	Public Works	Civic Innovation – Sustainability Purchasing
	CIF-1-1	Ongoing	Public Works	Public Affairs
	CIF-1-1	Ongoing	Public Works	
	CIF-1-1	Ongoing	Public Works	
	CS-1-1, CS-1-2	Ongoing	Civic Innovation	Public Works
	CS-1-1, CS-1-2	Ongoing	City Manager	All City Departments



ACTION

13. PUBLIC FACILITIES AND CAPITAL IMPROVEMENTS

13.1 Projects for Capital Improvement Program (CIP). Create a prioritized list of capital improvement projects called for in the General Plan to be added to future CIPs. The list should include the following projects:

- Identify needed infrastructure improvement projects (e.g., streetscape, landscaping, street lighting) in areas where the City seeks to encourage private development and investment, including the civic core, Old Town, and major transit stops. (LU-2-2, ED-3-1)
- Generate a prioritized list of desired public realm amenities such as landscaping, public art and other decorative features, street lighting, plazas, and wayfinding signage, and priority locations or areas for such facilities. (LU-5-7)
- Update and expand the City's wayfinding signage system for key destinations. (MOB-3-8)
- Bicycle and pedestrian amenities at public facilities (bike parking/storage, shaded seating areas). (MOB-4-2)
- Priority projects and core facilities identified in the Bicycle, Pedestrian and Trails Master Plan. (MOB-4-3, MOB-4-4)
- Construction of strategic grade-separated crossings of rail lines. (MOB-6-1)
- Roadway improvements for major arterials that provide appropriate vehicular capacity and multimodal facilities, consistent with Transportation Network Diagram. (MOB-7-1)
- Electric vehicle charging facilities at key public sites and facilities (e.g., parks, libraries, community centers, Civic Center / Aquatic Complex). (MOB-7-9)
- Smart roadway signaling / signage. (MOB-7-9)
- Cultural and performing arts center as part of District56. (ART-2-1, ART-2-2, ART-2-3)
- Technology infrastructure. (CIF-3-2)
- Regularly review existing facilities and services and identify necessary improvements and upgrades as part of the City's Capital Improvement Program. (CIF-2-4)

13.2 Public Works Standards. Update standards for public roads, utilities, and other infrastructure for consistency with General Plan policies, as follows:

- Review public works standards for utilities (electrical services) and update to require undergrounding of electrical services under 69kV. (Policy LU-5-3)
- Review the Citywide Improvement Standards for public roads and update as needed to incorporate Complete Streets design concepts and best practices. (MOB-3-1, MOB-3-3, MOB-3-4, MOB-3-5, MOB-3-6, MOB-3-7, MOB-3-10, MOB-3-11, MOB-3-12, MOB-3-13, MOB-5-3)
- Update Citywide Improvement Standards for roads to encourage the use of environmentally friendly design features where appropriate, such as bioswales and recycled road base, asphalt and concrete, and to encourage the use of permeable pavement for on-street parking areas. (MOB-7-11)
- Include standards for utilizing cooling strategies and higher-albedo impervious materials in construction of new roadways to mitigate for increased temperatures. (ER-6-4)



RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT
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	Annually	Public Works	Finance/Budget City Manager Economic Development Community Development Civic Innovation
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	FY 18/19– FY 19/20	Public Works	Community Development – Development Services



ACTION

13. PUBLIC FACILITIES AND CAPITAL IMPROVEMENTS

13.4 Recycled Water for Landscaping in Public Facilities. Strategically expand the use of recycled water for irrigating landscaping in street medians, public parks, and commercial and multiple-unit residential development in coordination with SCWA and SacSewer.

13.5 Solar Energy Systems for City Facilities. Assess the feasibility and cost effectiveness of retrofitting City buildings, parking lots, and other City facilities with solar energy systems (photovoltaics), and install these systems as financial resources allow.



	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT
	NR-3-6, NR-3-9, INF-1-3	Ongoing	Community Development	Civic Innovation – Sustainability Public Works
	NR-6-6	Ongoing	Public Works	Civic Innovation – Sustainability



ACTION

14. FINANCING AND BUDGETING

14.1 Development Impact Fees. Review the citywide development impact fee program periodically as needed and update the nexus study and methodology for calculating impact fees, to ensure that impact fees are adequately addressing new development's fair share of new infrastructure and public facilities.



	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT
	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 Community Development



ACTION

15. PUBLIC INFORMATION AND OUTREACH

15.1 Public Information and Community Outreach Methods. Use a variety of outreach techniques to reach the broadest and most diverse public audience when seeking community input on City actions, decisions, and opportunities. Establish community outreach and engagement guidelines for appropriate methods based on project type and scale. Examples of outreach methods may include traditional public hearings and community workshops, tabling and outreach at public and community locations such as grocery stores and libraries, and information and features on the City's website.

15.2 Outreach Techniques for Minority and Disadvantaged Communities. Identify ways to enhance the City's communications with and outreach to residents from minority and disadvantaged communities. Potential new strategies could include augmenting the City's multilingual translation and interpretation services and adopting innovative and non-traditional approaches to community outreach aimed at groups with typically low participation in civic and government affairs.



	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT
	GOV-1-1, GOV-1-2, GOV-1-3, GOV-2-1, GOV-2-2	Ongoing	City Manager Public Affairs	Community Development Public Works Civic Innovation
	GOV-2-1, GOV-2-2, HTH-1-2	Ongoing	City Manager Public Affairs	Community Development Public Works Civic Innovation



ACTION

16. INTERGOVERNMENTAL COORDINATION

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.

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.



	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT
	RC-2-1, MOB-5-1, GOV-1-4, PT-2-2	Ongoing	City Manager	Civic Innovation Community Development Public Works Economic Development
	RC-2-1, RC-2-2, RC-3-1, RC-3-2, MOB-5-1, MOB-5-2, MOB-5-3, MOB-5-9, MOB-5-10, GOV-1-4, SD-1-1	Ongoing	City Council City Manager	Civic Innovation Community Development Public Works Economic Development



ACTION

17. COMMUNITY AND AREA PLAN ACTIONS

17.1 Sheldon/Rural Area Transportation Improvements. Implement transportation improvements on a segment-by-segment basis only when warrants are reached.

17.2 Sheldon/Rural Area Pedestrian and Bicycle Improvements. Implement pedestrian and bicycle improvements on a segment-by-segment basis to improve access to community destinations consistent with the Rural Road Improvement Policy and Bicycle, Pedestrian, and Trails Master Plan.

17.3 Sheldon/Rural Area Community Plan Update. Prepare an update to the Rural Area Community Plan.



	RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT
	SRA-3.3	Ongoing	Public Works	
	SRA-3.3	Ongoing	Public Works	
	LU-7-1, RA-1-1, RA-1-2, RA-1-3, RA-1-4, RA-1-5, RA-1-6, RA-1-7, RA-3-1, RA-3-2, RA-3-3, RA-4-1, RA-4-2	FY27/28	Community Development – Advanced Planning	Public Works

