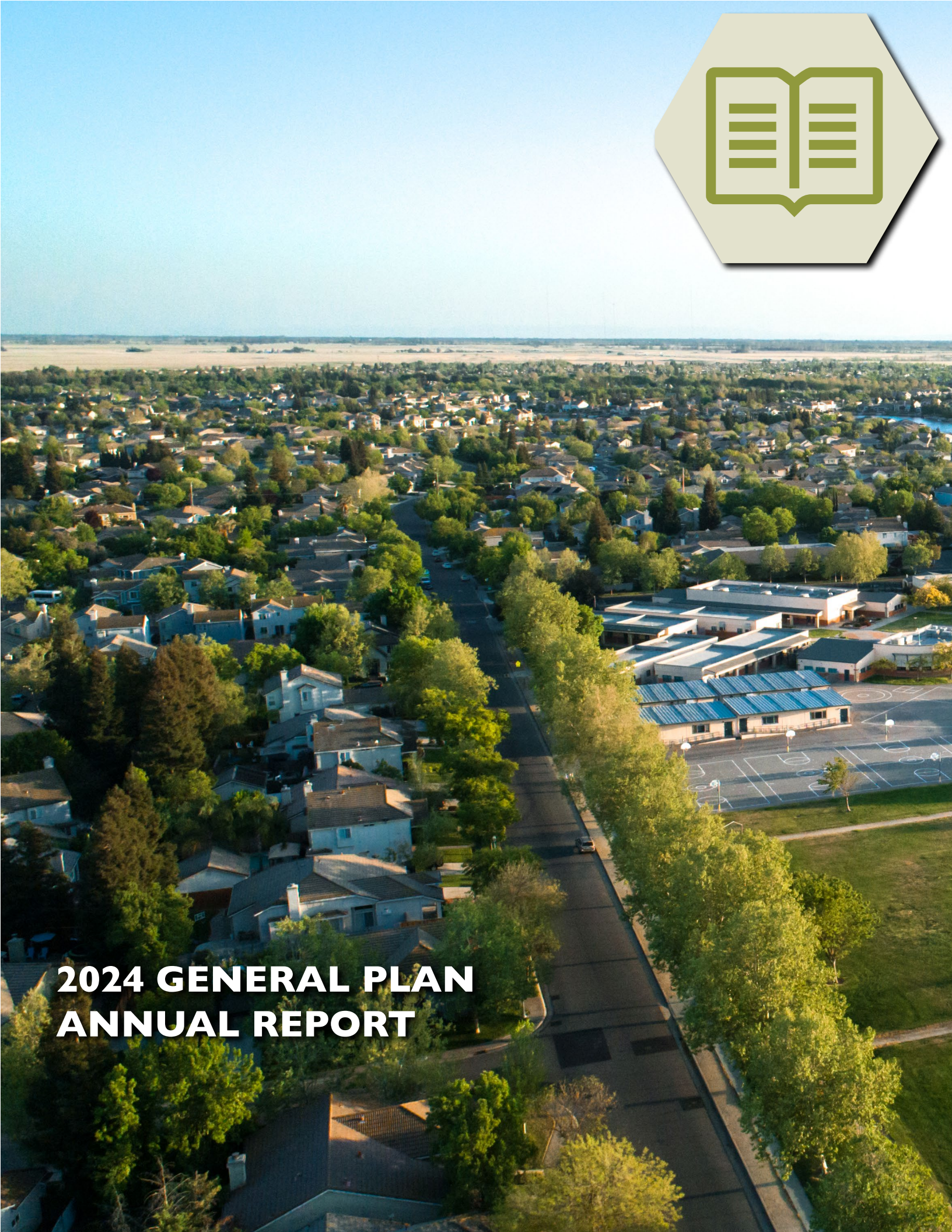


**2024 GENERAL PLAN  
ANNUAL REPORT**



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## INTRODUCTION

### PURPOSE OF THE ANNUAL REPORT

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

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

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

State law requires that the General Plan Annual Report be complete and submitted by April 1 of each year. The report covers the previous calendar year for which it is being completed. This Annual Report looks at the City's progress towards implementing its General Plan during the 2024 planning year and is completed for the April 2025 deadline.

### PREPARATION OF THIS REPORT

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



## MAJOR ACCOMPLISHMENTS IN 2024

The City undertook and/or completed several major milestones and projects during the 2024 planning year, including the following:

### **Programs and Activities:**

- Initiating the Storm Drain Master Plan Update

### **Completed Capital Projects:**

- Pavement Repairs – Grant Line Road (MP2304) and 2023 Pavement Slurry Seal and Resurfacing Ph 4 (WPR023)
- 2023 Pavement Slurry Seal and Resurfacing Project Phase 3 (WPR023)
- City Wide Curb Ramps 2023 Project (WAC035)
- 10190 Iron Rock Way Tenant Improvements Project (WFC045)
- 9362 Studio Court Phase 2 – Tenant Improvements (WFC037) and PD Campus Improvements (WFC041)
- Teen Center Parking Lot Enhancements (FM2201)
- Pavement Repairs and Curb Ramp Improvements in Preparation for WPR023 Project Phases 1 and 2 (WPR023)
- Adams Tract No. 2 Drainage Improvements (WDR044)
- Pedestrian Crossing Upgrades at 4 Locations Project (WAM010) and the Guardrail Replacement at 4 Locations Project (WTR059)
- Southeast Industrial Area (SEIA) Storm Drain Improvements Phase 1 Project (WDR052)
- FY2024 Thermoplastic Restriping (MP2403)
- FY2024 Streetlight Restoration Project (OM2402)
- 2024 Pavement Maintenance Project – Pavement Repairs (WPR024 (RR))

### **Capital Projects Awarded for Construction:**

- Permanent Shared Housing Conversion of 8679 Adamstown Way Project (Phase 1 Demolition and Phase 2 Mold Remediation) (Rebid) (NSP-2022-01)
- Citywide Curb Ramps 2024 (WAC037)
- 2024 Pavement Maintenance - ADA and Concrete Repairs (WPR024)
- Southeast Industrial Area Storm Drain (Ph. 2) (WDR052)
- 2024 Pavement Maintenance - Asphalt R&R (WPR024)



- Citywide Traffic Signal Enhancement (WTR094)
- 2024 Pavement Maintenance - Slurry Seal Resurfacing (WPR024)
- Laguna Creek Trail and West Stockton Blvd. Multi Modal Improvements and Elk Grove Trail Gap Closure (WAM009)
- 2024 Pavement Maintenance Project – Overlay (WPR024)
- Permanent Shared Housing Conversion of 8679 Adamstown Way Project - Phase 3 (New Construction) (NSP-2022-01)
- 9499 E. Stockton HVAC Replacement (FM2203)

### **Capital Projects Entering Design:**

- Fleet EV Charging Infrastructure (WFC053)
- Franklin Blvd. Cycle Track Elk Grove Blvd. to Laguna Blvd. (WAM009)
- City Entry Identification Project (WCE038)
- Pump Station Improvements Phase 2 (WDR051)
- Ty Lenehan Public Safety Center Monument (WCE039)
- Comprehensive Safety Action Plan (WTR103)
- Storm Drain Repairs – Sheldon North Area (WDR055)
- Citywide Bus Stop Improvements (WAM040)
- Laguna Creek Trail Segment 4 - Waterman Rd to Sierra River Dr (WTL042)
- Madeira East - South Park (WCE013)
- Public EV Charging Infrastructure (WCE040)
- Elk Grove Creek Road - Emerald Vista to Elk Grove-Florin (WDR056)
- Bruceville/Bilby Signal Modification (WTC023)
- Power Inn Rd Safety and Congestion Relief Project (WTR100)
- Old Fish Hatchery Site Restoration (WCE031)
- 8401 Laguna Palms Way Tenant Improvements, Design (WFC040)
- Trails Committee Bike Exercise Loop Pilot (WTL006)
- Whitelock Pkwy Improvements from Big Horn Blvd to Lotz Pkwy (WTR065)
- Guardrail Replacement on West and East Stockton Blvd. (WTR097)
- Power Inn Road Safety and Congestion Relief Project (WTR100)



- Corp Yard Roof (FM2103)
- Laguna Creek Trail Railroad Crossing Reconstruction (WTL039)
- Citywide Curb Ramps 2025 Project (WAC038)
- Elk Grove Creek Trail – Emerald Vista to EGF (WTL009/WDR056)
- Grant Line Business Park Signage (WCE037)
- Bridge Preventative Maintenance (WBR004)
- 2025 Pavement Maintenance (WPR025)

## MAJOR DEVELOPMENT APPLICATIONS IN PROCESS OR APPROVED IN 2024

The following is a list of major private development applications being considered or approved in 2024.

**TABLE I:  
MAJOR DEVELOPMENT APPLICATIONS IN PROCESS OR APPROVED IN 2024**

MAJOR DEVELOPMENT APPROVALS IN 2024	
Title	Description
Elk Grove Apartments	Design Review for a new, one-story ±59,730 square foot 60-bed rehabilitation and medical service facility
Allen Ranch Medical Buildings	A request to construct six (6) medical office buildings along with associated site improvements including parking, lighting, and landscaping
Triangle Point North Commercial Center	Design Review to develop a 5.6-acres commercial center including a fueling station, car wash, convenience market, and restaurants
Summer Park Estates Tentative Map	A request to subdivide 40 acres into 20 lots
The Zoo at Elk Grove	Entitlements to allow the construction of a new zoological park and associated facilities and activities on an approximately 103-acre site at the northwest corner of Kammerer Road and Lotz Parkway
Sutter Campus Expansion	A request to construct a new ±57,411 square foot single two-level medical office building and associated site improvements
Coral Blossom Apartments	Minor Design Review for a new 81-unit affordable apartment project.
Iron Rock Industrial	Design Review for the construction of two new single-story industrial warehouse buildings with accessory offices, totaling approximately 42,300 square feet



## MAJOR DEVELOPMENT APPLICATIONS IN PROCESS IN 2024

Title	Description
Elk Grove Subaru	Major Design Review for a new ±62,000 sq. ft. automobile dealership
Maverik Fueling Station	Design Review, Conditional Use Permit and Boundary Line Adjustment to construct a Maverik Convenience Store and Fueling Station.
Dunisch Road Rezone and Map	A request to subdivide 14.4 acres into 111 lots. This request includes amendments to the General Plan and Zoning Designations to change the land use designation from Regional Commercial (RC) to Medium Density Residential (MDR) and Parks and Open Space (P/OS) and a Rezone from Shopping Center (SC) to RD-10 and Open Space (O),
Home2Suites by Hilton	A request to construct a new 4-story, 110-room hotel with a swimming pool, landscaping, lighting, and parking improvements.
Birchway Apartments	Major Design Review and District Development Plan (DDP) Design Review for a new 276-unit apartment complex.
Old Town Senior Housing	Design review for an 89-unit senior affordable housing complex.
Summer Flats	A request to subdivide 3 parcels into 124 lots for t-court homes
Slakey Brothers Expansion	A request to construct an expansion of an existing warehouse building by 266,724 square foot.
Bilby Ridge Annexation	A request to annex 490 acres from the County of Sacramento to the City for residential and commercial development
Elk Grove Crossings Annexation	A request to annex 320 acres from the County of Sacramento to the City for residential and commercial development
The Reserve Annexation	A request to annex 720 acres from the County of Sacramento to the City for residential and commercial development.

### SUMMARY OF FINDINGS AND RECOMMENDATIONS

This Annual Report identifies several findings and recommendations that the City should undertake in 2025 and subsequent years for further implementation of the General Plan or to amend the General Plan in response to changing conditions and State directives.

#### A. Findings

1. The State Legislature continued to make revisions to laws around housing production. Revisions to the Municipal Code to implement these laws is required in 2025/2026.



2. The State adopted new legislation around updates to the Conservation Element of the General Plan. Revisions to the City's General Plan will be necessary.
3. New legislation extends the timeline for public hearing notices of Planning Commission matters that involve rezonings or changes to the City's zoning regulations. These changes will increase processing times for both developer and City-initiated projects that include zone changes.
4. A comprehensive review of the action items is needed to make sure they align with City priorities and available resources.

## **B. Recommendations**

1. Schedule a comprehensive review of the action items in the General Plan.
2. Complete the update to the Climate Action Plan
3. Undertake necessary amendments to the Open Space Element, due for completion by January 1, 2026.
4. Begin planning for amendments to the Circulation and Conservation Elements, due in 2028.

## **LEGISLATIVE AND OTHER STATE MANDATES**

### **OVERVIEW**

Throughout the course of any given year, various sections of State law or the California Code of Regulations will change, or other State mandates will be passed along to the City. This section summarizes changes that occurred during 2024 and identifies how these may affect the General Plan or other aspects of City operations relative to land use planning. This is not a comprehensive list of all State legislative changes that may affect the City; rather, they are specific to the General Plan, CEQA, or other land use or planning issues.

### **MAJOR LEGISLATION IN 2024**

The following are State laws from 2024 that may apply to the General Plan or other aspects of City operations relative to land use planning.



**TABLE 2:  
SUMMARY OF 2024 STATE LEGISLATION RELEVANT TO THE GENERAL PLAN  
OR OTHER LAND USE OR PLANNING ISSUES**

BILL	TITLE/DESCRIPTION	APPLICABLE PORTIONS OF STATE LAW (THAT APPLY TO ELK GROVE)
AB 98	Planning and zoning: logistics use: truck routes	<p>Effective January 1, 2026, sets statewide design and build standards for new or expanded logistics developments, covering elements like building design, parking, and truck routes. It mandates truck routing plans, requires a 2-to-1 housing replacement for demolitions, and directs cities to update truck traffic management by 2028.</p> <p>Also requires amendments to the Circulation Element.</p>
AB 1033	Accessory dwelling units: local ordinances: separate sale or conveyance.	<p>Allows local governments to create ordinances permitting accessory dwelling units (ADUs) in residential zones and sets standards for their approval process. Permits the separate sale or conveyance of primary dwellings and ADUs as condominiums.</p>
AB 1413	Housing Accountability Act: disapprovals: California Environmental Quality Act	<p>The California Environmental Quality Act (CEQA) requires an environmental impact report for projects with significant environmental effects or a negative declaration if no impact is found. The Housing Accountability Act prevents local agencies from disapproving housing projects unless it makes certain written findings based on a preponderance of the evidence in the record. The act defines disapprove the housing development as including, among other things, until January 1, 2031, any instance in which a local agency fails to adopt a negative declaration or addendum for the project, to certify an environmental impact report for the project, or to approve another comparable environmental document, if certain conditions are satisfied, or fails to make a determination of whether the project is exempt from CEQA or commits an abuse of discretion if certain conditions are met, including that the applicant has given timely written notice to the local agency, as specified. The Act also mandates online posting and notification of objections.</p>
AB 1820	Housing development projects: applications	<p>Requires cities to provide a good faith fee estimate within 30 days of a housing development application's final approval, to provide a preliminary fee estimate within 30 days of a City's receipt of a preliminary application upon request of a developer, clarifies reporting obligations for fees, and eliminates penalties for non-responses to fee requests.</p>



AB 1886	Housing element law: substantial compliance: housing accountability act	Clarifies that a housing element is compliant if adopted by a local agency and approved by HCD or a court, unless later challenged. The Housing Accountability Act prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project for very low, low-, or moderate-income households unless the local agency makes written findings as to one of certain sets of conditions, as specified. One set of conditions is that (A) the jurisdiction has adopted a housing element that is in substantial compliance with the Housing Element Law, and (B) the jurisdiction has met or exceeded its share of the regional housing need allocation for the planning period for the income category proposed for the housing development project. AB 1886 requires a housing element or amendment to be considered in substantial compliance with the Housing Element Law only if the element or amendment was determined to be in substantial compliance when a preliminary application or complete application was submitted, as specified.
AB 1889	Conservation element: wildlife and habitat connectivity	Requires cities and counties to update their conservation element to address wildlife movement, habitat connectivity, and development impacts starting January 1, 2028. They may integrate existing plans or create a separate “wildlife connectivity element.”
AB 1893	Housing accountability act: housing disapprovals: required local findings	Modifies definitions relating to housing development project, disapproval of housing development projects, and housing for very low, low-, or moderate-income households. It also clarifies procedures for builder’s remedy projects.
AB 2023	Housing element: inventory of land: substantial compliance: rebuttable presumptions	Introduces stricter deadlines for rezoning and compliance with the Housing Element Law, requiring more detailed steps and review by the Department of Housing and Community Development. It introduces a rebuttable presumption of invalidity for non-compliant actions and links with other pending bills.



<p>AB 2085</p>	<p>Planning and Zoning: permitted use: community clinic</p>	<p>Amends California’s Planning and Zoning Law to streamline the approval process for certain developments, including community clinics. It allows these developments to be approved ministerially, without the need for a conditional use permit, if they meet specific planning standards, such as being located in zones where office, retail, health care, or parking uses are permitted. The bill requires local agencies to review and decide on applications within 60 days and exempts these developments from California Environmental Quality Act (CEQA) requirements by treating them as ministerial projects. The Attorney General is granted the authority to enforce these provisions against local agencies.</p>
<p>AB 2243</p>	<p>Housing development projects: objective standards: affordability and site criteria</p>	<p>Amends housing development laws, including expanding regional mall housing sites to 100 acres, revises affordable housing criteria, and removes density limits near industrial areas. Mandates faster approval timelines, clarifies affordability thresholds, and requires zoning updates for exempted parcels.</p>
<p>AB 2427</p>	<p>Electric vehicle charging stations: permitting curbside charging</p>	<p>Existing law mandates local governments to administratively approve applications for electric vehicle charging stations through building permits. AB 2427 requires agencies to develop a complete application checklist for electric vehicle charging station installations within the public right-of-way, with larger municipalities required to comply by 2027 and smaller ones by 2029.</p>
<p>AB 2430</p>	<p>Planning and zoning: density bonuses: monitoring fees</p>	<p>Prohibits local governments from charging monitoring fees related to continued affordability on eligible housing developments if certain conditions are met. Starting January 1, 2025, eligible projects already in service will be exempt from these fees.</p>
<p>AB 2503</p>	<p>California environmental quality act: exemption: passenger rail projects</p>	<p>California Environmental Quality Act exempts certain transportation projects, like bus rapid transit and light rail on existing rights-of-way, from environmental impact reporting requirements until 2030. The new bill expands exemptions to include zero-emission passenger rail services in existing rail or highway rights-of-way.</p>
<p>AB 2533</p>	<p>Accessory dwelling units: junior accessory dwelling units: unpermitted developments</p>	<p>Extends protections for ADUs and junior ADUs built before January 1, 2020. Must inform the public about these protections and provide a checklist for substandard conditions. Prohibits certain fees and requires local agencies to inspect ADUs for health and safety compliance without penalties.</p>



AB 2553	Housing development: major transit stops: vehicular traffic impact fees	Changes the CEQA exemption for transit priority projects by extending the service interval from 15 to 20 minutes. Proposes redefining proximity to a "transit priority area" and specifies that planned major transit stops must be completed within a year of housing development completion.
AB 2580	Historical resources	Requires annual reports on general plans to include any historic designations added to national, state, or local registers and the status of housing projects on these sites.
AB 2632	Planning and zoning: thrift retail stores	Prevents local agencies from discriminating between thrift and non-thrift retail stores in zoning, development, and permitting, though thrift stores may still be subject to aesthetic or design standards. Prohibits restrictions on thrift stores accepting used or donated items for sale, recycling, or reuse.
AB 2663	Inclusionary housing: fees: reports	Effective January 1, 2026, agencies collecting inclusionary housing in-lieu fees and have an internet presence to post annual updates on the collected fees and their intended use. Every five years, they must also post updates on the total fees collected and the projects funded by these fees.
AB 2684	Safety element update to address extreme heat hazards	Requires that by January 1, 2028, cities and counties must update their safety elements to address extreme heat hazards during the next general plan update. If a city or county has an existing Extreme Heat Action Plan fulfilling similar goals, it can use this plan in the safety element. Additionally, information from the State Hazard Mitigation Plan can also be referenced. The bill mandates that planning agencies, which currently revise the safety element at least every eight years to update information on floods, fires, climate adaptation, and resiliency, must also include new data on extreme heat hazards.
AB 2694	Density bonus law: residential care facilities for the elderly	Expands the definition of a development to include residential care facilities for the elderly. Specifies that a "shared housing unit" in such facilities can lack an individual kitchen and accommodate unrelated persons, provided it meets minimum room area requirements.
AB 2904	Zoning ordinances: notice	Extends the noticing period for the Planning Commission's hearing on a proposed zoning ordinance or amendments to a zoning ordinance to 20 days.
AB 3012	Development fees: fee schedule template: fee estimate tool	Mandates that cities and counties with websites must include a fee estimate tool for calculating fees for housing development projects. Larger jurisdictions (over 500,000 people) required to comply by July 1, 2031, and smaller ones by July 1, 2032.



AB 3057	California environmental quality act: exemption: junior accessory dwelling units ordinances	Expands CEQA exemption to include ordinances for creating junior accessory dwelling units in single-family residential zones, in addition to existing exemptions for zoning variances, permits for dwelling units, and accessory dwelling units.
AB 3093	Land use: housing element	Requires a progress report on housing needs, modifies housing element content, and mandates analysis of historical preservation policies. It includes provisions for acutely and extremely low-income households, adjusts housing allocations.
AB 3116	Housing development: density bonuses: student housing developments	Expands the Density Bonus Law to include student housing developments with affordable units for lower-income students, defines “student housing development,” and adjusts parking requirements. It provides incentives for projects with at least 23% affordable units.
AB 3122	Streamlined housing approvals: objective planning standards and subdivision applications	Streamlines approval for multifamily housing projects, requiring 20% affordable units for projects with at least 500 units submitted before January 1, 2019. Reduces the time for local governments to document planning conflicts to 30 days and expands the definition of “urban uses.” Requires developments to follow streamlined approval processes and meet specific funding or financing qualifications
AB 3177	Mitigation fee act: land dedications: mitigating vehicular traffic impacts	Requires reduced fees for housing within a “transit priority area” and prohibits land dedication for road widening aimed at mitigating traffic impact. An exception allows for land dedication requirements if the development is not in a transit priority area and has a street frontage of 500 feet or more.
SB 74	Planning and zoning: housing development: higher education institutions and religious institutions Regional housing need: determination	Requires local governments to approve projects on certain land owned by an independent institution of higher education or religious institution if the project meets certain criteria. Implements housing element revisions by limiting objections to regional housing need determinations, repeals alternative process, and expands public participation in the allocation methodology from 90 to 45 days. Shortens the review period, and requires a public hearing for the adoption of the draft allocation plan.



SB 347423	Land use: streamlined housing approvals: multifamily housing developments Subdivision map act: exemption, hydrogen fueling stations and electric vehicle charging stations	Extends Senate Bill 35’s provisions to January 1, 2036, for a streamlined ministerial approval process for multifamily housing developments that satisfy specific objective planning standards. Extends exemptions under the Subdivision Map Act to projects involving hydrogen fueling stations and electric vehicle charging stations, as long as they undergo similar local reviews or discretionary actions.
SB 393684	Land use: streamlined approval processes: development projects of 10 or fewer residential units on urban lots under 5 acres Civil actions: housing development projects	Gives local agencies the authority to streamline their review process on certain housing development projects. Requires proof that a lawsuit lacks merit for defendants to request a security deposit from plaintiffs in housing development cases. Allows plaintiffs to present evidence of economic hardship to reduce or eliminate the deposit, and the court can decline the undertaking if it would cause undue hardship.
SB 423713	Planning and zoning: density bonuses: development standard Land use: streamlined housing approvals: multifamily housing developments	Requires cities or counties to provide developers with waivers or reductions of development standards, such as parking ratios, if they agree to build certain types of housing. Extends the streamlined, ministerial approval process for multifamily housing developments through January 1, 2036, and allows the Department of General Services to act on behalf of local governments for state-owned or leased properties. It also excludes certain equine or equestrian district sites from the process for developments submitted between January 1, 2024, and July 1, 2025.
SB 450	Housing development: approvals	Amends SB 9. Streamlines approval for small housing developments by eliminating discretionary reviews for certain projects, limiting local agency powers, and enforcing uniform standards. It requires decisions within 60 days, with automatic approval if not met, and prohibits denial based on environmental impact findings.
SB 477	Accessory dwelling units	Makes some minor language and organizational changes to the existing laws regarding ADUs and JADUs, and will take effect immediately as an urgency statute.
SB 937	Development Projects: fees and charges	Limits utility connection fees to actual costs. and extends nonprofit housing exemptions to all qualifying developers. Defers fee payments for designated residential projects until the first occupancy certificate with limited exceptions, with options for earlier payment or securing fees via a performance bond. Requires posting contract models online.



SB 1037	Planning and zoning: housing element: enforcement	Imposes civil penalties of \$10,000 to \$50,000 per month on cities for housing element violations, with penalties funding affordable housing projects. Penalties apply if a city's actions are unlawful or arbitrary, and the bill applies to all cities, including charter cities.
SB 1123	Planning and zoning: subdivisions: ministerial review	Modifies the Starter Home Revitalization Act by excluding accessory units from the 10-unit limit, allowing projects on vacant single-family lots up to 1.5 acres, and imposing new requirements on parcel sizes and height limits. It also clarifies land ownership, density, and frontage requirements, with provisions becoming operative by July 1, 2025.
SB 1211	Land use: accessory dwelling units: ministerial approval	Prohibits local agencies from requiring replacement of uncovered parking spaces for ADUs and from imposing unauthorized development standards. Clarifies "livable space" for ADUs and increases the number of detached ADUs allowed on multifamily lots from 2 to 8.
SB 1361	California Environmental Quality Act: exemption: local agencies: contract for providing services for people experiencing homelessness	Exempts local agencies from CEQA requirements for actions approving contracts related to homelessness services, in addition to existing exemptions for financial assistance or insurance for low to moderate-income housing.
SB 1395	Shelter crisis: low barrier navigation center: use by right: building standards	Expands CEQA exemptions for homeless shelters and related services contracts, extending the repeal date to 2036. Redefines Low Barrier Navigation Centers to include non-congregate options and extends CEQA exemptions. Expands "state programs" to include emergency shelter and interim housing.

*Note:*

*AB = Assembly Bill*

*SB = Senate Bill*

*GC = Government Code*

## STATE BUILDING CODE

Adoption of the State Building Code is required of all jurisdictions in California. The Building Code ensures a common, minimum level of construction safety and energy efficiency in all new construction and remodels. A new Building Code will be adopted by the State in 2025, applicable to jurisdictions January 1, 2026. The City will need to complete the actions necessary to adopt the updated State Building Code in October 2025.



## FINDINGS

The following summarizes staff’s findings for changes in State legislation and other mandates in 2024:

1. The State Legislature continued to make revisions to laws around housing production. Revisions to the Municipal Code to implement these laws is required in 2025/2026.
2. The State adopted new legislation around updates to the Conservation Element of the General Plan. Revisions to the City’s General Plan will be necessary.
3. New legislation extends the timeline for public hearing notices of Planning Commission matters that involve rezonings or changes to the City’s zoning regulations. These changes will increase processing times for both developer and City-initiated projects that include zone changes.

## STATUS OF THE GENERAL PLAN

### OVERVIEW OF THE GENERAL PLAN

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

#### VISION STATEMENT

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



## SUPPORTING PRINCIPLES

- **Regional Role.** The Plan focuses on communicating the role Elk Grove plays in the larger Sacramento region and moving Elk Grove forward as a prominent player in the region. Within the larger regional context, Elk Grove is often considered a bedroom community, with a large number of residents who live in the community but work elsewhere. Through the General Plan, the City will continue to encourage non-residential development to provide opportunities for local employment. Designating areas for employment centers to act as hubs for new jobs and spaces for innovation is a central component of the Plan.
- **Growth Management.** The Plan strikes a desirable balance between growth – and the requisite increase in jobs, development, and amenities – and preserving existing structures, resources, and community character. These items are not necessarily in direct competition but can become so if growth is not managed carefully and aligned with community desires and values. By establishing clear parameters for future development, the General Plan facilitates development on vacant or underutilized lots in the City, while also providing opportunities for purposeful expansion aligned with the Community Vision and regional growth objectives.
- **Economic Vitality.** The Plan supports balanced and diverse growth to increase the level of commercial and industrial activity in the City and improve opportunities for residents to work in the community and/or have improved accessibility to their place of employment. Economic development goals and policies focus on business retention and expansion, business attraction, and economic diversity by promoting advanced technologies such as fiber optic Internet and Citywide information services. The Plan also reaffirms the City’s ongoing commitment to the preservation of rural lands in Elk Grove’s eastern portion, providing an opportunity to showcase this aspect of Elk Grove’s heritage through agri-tourism. Additionally, the Plan encourages a variety of housing across income levels and lifestyles creating options for employers and employees to live close to work or in an area with increased accessibility to work.
- **Community Identity.** The Plan promotes a welcoming and thriving civic core, preservation of Old Town as a showcase for community heritage, and a continued focus on the integration of parks and schools as focal points in the community.
- **Rural and Agricultural Heritage.** The Plan ensures that the character of Elk Grove, based on a legacy of agriculture and a rural lifestyle, is preserved. Rural housing and infrastructure options continue to protect agricultural uses.
- **Parks, Trails, and Open Space.** The Plan maintains the attractiveness, cleanliness, high level of safety, and well-kept amenities that characterize the City’s local parks. Support for walking and biking connections locally and regionally increases access to, and enjoyment of, both active and passive open spaces including enhanced access to natural resources such as the Cosumnes River Preserve.



- **Mobility.** The Plan recognizes the need to tailor mobility infrastructure to an area’s surrounding context, particularly in the eastern, more rural portions of the City where the population density is lower. A complete street in a rural area will be different from one in an urban area. The Plan recognizes local, regional, and State transportation objectives, reflecting a need to shift goals and policies regarding how roadway operations are measured and analyzed. The Plan provides for a range of transportation choices, including transit as a clean, safe, and accessible mobility option.
- **Healthy Living.** The Plan addresses sustainability and healthy living options in Elk Grove by improving resiliency to a changing climate, encouraging green technologies, and promoting resource conservation.
- **Community Services.** The Plan considers the needs of all demographic segments of the community including youth, the elderly and disadvantaged families. The Plan encourages access to public services that provide assistance to community members and promotes gathering spaces throughout the community that meet basic needs and improve the quality of life.

State law mandates that general plans address eight topics (referred to as “elements”): land use, circulation, housing, conservation, open space, noise, safety, and environmental justice. The local agency may incorporate optional elements to address issues of local importance. All elements, whether mandatory or optional, have the same level of importance and legal weight, and the plan must be an integrated, internally consistent, and compatible statement of policies. State law also specifically provides that a general plan may be adopted in any format deemed appropriate or convenient by the legislative body. This flexibility in organization recognizes that each local agency should have discretion in determining a format that best fits its unique circumstances. The General Plan takes advantage of this flexibility to organize chapters around a series of key themes to better reflect local issues and context and minimize redundancies between the mandated elements. This approach allows the General Plan goals and policies to focus on implementation of the Plan’s vision while still incorporating the requirements of the eight mandated elements.

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

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



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

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

*Key:*

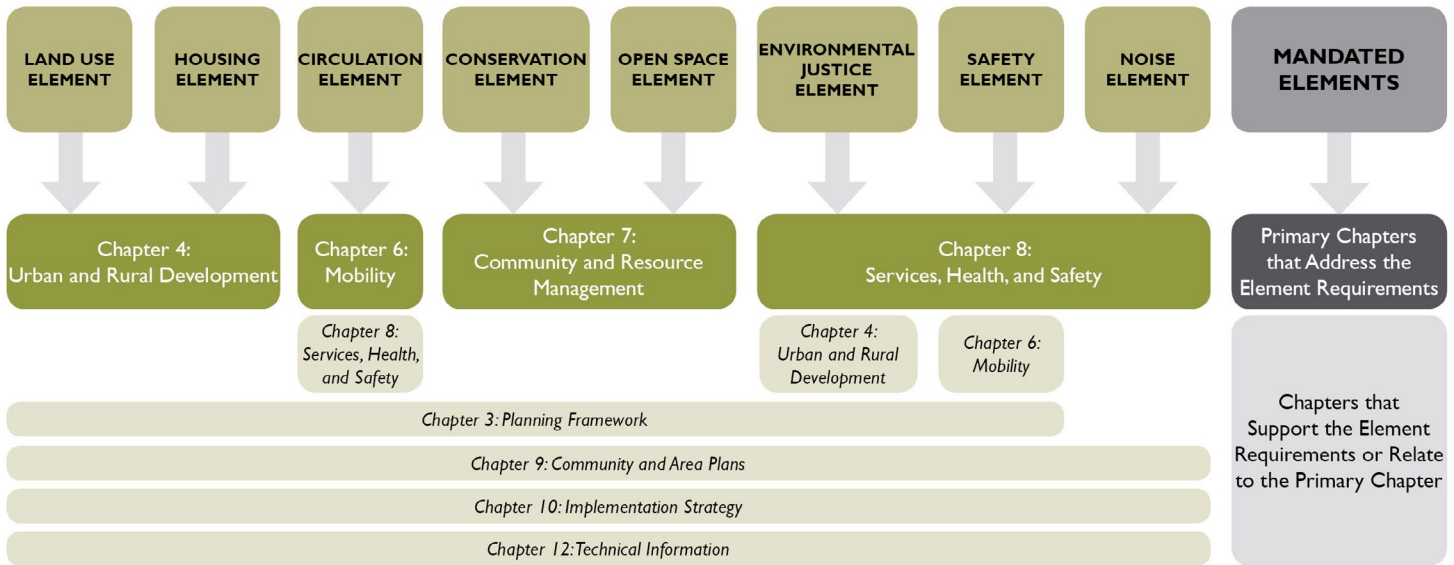
*X = Chapter that primarily addresses element requirements pursuant to the Government Code.*

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

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

*Notes:*

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



## AMENDMENTS IN 2024

The City is limited to a maximum of four amendments to the General Plan in any given calendar year; therefore, one amendment may bundle multiple changes in that action. There were no amendments to the General Plan in 2024.

**TABLE 4:  
AMENDMENTS TO THE GENERAL PLAN IN 2024**

AMENDMENT NUMBER	DESCRIPTION
	None in 2024.



## AMENDMENTS IN 2024

The City is limited to a maximum of four amendments to the General Plan in any given calendar year; therefore, one amendment may bundle multiple changes in that action. There were no amendments to the General Plan in 2024.

## AMENDMENTS IN PROCESS

The following table summarizes amendments to the General Plan in process as of the end of 2022. It is organized between City-initiated amendments (those being prepared by City staff) and developer-initiated amendments (those proposed as part of a pending development application).

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

CITY-INITIATED AMENDMENTS	
Summary	Anticipated Completion
General Plan Implementation Program Update	Late 2025
DEVELOPER-INITIATED AMENDMENTS	
Summary	Anticipated Hearing
Dunisch GPA, Rezone, and Map	Early 2025
Summer Flats	2025
Souza Dairy Village Rezone	2025
Milestone II Subdivision	2025
Summer Villas At Sheldon Road	2025
Bilby Ridge	TBD
Elk Grove Crossings	TBD
The Reserve	TBD

## CONSISTENCY WITH STATE LAW AND GENERAL PLAN GUIDELINES

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



**TABLE 6:  
GENERAL PLAN CONSISTENCY SUMMARY**

GOVERNMENT CODE SECTION	SUMMARY OF REQUIREMENT/GUIDELINE	GENERAL PLAN STATUS
65302(b)(2) 65302.02	Circulation Element requirements	SB 932 established new requirements for the Circulation Element. The General Plan will need to be updated after January 1, 2025 to comply with these requirements. AB 98 also established new requirements for the Circulation Element around truck routes that require amendments by January 1, 2028.
65565.5	Open Space Element requirements	SB 1425 established new requirements for the Open Space Element. The General Plan will need to be updated by January 1, 2026 to comply with these requirements.
65302(d)	Conservation Element requirement	AB 1889 established new requirements for the Conservation Element. The General Plan will need to be updated to comply with these requirements upon the adoption or next revision of one or more elements of the general plan on or after January 1, 2028.

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

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



## REVIEW OF GENERAL PLAN IMPLEMENTATION WORK PROGRAM

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

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

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

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

- Ongoing
- Annually
- FY 18/19–FY 19/20 (1–2 years from adoption)
- FY 20/21–FY 22/23 (3–5 years from adoption)
- FY 23/24–FY 27/28 (6–10 years from adoption)



- Other (custom time frames as appropriate to specific actions)

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

## FINDINGS

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

- A comprehensive review of the action items is needed to make sure they align with City priorities and available resources.
- Undertake necessary amendments to the Open Space Element, due for completion by January 1, 2026.
- Begin planning for amendments to the Circulation and Conservation Elements, due in 2028.

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

### OVERVIEW

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

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

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



## 2021-2029 RHNP AND HOUSING PRODUCTION

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

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

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

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

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

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

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



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

INCOME LEVEL		RHNA ALLOCATION	YEARS									TOTAL UNITS TO DATE	TOTAL REMAINING RHNA
			2021	2022	2023	2024	2025	2026	2027	2028	2029		
Extremely & Very Low	Deed Restricted	2,661	22	80	94	66						262	2,399
	Non-Deed Restricted		-	-	-								
Low	Deed Restricted	1,604	85	304	292	73						754	850
	Non-Deed Restricted		-	-	-								
Moderate	Deed Restricted	1,186	-	-	-							4	1,182
	Non-Deed Restricted		4	-	-								
Above Moderate		2,812	344	605	826	1,023						2,798	14
<b>TOTAL</b>		<b>8,263</b>	<b>455</b>	<b>989</b>	<b>1,212</b>	<b>1,162</b>						<b>3,818</b>	<b>4,445</b>

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

## REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

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

The City completed major updates to its Zoning Code between 2019 and 2022 to align the Code with the 2019 General Plan. The effort occurred over three phases, which are described as follows:



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

In 2022 the City adopted revisions to the Zoning Code to implement SB 9, which requires revisions to the Zoning and subdivision regulations to streamline approval process for single family residential lot splits and conversion of single family residential to two-family residential. These revisions also implemented SB 35, which provides a streamlined approval process for qualifying affordable housing. The City plans for annual updates to address new legislation passed by the State.

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

## DENSITY BONUS

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



**TABLE 9:  
DENSITY BONUSES APPROVED BY THE CITY AS OF DECEMBER 31, 2024**

PROJECT NUMBER	PROJECT TITLE	STATUS (APPLIED, APPROVED)	PERCENTAGE OF DENSITY BONUS UNITS	PERCENTAGE AFFORDABLE UNITS	INCENTIVES OR CONCESSIONS GRANTED	PARKING WAIVERS OR REDUCTIONS
EG-06-1086	Seasons at Laguna Ridge	Approved (10/10/2007)	30%	99.5%	None	None
EG-16-006	Bow Street Apartments	Approved (6/3/2016)	0%	100%	Setback reductions	Reduced parking standards
PLNG21-078	Poppy Grove Apartments	Approved (4/21/2022)	0	100%	Reduced Parking Ratio	Reduced Parking Standards
PLNG22-003	Cornerstone	Approved (6/2/2022)	80%	100%	None	Reduced parking standards
PLNG21-037	The Lyla	Approved (10/6/2022)			Relief from noise exposure standards, Reduced Parking Ratio	Reduced parking standards
PLNG22-057	Pardes Apartments	Approved (4/20/2023)	10%	100%	None	Reduced private space requirements
PLNG24-011	Coral Blossom Apartments	Approved (8/1/2024)	24%	100%	Reduction of landscape buffer and setbacks, Relief from underground utility requirements	None

## STATUS OF THE CLIMATE ACTION PLAN

### OVERVIEW

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



The CAP has been amended three times since adoption. It was first amended in December 2019 to ensure that the document remained consistent with the 2019 California Building Standards Code, specifically related to Measure BE-7, on solar photovoltaics in residential and commercial development. This will have a larger impact on the City's GHG targets as it will cover most new buildings and additions in the City. It was amended a second time in December 2022 again to ensure the document remained consistent with the 2022 California Building Standards Code, this time related to measure TACM-9, on electric vehicle (EV) charging requirements for all new developments. This amendment will also have a larger impact on the City's GHG targets as it will provide a greater number of EV chargers and improve equity with respect to location of EV charging infrastructure. The most recent amendment was in December 2024. This amendment updated BE-5 to revise the building energy standards, and updated TACM-9 to ensure electric vehicle (EV) charging requirements were consistent with the 2022 California Building Codes.

## **STATUS OF REDUCTION STRATEGY**

The CAP identified 94 specific action items, grouped into three categories, intended to support GHG reduction efforts. Education programs are a key activity to reduce commercial and residential energy usage and the City is working on improving these efforts. The City has held two residential energy efficiency/energy savings expo intended help educate residents about the myriad of options to reduce home GHG emissions, in June 2022 and September 2023. These events provided information on incentives, financing and opportunities for residential conservation, in addition to an EV ride and drive, an electric bike test ride, and information on creating draught tolerant residential landscaping. During 2024, the City has focused on engaging residents as part of the ongoing CAP update, using various engagement strategies.

Measures identified in the CAP have targets for various years, ranging from 2020 to 2050. Those targets identified for achievement in 2020 have been reported in previous years and are shown in Table 10.

The City has already exceeded the 2020 target of 10 EV charging stations installed in public facilities and commercial land uses. Prior to the CAP adoption, 7 chargers were already installed in such locations. Between 2019 through 2023, an additional 102 chargers were installed at commercial locations, bringing the total for the City to 109 at the beginning of 2024. In 2024 permits were issued for an additional 23 EV chargers at commercial locations. This exceeds the CAP 2030 goal of 100 EV chargers installed at public and commercial facilities. The number of EV chargers at residential locations has continued to increase year over year, from 79 in 2021 to 487 in 2024. The City continues to work on expanding EV charging capacity city-wide, including at multi-family residential locations, to ensure equitable access to EVs.

The planting of new trees is another target that identified 2020 as a goal year for achievement. Increasing the tree canopy has many benefits, including reducing the urban heat island, supporting carbon sequestration and improving air quality. The City has surpassed the tree planting target included in the CAP each year. Between 2019



and 2024, at least 8,000 trees have been planted in Elk Grove. This includes more than two thousand five hundred trees planted by the City along trails, roadways and in parks; over two thousand trees planted in new residential neighborhoods as part of development projects, and over three thousand trees provided to Elk Grove residents through the Sacramen-to Tree Foundations free shade tree program. These new trees will need to be nurtured and maintained in future years to ensure they reach their full potential in supporting climate change mitigation efforts. The expectation is that these efforts in new and continuing tree care will continue in future years.

**TABLE 10:  
TARGETS BY 2020**

TARGET	STATUS
<ul style="list-style-type: none"> <li>BE-8: 10 percent participation rate by customers in SMUD’s Greenergy program, with half in 50% renewable option and half in 100% renewable option.</li> </ul>	<p>The current participation rate for Elk Grove residents in the SMUD Greenergy program is 8.9%. This participation rate was declined since 2020. Efforts are ongoing to increase participation in this program. The split between the 50% and 100% renewable options is currently 29% participating in the 100% and 57% participating in the 50% renewable option. SMUD has added additional Greenergy options, which is why these two rates do not total 100%.</p>
<ul style="list-style-type: none"> <li>BE-9: average of 700 trees planted per year beginning in 2020</li> </ul>	<p>The City has worked on several efforts to increase trees within the City. Over the course of 2024, over 750 trees were planted at parks, open-spaces, and new developments in Elk Grove.</p>
<ul style="list-style-type: none"> <li>RC-1: maintain a 75 percent diversion rate from landfills by 2020</li> </ul>	<p>The City has been able to achieve an estimated 79% diversion rate.</p>
<ul style="list-style-type: none"> <li>TACM-6: Development and adoption of mitigation measures which achieve VMT reductions for new land use and transportation project by 2020</li> </ul>	<p>Transportation Demand Management Plan Guidelines developed and being utilized as part of the CAP checklist.</p>
<ul style="list-style-type: none"> <li>TACM-9: 10 EV charging stations installed in public facilities and commercial land uses by 2020</li> </ul>	<ul style="list-style-type: none"> <li>Pre-CAP: 7</li> <li>2019: 41</li> <li>2020: 16</li> <li>2021: 1</li> <li>2022: 39</li> <li>2023: 5</li> <li>2024: 23</li> <li>TOTAL: 132</li> </ul>



## STATUS OF CAP IMPLEMENTATION MEASURES

In addition to the measures, actions and targets outlined in the GHG reduction strategy, there are six specific implementation measures, along with corresponding action items, intended to provide a roadmap to achieving the GHG reduction strategies. These implementation measures are long-term and intended to be continuous efforts by City staff. There are not specific targets, as these actions are often more qualitative in nature and therefore do not lend themselves to quantitative measures. However, progress has been made in supporting these measures that are worth noting.

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

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

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

Implementation measure 5, collaborative partnerships, has continued to see significant work during this period. The City continues to have a strong relationship with regional partners such as SMUD and SMAQMD. This has expanded to include partnerships around specific climate related activities, such as participation



in the electrification Memorandum of Understanding to coordinate regionally on building electrification efforts. The City has worked to reach out further in this area and has been a member of the Capital Region Climate Readiness Collaborative since July 2019, and joined ICLEI, Local Governments for Sustainability, in 2021. This has provided additional opportunities to work with national and regional organizations, state agencies and other local jurisdictions on finding and sharing solutions for our shared climate concerns.

### Development Projects Approved Subject to CAP Requirements

There are now 66 development projects approved subject to CAP requirements since 2019, through utilization of the CAP checklist. Table 11 below shows the projects approved during 2024 subject to CAP requirements. All projects will meet CAP measure BE-4, encouraging green building practices in new construction, TACM-9, increasing electric vehicle charging and TACM-8, requiring EPA-rated tier 4 final construction equipment be used during construction. In addition, six of the projects will meet BE-6, requiring that 10 percent of residential units be all electrical and BE-7, requiring solar photovoltaic. Various projects have also committed to zero net energy standards (BE-5), and reducing VMT (TACM-3) and (TACM-6).

**TABLE 11:  
PROJECTS APPROVED DURING 2024 WITH CAP CONDITIONS (CEQA 15183)**

FILE NO.	ADDRESS	APPROVAL DATE	PLANNING COMMISSION RESOLUTION No.	CAP MEASURES
PLNG21-010	8651 Bader Road	1/10/2024	2024-009	BE-4, BE-6, TACM-8, TACM-9
PLNG21-066	North of Waterman Road and Grant Line Road	2/1/2024	2024-02	BE-4, BE-7, TACM-8, TACM-9
PLNG23-031	8500 Lodge Way	5/2/2024	2024-11	BE-4, TACM-8, TACM-9
PLNG24-003	8200 Laguna Boulevard	10/17/2024	2024-22	BE-4, BE-7, TACM-3, TACM-6, TACM-8, TACM-9
PLNG22-016	8577 Bader Rd	2/15/2024	2024-03	BE-4, BE-5, BE-6, TACM-8, TACM-9
PLNG23-018	9846 Waterman Rd and 9250 Charolais Way	9/5/2024	2024-19	BE-4, BE-7, TACM-8, TACM-9
PLNG23-029	East side of Laguna Springs Dr.	9/5/2024	2024-21	BE-4, BE-6, TACM-3, TACM-8, TACM-9
PLNG23-017	8798 Calvine Road	2/28/2024	2024-24	BE-4, BE-7, TACM-8, TACM-9
PLNG24-005	7420 and 7560 Sheldon Road	6/6/2024	2024-12	BE-4, BE-5, BE-6, TACM-8, TACM-9
PLNG18-089	9730 Kent Street	4/29/2024	2024-04	BE-4, BE-7, TACM-8, TACM-9



FILE NO.	ADDRESS	APPROVAL DATE	PLANNING COMMISSION RESOLUTION No.	CAP MEASURES
PLNG22-041	8767 Excelsior Road	8/1/2024	2024-15	BE-4, BE-5, TACM-8, TACM-9
PLNG24-015	Intersection of Stone Springs Drive and Violet Springs Court	8/1/2024	2024-16	BE-4, BE-5, BE-6, TACM-8, TACM-9
PLNG23-039	10255 & 10261 Iron Rock Way	9/5/2024	2024-20	BE-4, BE-7, TACM-8, TACM-9
PLNG22-046	10600 Oak Pond Lane	7/18/2024	2024-13	BE-4, BE-5, BE-6, TACM-8, TACM-9

## GHG INVENTORY

An updated GHG inventory for community wide emissions was completed in late 2023. This inventory is based on 2021 data and is being used to inform the update to the CAP currently underway. The results of the inventory, along with information related to the CAP update, are available on the City webpage ([elkgrove.gov/cap](http://elkgrove.gov/cap)).

## FINDINGS

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

To ensure that the CAP goals and targets are fully realized additional work is still needed. There needs to be continued commitment to ensuring regularized integration of the CAP into City functioning and to continue a robust resident educational effort. This includes encouraging greater participation in SMUD's renewable Greenery program, as we have not yet received the participation rates we set as a goal. There also needs to be continued monitoring of climate-related regulations at the State-level which will need to be included in the CAP update. Continued coordination on a local and regional scale is also important as a good deal of climate change related work needs to be addressed at a broader scale to have more meaningful impact. Identifying climate-related innovative ideas in other locations that could be adapted for local context is also a useful tool to ensure continued GHG reductions.



## SURPLUS LAND

### OVERVIEW

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

### LISTING OF CITY SURPLUS LANDS

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

TABLE 12: SURPLUS LANDS

SITE NUMBER	ASSESSOR'S PARCEL NUMBER	ADDRESS (IF ASSIGNED)	GENERAL PLAN DESIGNATION	ZONING
1	115-0162-036	8729 E. Stockton Blvd	High Density Residential	RD-30
2	115-0162-023	E. Stockton Blvd	High Density Residential	RD-30
3	116-0030-097	8340 Sheldon Rd	Regional Commercial	SC
4	134-0190-038	10251 Grant Line Road	Light Industrial	LI
5	132-2110-004	9697 Johnston Road <sup>1</sup>	Village Center Mixed Use	VCMU
6	132-0320-001	8663 Kammerer Road <sup>2</sup>	Parks and Open Space	Zoological Park SPA
7	132-0320-002	8665 Kammerer Road <sup>2</sup>	Parks and Open Space	Zoological Park SPA
8	132-0320-010	8675 Kammerer Road <sup>2</sup>	Parks and Open Space	Zoological Park SPA

Notes:

1. The City has prepared a concept plan for the site. For more information, please see the [Project Elevate website](#).
2. The City is pursuing development of a zoological park on this property. For more information, please see [www.elkgrove.gov/zoo](http://www.elkgrove.gov/zoo).



FIGURE 1: SURPLUS LANDS

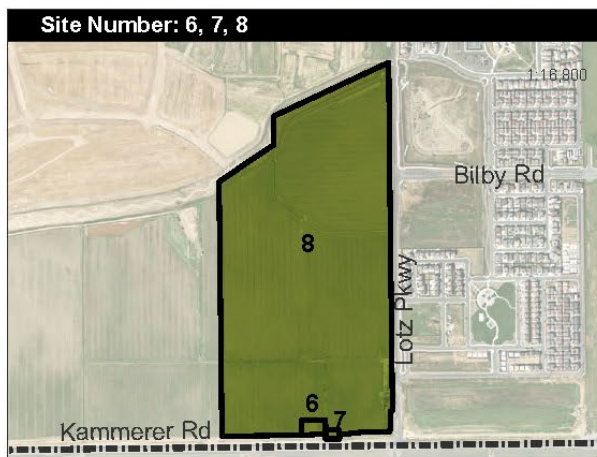
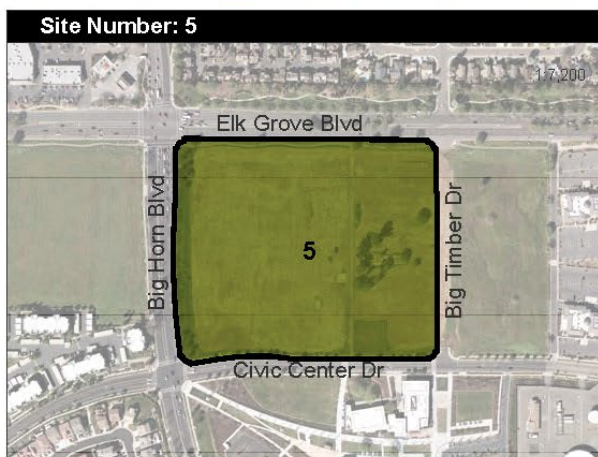
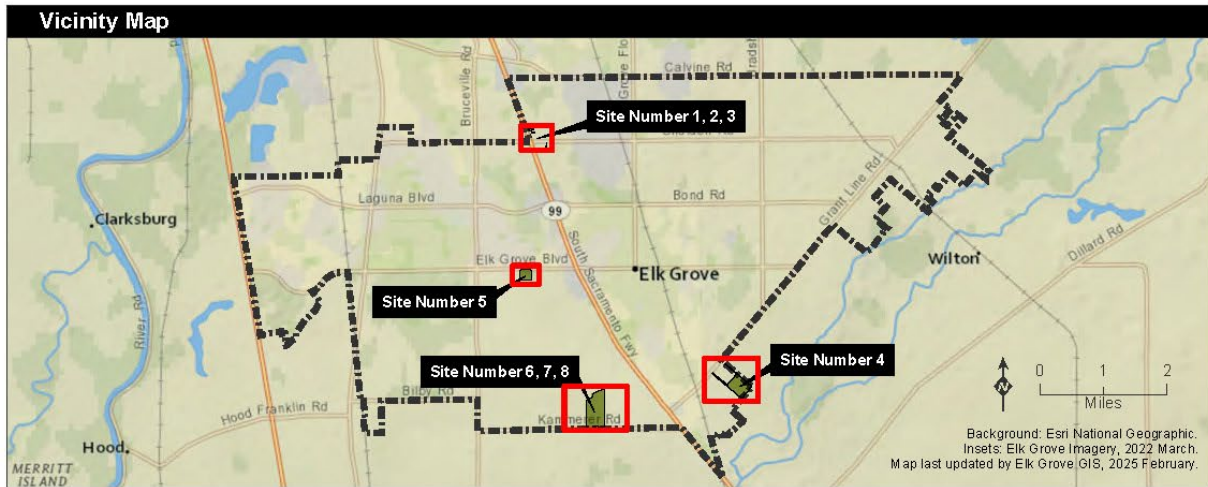


Figure 1 - Surplus Properties



## HISTORICAL RESOURCES

### OVERVIEW

The City of Elk Grove is committed to preserving its historical and cultural heritage. The General Plan establishes policies to identify, protect, and enhance the City's historical resources, ensuring their long-term preservation for future generations. The City maintains the Elk Grove Register of Historic Resources, which recognizes properties of historical, architectural, or cultural significance.

### HISTORIC RESOURCE DESIGNATIONS

In 2024, the City Council reaffirmed the importance of local historic preservation by acknowledging 49 historical resources already listed in the Elk Grove Register of Historic Resources. Additionally, the City designated five new properties as local historic resources, expanding the Register and further strengthening Elk Grove's historical preservation efforts. These designations reflect the City's ongoing commitment to recognizing and safeguarding properties that contribute to Elk Grove's historical identity. Government Code 65400 requires the City to provide a list of all historically designated properties that are on the National, State and Local registry and the status of any housing projects proposed on those sites. Refer to Appendix 4 for a complete list of historic resources with the City of Elk Grove. Additional information is available on the City's website.

### DEVELOPMENT ACTIVITY ON HISTORIC SITES

As of 2025 there are no pending development applications on any properties designated as historic resources within the City. This status ensures that existing historic sites remain protected under current preservation policies, with no immediate threats from new development or redevelopment activities.

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

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

Changes in State law compared with the 2019 General Plan are identified with the symbol 


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

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
Land Use <b>§ 65302(a)</b>	General distribution, location, and extent of housing • Density and intensity	Density: Ch 3, pg. 3-11 Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	
	General distribution, location, and extent of business • Density and intensity	Intensity: Ch 3, pg. 3-12 Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	
	General distribution, location, and extent of industry • Density and intensity	Intensity: Ch 3, pg. 3-13 Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	
	General distribution, location, and extent of open space, including agriculture, natural resources, recreation, and scenic resources • Density and intensity	Intensity: Ch 3, pg. 3-15 Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	
	General distribution, location, and extent of education • Density and intensity	N/A	
	General distribution, location, and extent of public facilities • Density and intensity	Intensity: Ch 3, pg. 3-16 Location: Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	No such facilities exist, or are proposed, within the Planning Area. Chapter 8, Goal CIF-1 and subsequent policies address the reduction of solid waste.
	General distribution, location, and extent of solid and liquid waste disposal • Density and intensity	N/A	
	General distribution, location, and extent of Other • Density and intensity	Agriculture, Study Area, and Tribal Trust Land Intensity: Ch 3, pg. 3-18 Location: Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	
	Timberland production • Intensity	N/A	There are no areas of timberland production in the Planning Area.

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
	Greenways, as defined in Civil Code Section 816.52		There are no greenways that match the given definition in the Planning Area.
§ 65302(a)(2)	Identification of areas subject to flood plain mapping annual review	Figure 8-1, p. 8-15; Figure 8-2, p. 8-19	
	Impact on military land use compatibility and readiness	Ch 3, pg. 3-26	Chapter 3 specifies no impact to military operations have been identified. The only military facility within a reasonable distance from the city is a recruitment office located at 9163 East Stockton Boulevard.
§ 65302(b)(1)	Correlation with circulation element	Ch 3	Chapter 3 Planning Framework describes the complete framework formed by the Land Use and Transportation Plans.
§§ 65302-65302(a)	A land use diagram	Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	
SB 244 (Wolk, 2011-2012)	Identification and analysis of unincorporated island or fringe communities or legacy communities	Ch 3, pg. 3-27	Chapter 3 specifies that no such communities are located within the Planning Area.
	Consideration of the identification of land and natural resources pursuant to housing element requirements	Ch 4, pg. 4-42	Chapter 4 includes Figure 4-9: Housing Inventory Sites, and goals and policies that correspond to the housing element requirements.
§ 65302(b)(1)	Existing and proposed major thoroughfares	Figure 3-6: Transportation Network Diagram, Ch 3, pg. 3-32	
§ 65302(b)(1)	Existing and proposed transportation routes	Figure 3-6: Transportation Network Diagram, Ch 3, pg. 3-32	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
Circulation			
§ 65302(b)(1)	Existing and proposed terminals	Description of and policies pertaining to nearby airports on pg. 6-14 of Mobility Chapter	
§ 65302(b)(1)	Military airports and ports	N/A	There are no military airports or ports in the Planning Area.
§ 65302(b)(1)	Correlation with the Land Use Element	Overview, Relationship to Other Chapters, Goal MOB-1, Goal MOB-5	
§ 65302(b)(1); Fed. of Hillside & Canyon Assns. v. City of Los Angeles (2004) 126 Cal. App. 4th 1180, 1196	Identified funding for infrastructure identified in circulation element	Policy LU-3-32, Ch 4, p. 4-39 Policy MOB-7-2, Ch 6, p. 6-23 Implementation Action 14.1: Development Impact Fees, Ch 10, p. 10-59 Implementation Action 14.2: Funding for Transit and Active Transportation Improvements, Ch 10, p. 10-59	
§ 65302(b)(2)(A)	Plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways, including: • Public transportation	Fixed Transit, pg. 3-28 of Planning Framework Goal MOB-3 and subsequent policies Goal MOB-5 and subsequent policies	
	• Bicycle	Figure 3-6: Transportation Network Diagram, Ch 3, pg. 3-32 Goal MOB-3 and subsequent policies Goal MOB-4 and subsequent policies	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
Circulation			
§ 65302(b)(2)(A)	<ul style="list-style-type: none"> <li>• Pedestrian</li> <li>• Automobile</li> </ul>	<p>Figure 3-6: Transportation Network Diagram, Ch 3, pg. 3-32</p> <p>Goal MOB-3 and subsequent policies</p> <p>Goal MOB-4 and subsequent policies</p>	
	<ul style="list-style-type: none"> <li>• Movers of commercial goods</li> </ul>	<p>Figure 3-6: Transportation Network Diagram, Ch 3, pg. 3-32</p> <p>Figure 3-7, Elk Grove Roadway Classifications, Ch 3, p. 3-35</p>	
	<ul style="list-style-type: none"> <li>• Children, persons with disabilities, and seniors</li> </ul>	<p>Goods Movement, pg. 3-30 of Planning Framework</p>	
§ 65302(b)(2)(B)	<p>Address the following as part of the Circulation Element:</p> <ul style="list-style-type: none"> <li>• Incorporate the principles of the Federal Highway Administration's Safe System Approach, in the circulation element by including policies that aim to eliminate fatal and serious injuries for all road users through a holistic view of the roadway system, including provisions that account for human error, recognize vulnerable road users, and promote redundant and proactive safety measures.</li> </ul>	<p>Goal MOB-3 and subsequent policies</p> <p>Goal MOB-4 and subsequent policies</p>	<p style="text-align: center;">↕</p> <p>The General Plan needs to be updated after January 1, 2025 to comply with this requirement.</p>

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
Circulation	<ul style="list-style-type: none"> <li>Develop bicycle plans, pedestrian plans, and traffic calming plans based on the policies and goals in the circulation element that shall address all of the following for any urbanized area within the scope of the general plan: <ul style="list-style-type: none"> <li>Identify safety corridors and any land or facility that generates high concentrations of bicyclists or pedestrians.</li> <li>Use evidence-based strategies, including Department of Transportation's Strategic Highway Safety Plan to develop safety measures specific to those areas that are intended to eliminate traffic fatalities, with an emphasis on fatalities of bicyclists, pedestrians, and users of any other form of micromobility device in the areas identified above.</li> <li>Set goals for initiation and completion of all actions identified in the plans within 25 years of the date of adoption of the modified circulation element based upon projected development activities within urbanized areas within the scope of the general plan and projected availability of revenues.</li> </ul> </li> </ul>		
65302.02	Address the following as part of the Circulation Element: <ul style="list-style-type: none"> <li>Identify and establish specific travel routes for the transport of goods, materials, or freight for storage, transfer, or redis-tribution to safely accommodate additional truck traffic and avoid residential areas and sensitive receptors.</li> </ul>		 <p>The General Plan needs to be updated after January 1, 2028 to comply with this requirement.</p>

		<ul style="list-style-type: none"> <li>Maximize the use of interstate or state divided highways as preferred routes for truck routes. The county or city shall also maximize use of arterial roads, major thoroughfares, and predominantly commercial oriented streets when state or interstate highways are not utilized.</li> </ul>	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT			
Housing				
§ 65583(a)(1 and 2)	<p>Housing Needs Assessment: Quantification and analysis of existing and projected housing needs</p> <p>Populations and employment trends, including documentation of projections Housing and Household characteristics, including:</p> <ul style="list-style-type: none"> <li>Level of payment compared with ability to pay (overpaying households)</li> <li>Housing stock conditions</li> <li>Overcrowded households Existing and projected needs for all income levels, including:               <ul style="list-style-type: none"> <li>Regional Housing Need Allocation (RHNA)</li> <li>Existing housing need for extremely low income households</li> <li>Projected housing need for extremely low income households based on RHNA or Census</li> </ul> </li> </ul>	Chapter 12.4, Housing Element Background		
§ 65583(a)(7)	<p>Persons with Special Needs: Identification and analysis of any special housing needs including:</p> <ul style="list-style-type: none"> <li>Elderly</li> <li>Persons with disabilities, including developmental disabilities</li> <li>Large Households</li> <li>Farmworkers (seasonal and permanent)</li> <li>Female headed households</li> <li>Homeless (annual and seasonal)</li> <li>Need for emergency shelters</li> <li>Other</li> </ul>	Chapter 12.4, Housing Element Background		

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
Housing			
§ 65583(a)(9)	<p>At-risk Units: Inventory of at-risk units (10 years from the housing element due date)</p> <ul style="list-style-type: none"> <li>• Estimate of replacement versus preservation costs</li> <li>• Identification of qualified entities</li> <li>• Identification of potential funding</li> </ul>	Chapter 12.4, Housing Element Background	
§ 65583(a)(5 and 6)	<p>Potential Governmental Constraints: Include an analysis of actual and potential governmental constraints for each of the following:</p> <ul style="list-style-type: none"> <li>• Land use controls</li> <li>• Building codes and their enforcement</li> <li>• Site improvement requirements</li> <li>• Fees and other exactions</li> <li>• Local processing and permit procedures</li> <li>• Housing for persons with disabilities</li> <li>• Transitional housing and supportive housing as a residential use of property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone</li> </ul>	Chapter 12.4, Housing Element Background	
§ 65583(a)(5 and 6)	<p>Potential Non-governmental Constraints Include an analysis of actual and potential non-governmental constraints for each of the following:</p> <ul style="list-style-type: none"> <li>• Availability of financing</li> <li>• Price of land</li> <li>• Cost of construction</li> </ul>	Chapter 12.4, Housing Element Background	

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

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

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

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
Conservation			
§ 65302(d)	The conservation, development, and utilization of natural resources including:		
§§ 65302(d)(1), 65352.5	Water and its hydraulic force	Ch 7, pgs. 7-19 through 7-21 Ch 7, Goal NR-3 Ch 8, Policy INF-1-3 Ch 10, Implementation 7.2, 7.3	
§ 65302(d)(3)	Floodwater accommodation	Ch 8, Goal ER-2; Ch 8, pgs. 8-11 through 8-26	
§ 65302(d)(1)	Forests	Goal NR-2 and subsequent policies	
§ 65302(d)(1)	Soils	Goal AG-1 and subsequent policies Goal R-1 and subsequent policies	Policies for conservation and appropriate use of agricultural lands and open space lands support the conservation of soils.
§ 65302(d)(1)	Rivers and other waters	Ch 7, pg. 7-16; Ch 7, Policies NR-3-1 through NR-3-3	
§ 65302(d)(1)	Harbors	N/A	There are no harbors in the Planning Area.
§ 65302(d)(1)	Fisheries	N/A	There are no fishery resources in the Planning Area.
§ 65302(d)(1)	Wildlife	Ch 7, pg. 7-14; Ch 7, Goal NR-1	
§ 65302(d)(1)	Minerals	N/A	There are no mineral resources in the Planning Area.
§ 65302(d)(1)	Other natural resources	Natural Resource Preservation, Ch 7, p. 7-18	The Natural Resource Preservation section in Chapter 7 discusses other resources and issues related to their conservation and management (such as air quality and greenhouse gas emissions)
§ 65302(d)(4)	Connectivity areas, permeability, and natural landscape areas. Existing or planned wildlife passage features. Impacts of development and the barriers caused by development to wildlife and habitat connectivity; opportunities to avoid, minimize, or mitigate impacts, and opportunities to re-mediate existing barriers	N/A	↕ The General Plan needs to be updated after January 1, 2028 to comply with this requirement.

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

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

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

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§ 65567	Building permits, subdivision maps, and zoning must be consistent with the plan	This item refers to future actions by the City and requires consistency of these actions with the General Plan. The City will analyze consistency with the General Plan during the processing and approval of future building permits, subdivision maps, and zoning changes.	
§ 65910	Open-space zoning pursuant to § 65910 (e.g., exclusive agriculture zones, large-lot zones, overlay zones for hazards areas) must be consistent with the plan	This item refers to future actions by the City and requires consistency of these actions with the General Plan. The City will analyze consistency with the General Plan before approving future changes to open space zoning.	
§ 65565.5	<p>Every city and county shall review and update its local open-space plan by January 1, 2026. The update shall include plans and an action program, as required by Section 65564, that address all of the following:</p> <p>(1) Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the environmental justice element or environmental justice policies in the general plan, as applicable.</p> <p>(2) Climate resilience and other co-benefits of open space, correlated with the safety element.</p> <p>(3) Rewilding opportunities, correlated with the land use element.</p> <p>(b) For purposes of this section, “rewilding opportunities” may include, but are not limited to, the following:</p>		<p>↕</p> <p>The General Plan needs to be updated by 2026 to comply with this requirement.</p>

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
Noise	<p>(1) Opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses, such as habitat, recreation, natural resources, historic and tribal resources, water management, and aesthetics.</p> <p>(2) Establishing a natural communities conservation plan to provide for coordinated mitigation of the impacts of new development.</p>		
§ 65302(f)(1)	Identification and appraisal of noise problems in the community, and analysis and quantification of current and projected noise levels for all the following sources:		
	(A) Highways and freeways	Ch 8, pg. 8-53	
	(B) Primary arterials and major local streets	Figure 8-6: Future Noise Contours, Ch 8, pg. 8-60	
	(C) Passenger and freight online railroad operations and ground rapid transit systems	Ch 8, pg. 8-53	
	(D) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation	Figure 8-6: Future Noise Contours, Ch 8, pg. 8-60	
	(E) Local industrial plants, including, but not limited to, railroad classification yards	Ch 8, pg. 8-53	
(F) Other ground stationary noise sources, including, but not limited to, military installations, identified by local agencies as contributing to the community noise environment	Figure 8-6: Future Noise Contours, Ch 8, pg. 8-60		

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	FIGURE 8-6: FUTURE NOISE CONTOURS, CH 8, PG. 8-60	NOTES
§ 65302(f)(2)	Noise contours shall be shown for all these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared based on noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.	Figure 8-6: Future Noise Contours, Ch 8, pg. 8-60	
§ 65302(f)(3)	The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.	Ch 8, Policies N-1-1, N-1-3	
§ 65302(f)(4)	The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.	Ch 10, Actions 1.4, 2.6	

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

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

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

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

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

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

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

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

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§ 65302.15	<p>(a) Upon the next revision of a local hazard mitigation plan, adopted in accordance with the federal Disaster Mitigation Act of 2000 (Public Law 106-390), on or after January 1, 2022, or, if a local jurisdiction has not adopted a local hazard mitigation plan, beginning on or before January 1, 2022, the safety element adopted pursuant to subdivision (g) of Section 65302 shall be reviewed and updated as necessary to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. A county or city that has adopted a local hazard mitigation plan, emergency operations plan, or other document that fulfills commensurate goals and objectives may use that information in the safety element to comply with this section and, in that event, shall summarize and incorporate into the safety element that other plan or document.</p> <p>(b) After the initial revision of the safety element pursuant to subdivision (a), the planning agency shall review and, if necessary, revise the safety element upon each revision of the housing element or local hazard mitigation plan, but not less than once every eight years, to identify new information relating to flood and fire hazards and climate adaptation and resiliency strategies applicable to the city or county that was not available during the previous revision of the safety element.</p>	<p>Addressed with General Plan Amendment 2021-4 and included as Appendix 12.6</p>	
§ 65302(h)(1)	<p>Identify disadvantaged areas within the area covered by the general plan</p>	<p>Chapter 12.2, Disadvantaged Communities  Figure 12.2-1: SB-1000 Disadvantaged Communities 'Elk Grove' CalEnviroScreen3.0 Screenshot, Ch 12, pg. 12-47.  Chapter 8, Goal HTH-1 and subsequent policies</p>	<p>There are no disadvantaged communities in the Planning Area pursuant to the California EnviroScreen 3.0 mapping tool.  The subject of environmental justice is more broadly addressed under the Community Health section of Chapter 8: Services, Health, and Safety.</p>

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§ 65302(h)(1)(A)	Identify objectives and policies to reduce exposure to pollution- including improving air quality in disadvantaged communities	N/A	There are no disadvantaged communities in the Planning Area pursuant to the California EnviroScreen 3.0 mapping tool.  The subject of environmental justice is more broadly addressed under the Community Health section of Chapter 8: Services, Health, and Safety.
	Identify objectives and policies to promote public facilities in disadvantaged communities	N/A	
	Identify objectives and policies to promote food access in disadvantaged communities	N/A	
	Identify objectives and policies to promote safe and sanitary homes in disadvantaged communities	N/A	
	Identify objectives and policies to promote physical activity in disadvantaged communities	N/A	
	Identify objectives and policies to reduce any unique or compounded health risks in disadvantaged communities not otherwise addressed above	N/A	
§ 65302(h)(1)(B)	Identify objectives and policies to promote civil engagement in the public decision-making process in disadvantaged communities	N/A GOV-1, GOV-2	
§ 65302(h)(1)(C)	Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.	N/A	



## APPENDIX 2: GENERAL PLAN IMPLEMENTATION WORK PROGRAM STATUS ANALYSIS

### Implementation Action Table – 2024 AR Review

ACTION
1. Development Regulations And Review
<p><b>1.1 Zoning Code Update.</b> Prepare a comprehensive update to the Elk Grove Municipal Code, Title 23 - Zoning, to bring the City's zoning regulations into conformance with the guiding principles, goals, and policies of the General Plan. The following items shall either be drafted for consideration or reviewed and considered for amendment:</p> <ul style="list-style-type: none"> <li>• Zoning districts shall correspond to General Plan land use designations (e.g., densities, permitted uses, development standards).</li> <li>• Regulations and process for master planned projects / planned developments.</li> <li>• Performance standards and development standards for heavy industrial uses.</li> <li>• Objective development standards that promote compatibility with existing context (e.g., setbacks, height limits).</li> <li>• Zoning districts and permitted uses for land uses corresponding to the City's top employment industries.</li> <li>• Permitted use tables to allow a wide range of sizes and types of commercial and industrial uses.</li> <li>• Standards to require mixed-use and high-density development near existing and planned transit stops.</li> <li>• Development processes for Study Area Activity Centers – uses along street frontages, public spaces, bike/pedestrian access, transit connections, public art.</li> <li>• Open space requirements for new development.</li> <li>• Development standards for public realm improvements.</li> <li>• Zoning regulations for all Special Planning Areas and update as needed for consistency with General Plan policies.</li> <li>• Zoning regulations to allow urban farms, animal keeping in residential areas, community gardens, farmers markets, and farm stands.</li> <li>• Zoning regulations for home occupations and ensure they are not overly restrictive.</li> <li>• Development standards / parking requirements to ensure they are not inhibiting the establishment of new uses in existing buildings.</li> <li>• Parking standards (on private property) to align with parking demand and to support multimodal transportation goals, particularly in mixed-use and transit-oriented development areas.</li> <li>• Standards and criteria for approval for shared access and shared parking between adjacent developments.</li> <li>• Requirements for bicycle parking, pedestrian amenities, and transit access (as applicable) for new commercial and multifamily residential development.</li> <li>• Requirement for new commercial and multifamily residential developments to provide electric vehicle (EV) charging stations (appropriate number based on commercial square footage or number of residential units).</li> <li>• Development incentives for EV charging infrastructure for alterations to existing residential and commercial facilities.</li> <li>• Zoning regulations related to art spaces (studio space, gallery space, performance venues) – ensure these uses are permitted by right in appropriate areas. Consider creating regulations for live/work spaces.</li> <li>• Old Town Special Planning Area (SPA) Ordinance to ensure that it provides adequate protection for historic structures and sites and sufficient measures to ensure that new construction is compatible with the area's historic character and context.</li> <li>• SPA zoning districts to implement clustering policy.</li> <li>• Administrative procedures for clustering permits for new developments smaller than 40 acres in size.</li> <li>• Overlay zoning district for East Elk Grove.</li> </ul>

RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
LU-1-1, LU-1-2, LU-1-3, LU-1-5, LU-1-6, LU-1-7, LU-1-8, LU-1-9, LU-2-1, LU-2-4, LU-4-1, LU-5-6, LU-5-7, LU-5-8, LU-6-1, LU-6-2, LU-6-3, LU-6-4, LU-6-5, LU-6-6, LU-6-7, LU-6-8, LU-6-9, LU-6-10, AG-1-1, AG-1-2, AG-1-4, AG-1-6, AG-2-1, AG-2-2, ED-1-1, ED-1-2, ED-1-3, ED-1-5, ED-2-1, ED-2-2, ED-2-4, ED-3-1, ED-3-2, RC-1-1, MOB-3-2, MOB-3-2.a, MOB-3-14, MOB-3-15, MOB-3-16, MOB-3-17, MOB-5-1, MOB-5-4, MOB-7-9, GOV-1-5, ART-2-3, HR-1-1, HR-1-2, HR-1-3, HR-2-4, HR-3-2, PT-1-5, NR-1-1, NR-1-3, NR-1-8, NR-4-3, NR-4-4, NR-4-6, NR-4-10, NR-5-1, NR-5-2, HTH-1-1, HTH-1-5, EEG-1-2	FY 18/19–FY 19/20	Strategic Planning	Development Services - Planning	Partially complete with the General Plan/ Zoning Consistency Project and the Design Guidelines Update  Remaining items being considered with future Municipal Code amendments.  Update to the Old Town SPA is pending.

## ACTION

### 1. Development Regulations And Review

**1.2 Design Guidelines Update.** Review and update the Citywide Design Guidelines to ensure they address a higher standard of architectural and site design. The following items should be reviewed through the Design Guidelines update process:

- Architectural character and quality.
- Commercial design guidelines for neighborhood commercial areas to maintain and preserve neighborhood character.
- Compatibility of infill development with character of surrounding areas and neighborhoods.
- Sign design guidelines.
- Pedestrian environment and amenities.
- Public realm design guidelines.

**1.3 Annexation Submittal Requirements and Review Criteria.** Review and update the application requirements and materials and the review procedures and criteria for proposed annexations to be consistent with the General Plan policies related to urban expansion, Study Areas, and annexation.

**1.4 Development Review Requirements and Process Refinements.** Update the submittal requirements and review processes for land use applications for consistency with General Plan policies, as follows:

- Require development applications, as appropriate, to include plans for necessary infrastructure improvements (e.g., roads, stormwater drainage and treatment facilities, utilities). (LU-3-28, LU-3-31, MOB-7-1)
- Prepare and regularly update guidelines for the preparation of transportation impact analyses for consistency with vehicle miles traveled (VMT) policies. As part of the guidelines, the City shall:
  - Identify appropriate methodologies for calculating VMT for both land use and transportation projects.
  - Monitor citywide VMT and identify areas of the City that may be exempt from subsequent analysis.
  - Monitor the effectiveness of VMT reduction strategies and update a list of appropriate strategies on an ongoing basis. (MOB-1-1)
- Update City guidelines for the preparation of transportation impact analyses for consistency with Roadway Performance Target policies. (MOB-1-3, MOB-1-4, MOB-1-5, MOB-1-6)
- Update requirements for acoustical analysis to be submitted with applications for development of noise-sensitive land uses for:
  - noise-sensitive land uses proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 8-3 or the performance standards of Table 8-4 (N-1-5), and
  - proposed nonresidential land uses likely to produce noise levels exceeding the performance standards of Table 8-4 at existing or planned noise-sensitive uses (N-1-6).
- When applications are received to establish sensitive land uses in proximity to air pollution sources, refer the application to the Sacramento Metropolitan Air Quality Management District for comment. (NR-4-9)

RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
LU-1-7, LU-2-1, LU-2-4, LU-5-1, LU-5-2, LU-5-4, LU-5-10, LU-5-12, LU-6-1, LU-6-7, ART-1-1, HR-1-1, HR-1-2, HR-1-3, HR-3-2, NR-2-4	FY 18/19–FY 19/20	Development Services – Planning	Strategic Planning	Design Guidelines and associated Zoning Code Amendments approved and in effect as of May 2022.
LU-3-1, LU-3-2, LU-3-3, LU-3-4, LU-3-5, LU-3-6, LU-3-7, LU-3-8, LU-3-9, LU-3-10, LU-3-11, LU-3-12, LU-3-13, LU-3-14, LU-3-15, LU-3-16, LU-3-17, LU-3-18, LU-3-19, LU-3-20, LU-3-21, LU-3-22, LU-3-23, LU-3-24, LU-3-25, LU-3-26, LU-3-27, LU-3-28, LU-3-29, LU-3-30, LU-3-31, LU-3-32	FY 18/19–FY 19/20	Development Services – Planning	Strategic Planning	Recommend updating to FY 25/26
LU-3-28, LU-3-31, MOB-1-1, MOB-1-3, MOB-1-4, MOB-1-5, MOB-1-6, MOB-2-2, MOB-7-1, N-1-5, N-1-6, NR-4-9	FY 18/19–FY 19/20	Development Services – Planning	Development Services – Engineering Public Works Strategic Planning	Transportation Analysis Guidelines adopted in 2019 and updated in 2023.

## ACTION

### 1. Development Regulations And Review

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

**1.6 Update Standard Conditions of Approval.** Update the City's Standard Conditions of Approval (COA) list/template for development projects for consistency with General Plan policies. The COA list/template should include standard conditions that apply to all projects, and thresholds/criteria for conditions that apply in specific circumstances and/or for specific types of projects. New or updated conditions may include the following:

- Undergrounding utilities. (LU-5-3)
- Mitigation of loss of qualified agricultural lands at 1:1 ratio. (AG-1-5)
- A requirement for development projects to comply with the Sacramento Metropolitan Air Quality Management District's (SMAQMD) rules and thresholds for preparing AQ-15 plans. (NR-4-1)
- A requirement for utilities and infrastructure improvements to be financed and constructed prior to occupancy of new development. (INF-1-1, INF-2-1, IFP-1-8)

**1.7 Building Code Update.** Review and update Elk Grove Municipal Code Title 16 - Buildings and Construction as needed to incorporate the goals and policies of the General Plan into the City's building code. This should also include any updates that are required by the 2019-2020 update to the California Green Building Standards Code (CALGreen). The following items shall be reviewed and amended:

- Update the building code to incorporate higher standards for green building as required by the City's Climate Action Plan (CAP)
- A requirement for new single-family residential development to pre-wire for plug-in electric vehicles.

**1.8 Sustainable Storm Water Management Ordinance.** Prepare and adopt a Sustainable Storm water Management Ordinance that sets design standards for on-site storm water management for new construction of public and private projects. The ordinance shall be developed in accordance with the Central Valley Regional Water Quality Control Board's region-wide storm water discharge permit under the National Pollutant Discharge Elimination System (NPDES). The ordinance should incorporate low-impact development (LID) approaches and use of ecological landscape-based systems such as vegetated bioswales, living roofs, and rain gardens to increase retention, detention, infiltration, groundwater recharge, and treatment of storm water on-site.

RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
RC-2-4	Ongoing	Development Services	Economic Development	Building continues to offer T.I. Tuesday (most used), Permit Simplicity, and PASS building permit streamlining programs. In response to customer satisfaction survey Development Services management is exploring additional streamlining and communication improvements including improvements to Development application intake forms and processes.
LU-5-3, AG-1-5, MOB-7-7, PT-1-4, NR-4-1, NR-4-8, IFP-1-8	FY 18/19–FY 19/20	Development Services – Planning	Development Services – Engineering Public Works Strategic Planning	Agricultural mitigation being addressed through update of EGMC Section 16.130. Other standard conditions could be contemplated as part of an effort for upcoming Citywide mitigation strategy effort. Recommended timeframe FY 25/26.
MOB-3-2.a, HR-1-1, HR-1-2, NR-3-8, NR-3-11, NR-4-1, NR-4-8, NR-5-1, NR-5-3, NR-6-1, NR-6-2, NR-6-6, SD-2-1, SD-2-2	FY 18/19–FY 19/20	Development Services – Building		Complete. 2022 Building Code adopted with no amendments, as Green code and energy standards were at or higher than CAP called for. The next code update will occur January 2026.
LU-5-12, NR-3-1, NR-3-2, NR-3-3, ER-2-2	FY 18/19–FY 19/20	Public Works – Drainage		Complete. Public Works staff incorporated information regarding sustainable stormwater management in the update to the City’s Storm Drainage Master Plan. In addition, staff worked collaboratively with the Sacramento Stormwater Quality Partnership to update the Stormwater Water Quality Design Manual, which outlines a consistent set of stormwater quality management design standards for new and redevelopment projects, including LID techniques.

## ACTION

### 1. Development Regulations And Review

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

**1.10 Drought-Tolerant Plant List.** Work with the City's landscape architect to develop a handout for project applicants listing recommended drought-tolerant and native tree and plant species to be used in site and landscape design for development projects. Review landscape plans for development projects to ensure the selected plants are appropriate and meet the requirements of the City's Water Efficient Landscape Ordinance.

RELATED POLICIES AND STANDARDS	TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
MOB-5-2, MOB-5-9	Ongoing	Development Services – Planning	Development Services – Engineering Public Works	This effort is on-going. New land use developments that are located adjacent to specified high capacity transit corridor(s) (i.e. future bus rapid transit and/or light rail corridors) are conditioned to dedicate right-of-way to the City in order to preserve the corridor for higher capacity transit services in the future.
NR-3-8, NR-3-12, SD-2-1, SD-2-2	FY 18/19–FY 19/20	Development Services – Planning	Public Works	Generate as part of citywide tree list. Recommended timeline FY 25/26.

ACTION	RELATED POLICIES AND STANDARDS
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2. Housing Programs

<p><b>Action 2.1 Housing Inventory</b></p> <p>To the extent that there are high-density residential sites identified as accommodating the City’s Regional Housing Needs Allocation (RHNA) that ultimately develop with a use other than high-density residential development, the City will ensure that it maintains adequate inventory to accommodate the RHNA, including by rezoning as necessary.</p> <p>Potential Funding Source: City Development Services Fund</p>	H-1-1
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<p><b>Action 2.2 Rezone Housing Sites</b></p> <p>The City has a lower-income regional housing need of 4,265 units. To meet the lower-income regional housing need, the City will, concurrently with adoption, identify and rezone some or all of the sites identified in Table 34 of Chapter 12.4 (Technical Appendix). These sites will require a minimum of 20.1 units per acre and will allow up to 30 units per acre. The rezone will result in a minimum of 4,265 units to accommodate the lower income RHNA. The City will encourage integration of low-income units throughout the sites identified.</p> <p>If the City does not complete the rezone prior to the start of the planning period (May 15, 2021), sites will be rezoned consistent with Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i). The rezone will accommodate 100 percent of the shortfall during the planning period and will include the following components.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre for suburban and metropolitan jurisdictions;</li> <li>• 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;</li> <li>• Ensure sites will be available for development during the planning period where water and sewer can be provided.</li> </ul> <p>The City has, since 2003, required Design Review for all multifamily development. Design Review would be required for multifamily projects on these sites. Projects under 151 units are reviewed at the “staff-level” through consideration by the Zoning Administrator, while larger projects are reviewed by the Planning Commission.</p> <p>Potential Funding Source: City Development Services Fund, SB2/LEAP or REAP Funding</p>	H-1-1
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OS	Timeframe	Action Lead	Action Support	Status (through December 2024) and Recommendations
	Review the sites inventory annually and as sites are developed to ensure sufficient capacity	Strategic Planning and Innovation	Development Services (Housing and Public Services Division)	<p>The City reviewed the sites inventory and determined that since the Housing Element was adopted, there was one site developed with a use other than high-density residential (L-30, loss of 42 units), and four projects were approved that would result in a loss of capacity: Poppy Grove Apartments (L-3, loss of 3 units, affordable complex with three unrestricted manager's units), Bruceville Meadows (L-12, loss of 176 units, market-rate complex), Wellington Crossing (L-21, loss of 187 units, market-rate townhomes), and Guardian Madera (L-13, loss of 278 units, market-rate apartments). One affordable project, The Lyla (L-20), developed at a density greater than projected, resulting in a net credit of 63 low-income units.</p> <p>Given these shortfalls, the City has adequate capacity for 4,209 lower-income units, insufficient to accommodate the RHNA allocation of 4,265. However, the city solicited developer partners for two City-owned sites that are already included in the Housing Element, and the developers plan to build more units than the dwelling unit potential noted in the Housing Element. The Old Town site developer plans 89 units (50 more than the 33 in the HE) and the Sheldon Farms North developer plans 240 units (107 more than in the HE). This adds 157 units of capacity, covering the shortfall so no additional zoning changes are required.</p>
	Concurrent with adoption of the Housing Element, or within the first 3 years of the planning period. Encourage integration as projects are processed through the Planning Division. Monitor affordability and location of rezoned sites. As part of additional rezoning for purposes of maintaining adequate sites (e.g., no net loss law), the City will continue to identify and rezone sites at appropriate densities throughout the City to promote more inclusive communities.	Strategic Planning and Innovation	Development Services (Housing and Public Services Division)	<p>The City rezoned adequate sites to meet the lower-income regional housing need concurrent with the Housing Element's initial adoption in May 2021. At that time the City had sites zoned to accommodate 4,831 units of high-density housing, in areas throughout the City, exceeding the required capacity by about 13%.</p> <p>City staff created a monitoring mechanism for the re-zoned sites. The tracking provides an early warning if an application is received for a project on any of the high-density residential sites, giving the City time to evaluate whether one or more replacement sites will be needed.</p> <p>Since the Housing Element was adopted, the City lost one site to nonresidential development, and approved three market-rate projects and one affordable project that resulted in a combined loss of 686 units. The City also approved one affordable project that resulted in a net gain of 63 units. As of the end of 2023, the City had a remaining inventory of 4,209 units, less than the 4,265 required for the lower-income RHNA. In line with the State no net loss law, the City plans to add new high-density residential capacity by increasing the dwelling unit potential on two City-owned sites. The City released an RFP in 2023 that resulted in the selection of higher-density projects, adding 157 units to the City's capacity (as described in 2.1). Therefore, the City currently has remaining capacity of 4,366 units.</p> <p>In 2024, the City did not receive any additional applications that would result in a further loss of capacity for lower-income RHNA.</p>

ACTION	RELATED POLICIES AND STANDARDS
2. Housing Programs	
<p><b>2.3 Unit Replacement</b></p> <p>Pursuant to California Government Code, Section 65583.2, replacement units are required for all sites identified in the site inventory when any new development (residential, mixed-use, or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. Replacement requirements are set forth in Government Code Section 65915(c)(3).</p> <p>This requirement applies to:</p> <ul style="list-style-type: none"> <li>• Non-vacant sites</li> <li>• Vacant sites with previous residential uses that have been vacated or demolished</li> </ul> <p>Objectives: Require new housing developments to replace all affordable housing units lost due to new development.</p> <p>Quantified Objective: Replace any of the 31 units identified in the sites inventory if a) they are planned to be demolished for purposes of building new housing, and b) they are determined to be occupied by low-income households, provide assistance to prevent displacement of lower-income households due to loss of affordable units</p> <p>Potential Funding Source: City Development Services Fund</p>	H-1-1
<p><b>2.4 Lot Configuration and Large Lot Development</b></p> <p>To facilitate the development of affordable housing and provide for development phases of 50 to 150 units, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units.</p> <p>Additionally, the City will adopt incentives for development of high-density residential sites such as reducing minimum front and side yard setbacks to enhance design flexibility and create a more pedestrian-oriented environment and modifying parking standards.</p> <p>Potential Funding Source: City Development Services Fund</p>	H-1-1

Timeframe	Action Lead	Action Support	Status (through December 2024) and Recommendations
<p>The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed</p>	<p>Development Services (Planning Division)</p>		<p>The City did not receive any applications in 2024 that would involve demolishing existing affordable housing units.</p>
<p>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.</p>	<p>Development Services (Planning Division)</p>		<p>In 2024, the City approved the Elk Grove Apartments affordable housing project, which proposes to develop a 2.9-acre site (L-15, APN 119-1920-017 and 018) with 75 total units.</p> <p>Reduced setbacks were adopted as part of Municipal Code amendments in 2021.</p>

ACTION	RELATED POLICIES AND STANDARDS
2. Housing Programs	
<p><b>2.5 Lot Consolidation</b></p> <p>To ensure that there is a sufficient supply of multifamily zoned land to meet the City’s RHNA, the City will help facilitate lot consolidations to combine small residential lots into larger developable lots by providing information on development opportunities and incentives for lot consolidation to accommodate affordable housing units available on the City’s website and discussing with interested developers. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project basis:</p> <ul style="list-style-type: none"> <li>• Allow affordable projects to exceed the maximum height limits,</li> <li>• Lessen set-backs, and/or</li> <li>• Reduce parking requirements.</li> </ul> <p>The City will also consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.</p> <p>Potential Funding Source: City Development Services Fund</p> <p>Quantified Objective: 149 lower-income units in high opportunity areas to facilitate mobility.</p>	H-1-1
<p><b>2.6 Zoning for Missing Middle Housing Types</b></p> <p>The City shall review and amend the Zoning Code and applicable design guidelines to encourage and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g. duplexes, triplexes, fourplexes, courtyard buildings) to create housing for middle- and moderate-income households and increase the availability of affordable housing in a range of sizes to reduce displacement risk for residents living in overcrowded units or overpaying for housing.</p> <p>Potential Funding Source: City Development Services Fund, SB2/LEAP or REAP Funding</p> <p>Quantified Objective: 40 middle- and moderate-income units to support housing mobility and access to high opportunity areas.</p>	H-1-1
<p><b>2.7 Development Streamlining</b></p> <p>The City will establish a written policy or procedure and other guidance, as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4.</p> <p>Potential Funding Source: City Development Services Fund</p>	H-2

Timeframe	Action Lead	Action Support	Status (through December 2024) and Recommendations
Ongoing, as projects are processed through the Development Services Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.	Development Services (Planning Division)		<p>The City made information on lot consolidation available on its website. City staff offer free pre-application meetings to developers, which provides an opportunity to discuss ways the City could support lot consolidation to encourage housing development.</p> <p>In 2024, the City received an application for the Old Town Apartments project (L-28, APNs 134-0072-013 through -016), which would consolidate four parcels for the purposes of building an 89-unit affordable senior project. The project was submitted by a developer selected through the City’s 2023 affordable housing RFP</p>
Within three years from adoption of the Housing Element	Development Services (Planning Division)	Strategic Planning and Innovation	In December 2023, the City Council adopted the Livable Employment Area Community Plan, which established a minimum density of 10 units per acre, and increasing minimum densities of 12 units per acre and up, for over 200 acres in the southern portion of the City, as well as portions of future annexation areas. These densities and the subsequent zoning regulations promote the types of unit sizes and typologies provided for in this policy.
Establish a policy or procedure by June 2021. Ongoing, as projects are processed through the Development Services Department	Development Services (Planning and Building Divisions)		Provisions are incorporated into the Municipal Code Chapter 23.17 (Affordable Housing Streamlined Approval) as part of the implementation of SB9.

ACTION	RELATED POLICIES AND STANDARDS
<b>2. Housing Programs</b>	
<p><b>2.8 Financial Assistance</b></p> <p>Support affordable housing development through provision of direct assistance from the Affordable Housing Fund and/or other City-controlled housing funding sources and, as needed, facilitate developers’ applications for State and Federal affordable housing funding. City assistance could be provided in the form of land, in line with the City’s strategic land acquisition program, or in the form of loans or grants for specific projects.</p> <p>Quantified Objective: Provide funding assistance for the development of 300 affordable housing units, targeting development of 60 of these units in areas of concentrated overpayment to reduce displacement risk and 200 in high opportunity areas to facilitate mobility for lower-income households.</p> <p>Potential Funding Source: Affordable Housing Fund, CalHome, Community Development Block Grant (CDBG), HOME, or other U.S. Department of Housing and Urban Development (HUD) or California Department of Housing and Community Development (HCD) funding</p>	H-2-1
<p><b>2.9 Fee Waivers</b></p> <p>When feasible, continue to provide deferrals or exemptions from select fees to all affordable housing projects and participate in the Sacramento Regional County Sanitation District’s fee waiver and deferral program to reduce impact fees for affordable housing development.</p> <p>Potential Funding Source: City Development Services Fund, Sacramento Regional County Sanitation District</p> <p>Quantified Objective: 4 affordable housing projects (approximately 450 units) to increase supply and prevent displacement of lower-income households.</p>	H-2-1
<p><b>2.10 Parking Study</b></p> <p>Conduct a parking study to determine parking needs for senior housing and affordable housing projects. Based on results, continue to allow flexibility in development standards, such as parking reductions for senior projects, and by allowing development incorporating universal design measures.</p> <p>The City will also review parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.</p> <p>Potential Funding Source: City Development Services Fund, SB2/LEAP or REAP Funding</p>	H-2-4, H-3-1

Timeframe	Action Lead	Action Support	Status (through December 2024) and Recommendations
Ongoing, as funding allows. Consider updating the Affordable Housing Fee by December 2022.	Development Services (Housing and Public Services Division)		<p>In 2021, the City made loan commitments of the Affordable Housing Fund to three projects, one of which, the Lyla (291 affordable units, \$6,000,000) ultimately obtained funding. It began leasing in late 2024 and move-ins in early 2025.</p> <p>The City has also supported the developers of the Poppy Grove and Pardes affordable housing projects. As of the end of 2024, construction was underway on Poppy Grove (384 affordable units) and Pardes (234 affordable units). Poppy Grove began move-ins in early 2025 and is expected to be completed in Summer 2025.</p> <p>The City entered into Letters of Intent on two City-owned sites in early 2024. While underwriting and negotiations continued throughout 2024, the City expects to fund the Sheldon Farms North project (L-17, APN 116-0012-070, 238 affordable units) at \$4.05 million plus land value, and the Old Town Apartments project (L-28, APNs 134-0072-013 through -016, 88 affordable units) at \$3 million plus land value.</p> <p>In 2024, the City also began evaluating the Elk Grove Apartments project proposed by Eden Housing (L-15, 74 affordable units) for a City loan in the amount of \$2 million.</p>
Ongoing, as projects are processed through the Development Services Department	Development Services (Planning and Building Divisions)		<p>The City continued to provide a waiver of the Affordable Housing Fee and a fee deferral program for other fees for qualifying projects. Staff anticipates that other project developers, including the Old Town, Sheldon Farms North, and Eden Housing projects will take advantage of the fee waivers and deferrals in 2025.</p> <p>The City also promoted Sacramento County Water Agency and Sacramento Regional County Sanitation District fee waiver and deferral programs to affordable housing developers. The Pardes project received these waivers/deferrals.</p>
Complete parking study by December 2021, allow flexibility as projects are processed through the Development Services Department. Review parking standards for emergency shelters and amend, if necessary, by December 2021.	Strategic Planning and Innovation	Development Services (Planning and Building Divisions)	The parking study report was presented to the Planning Commission on April 21, 2022 and to City Council on May 11, 2022. The City Council approved a reduction in parking requirements for multifamily housing. Projects may apply for further concessions through density bonus. No changes were made to parking requirements for one- and two-unit homes or emergency shelters.

ACTION	RELATED POLICIES AND STANDARDS	Timeframe
<b>2. Housing Programs</b>		
<p><b>2.11 Homeless Needs Assessment</b></p> <p>Continue to contribute funding to Elk Grove Homeless Assistance Resource Team (HART), Sacramento Self Help Housing, and other local and regional entities and work closely with these groups to assess the needs of people experiencing homelessness and develop plans to address homelessness at a regional level. The City will annually meet with local service providers and regional agencies (as applicable) to assess the needs regarding homelessness in the City and region.</p> <p>To City will also review and amend provisions and standards for emergency shelters to ensure they are objective and in compliance with Government Code Section 65583(a)(4).</p> <p>Potential Funding Source: CDBG funds (when available), City Community Service Grant funds (as determined by the City Council)</p>	H-2-4	Ongoing, review and amend standards for emergency shelters by December 2024.
<p><b>2.12 Developmental Disability Services</b></p> <p>Work with the Alta California Regional Center to implement an outreach program that informs families within the City about housing and services available for persons with developmental 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.</p> <p>Potential Funding Source: City Development Services Fund</p>	H-2-4	Development of outreach program within one year of adopting the 1st Element, and coordinate with regional office developers to explore opportunities.

	Action Lead	Action Support	Status (through December 2024) and Recommendations
new and ards for elters by 21.	Development Services (Housing and Public Services Division)		<p>In 2024, the City continued to employ two homeless service navigator positions (2.0 FTE) to expand outreach capacity. Building off the successes of the Enhanced Winter Sanctuary that closed in March 2024, the City also sited, coordinated, and funded a new year-round shelter, serving up to 30 people per night. The year-round shelter opened in November 2024 and has consistently been full. The City also continued to support shelter for families, including through a motel voucher program. Through the City’s long-standing partnership with Elk Grove HART, the City provided funding for direct financial assistance to households for eviction prevention and to pay for moving-related costs. The City also funded emergency/transitional housing for victims of intimate partner violence and transition-age youth through My Sister’s House and Waking the Village.</p> <p>City staff continued to be involved in local and regional efforts to address homelessness. City staff served on the Continuum of Care (CoC) Board, chaired the CoC’s Project Review Committee, and assisted with regional efforts to improve access to shelter and housing, including through the Local Homelessness Action Plan and development of the Regionally Coordinated Homelessness Action Plan. City staff maintained close relationships with entities providing direct homelessness services, including the PD, HART, Elk Grove Unified School District, and Cosumnes Community Services District (parks and fire). The purpose of these contacts was to identify people in need of services and/or housing and attempt to connect them with available resources.</p> <p>Emergency shelter provisions were updated in the Municipal Code in fall 2021.</p>
of an ram ar of Housing annually th es and pursue	Development Services (Housing and Public Services Division)		<p>In 2023, the City supported the Cornerstone Village affordable housing project, which included 21 units set aside for adults with intellectual or developmental disabilities. The Cornerstone Village project ultimately did not move forward, but the connections with Alta Regional proved useful as two other affordable housing projects contemplated including units for adults with intellectual or developmental disabilities in their projects in 2024 (Sheldon Farms North and Elk Grove Apartments).</p> <p>For 2025, the City plans to work with its nonprofit provider of tenant/landlord services (211/Renters Helpline) to provide information and trainings to Alta Regional clients and their families/caregivers on topics such as locating suitable housing and making reasonable accommodations requests. The City annually receives feedback that reasonable accommodations questions are a top reason people call the Renters Helpline.</p>

ACTION	RELATED POLICIES AND STANDARDS
2. Housing Programs	
<p><b>2.13 Low-Barrier Navigation Centers</b></p> <p>Amend the City’s zoning regulations to add low-barrier entry practices to the City’s Navigation Housing use and permit them by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses, if the center meets certain statutory requirements. See Government Code section 65662. Low-barrier practices may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Permitting the presence of partners if it is not a population-specific site;</li> <li>• Allowing pets;</li> <li>• Providing space for the storage of possessions; and</li> <li>• Providing privacy such as partitions around beds or private rooms.</li> </ul> <p>Potential Funding Source: City Development Services Fund</p>	H-2-4
<p><b>2.14 Transitional and Supportive Housing</b></p> <p>Amend the Zoning Code to comply with Government Code Section 65583(c)(3), which deals with transitional and supportive housing. The City will amend the Zoning Ordinance to allow transitional and supportive housing in the mobile home subdivision (RM-1) and Mobile Home Park Combining District (MHP) zones as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The City will also amend the Zoning Ordinance to allow supportive housing in the Light Industrial (LI) zone, as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.</p> <p>Potential Funding Source: City Development Services Fund</p>	H-3-1
<p><b>2.15 Affordable Housing Database</b></p> <p>Continue to update the affordable housing unit database and to provide information regarding affordable housing opportunities, through direct response to inquiries, making information available on the City’s website and targeted marketing to affirmatively further fair housing as new city-funding projects are developed. The City will make multi-lingual information available as requested.</p> <p>Potential Funding Source: Affordable Housing Fund</p> <p>Quantified Objective: Assist 400 lower-income households locate potential housing opportunities to reduce displacement risk and facilitate mobility throughout the community.</p>	H-2-5

Timeframe	Action Lead	Action Support	Status (through December 2024) and Recommendations
Within one year from adoption of the Housing Element	Strategic Planning and Innovation		The Municipal Code was updated in fall 2021 to implement this program
Within one year from adoption of the Housing Element	Development Services (Planning Division)		The Municipal Code was updated in fall 2021 to implement this program
Ongoing, at least annual targeting	Development Services (Housing and Public Services Division)		<p>The City maintains a database of affordable housing projects located within Elk Grove on its website and answers an average of 8-10 calls and emails per week from persons inquiring about affordable housing resources. The City's website may be translated into more than 50 languages.</p> <p>In 2024, the City did extensive marketing coordinated with the leasing of the Lyla and MOSA (Poppy Grove) affordable apartment complexes expected to open in 2024). Through print, broadcast, and social media outreach, the City publicized the availability of units. Nearly 13,000 unique entries were received for a lottery for 675 available affordable housing units. The City will do similar outreach for future City-funded affordable housing projects, and plans to support the lottery for Pardes Phase I (95 affordable units) in 2025.</p>

ACTION	RELATED POLICIES AND STANDARDS
2. Housing Programs	
<p><b>2.16 Development Incentives for Low Income Households and Special-Needs Groups</b></p> <p>Continue to provide regulatory incentives for the development of units affordable to extremely low-, very low-, and low-income households, including second dwelling units, senior housing, infill projects, mixed-use and multifamily units, and housing for special-needs groups, including agricultural employees, persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing. The City will take subsequent action, as appropriate, to make the development of such units more financially feasible including providing financial incentives, such as reducing, waiving, and/or deferring fees, where feasible, offering fast track/priority processing, density bonuses, and flexibility in development standards.</p> <p>Additionally, the City will amend the Zoning Code to comply with State Density Bonus Law.</p> <p>Quantified Objective: 350 units over the planning period; of these, 200 units in high opportunity areas to promote access to resources and mobility for target households.</p> <p>Potential Funding Source: City Development Services Fund, CDBG, Affordable Housing Fund</p>	<p>H-2-4, H-2-5</p>

Timeframe	Action Lead	Action Support	Status (through December 2024) and Recommendations
<p>Ongoing, as projects are processed through the Development Services Department, amend the Zoning Code to comply with State Density Bonus Law within one year from adoption of the Housing Element. Following this, review the Zoning Code and revise as needed annually. Annually outreach to developers, review and prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis</p>	<p>Development Services (Planning Division)</p>		<p>The City continued to provide regulatory incentives for development of affordable housing, including density bonuses (where requested) and flexibility in development standards. In 2024, the City approved requests for density bonus for the Coral Blossom project and approved a development standards modification for Poppy Grove. The City also continued to waive the Affordable Housing Fee for all affordable units and to defer other impact fees during construction for most multifamily residential projects.</p> <p>Revisions to Density Bonus law were incorporated into the City’s Municipal Code in 2021 and 2022. Additional revisions from the and 2023 and 2024 Legislative Sessions are planned for adoption in spring of 2025.</p>

ACTION	RELATED POLICIES AND STANDARDS
2. Housing Programs	
<p><b>2.17 Rehabilitation Programs</b></p> <p>Continue to operate housing repair and/or rehabilitation programs that assist lower-income households occupying housing in need of repair, including the Minor Home Repair Program, which offers forgivable loans to low-income homeowners whose homes have one or more health and safety hazards. Identify areas of concentrated rehabilitation need, beginning with areas with a higher concentration of lower-income households as identified in the Assessment of Fair Housing, to assist in repairs and potential mitigation of costs, displacement, and relocation impacts on residents. Provide information on available housing repair programs to homeowners by having flyers in multiple languages (English, Hmong, Chinese, Vietnamese, Spanish) available on the City’s website and at City Hall, and through mailings of the City newsletter.</p> <p>The City will also assist homeowners to identify and apply for rehabilitation funding and will develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so that the unit can be occupied</p> <p>Quantified Objective: 40 households; facilitate place-based revitalization by connecting 15 lower-income households with rehabilitation programs and promoting availability of programs in areas of concentrated substandard housing.</p> <p>Potential Funding Source: CDBG funds (when available)</p>	H-4-1
<p><b>2.18 Utility Assistance</b></p> <p>Continue to refer individuals interested in utility assistance to the appropriate local energy provider, including the Sacramento Municipal Utility District (SMUD) and Pacific Gas and Electric (PG&amp;E), both of which offer programs to assist with utility costs, and to nonprofit organizations that may offer utility assistance.</p> <p>The City will also provide assistance with paying past-due utility bills (electric, gas, and water) to low-income households that are at risk of experiencing utility shutoff due to non-payment. Temporarily increase the level of funding available to serve households experiencing a COVID-related loss of income.</p> <p>Quantified Objective: 520 households; ; of these, 220 will be lower-income households to prevent displacement due to utility costs, particularly in areas of concentrated overpayment.</p> <p>Potential Funding Source: City Development Services Fund, CDBG funds as available), City Community Service Grant funds (as awarded by City Council)</p>	H-4-1

Timeframe	Action Lead	Action Support	Status (through December 2024) and Recommendations
<p>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.</p>	<p>Development Services (Housing and Public Services Division)</p>		<p>In 2024, the City continued to offer its Minor Home Repair Program, which offers forgivable loans of up to \$15,000 to homeowners needing to make health and safety improvements. The Program was advertised on the City’s website and via flyers available online and at City Hall and other community locations.</p> <p>The program has struggled to find qualified applicants, and those who do qualify have struggled to find contractors, especially for more complicated scopes of work. Staff met several times in 2024 for problem-solving efforts and expects to implement some additional changes to the program in 2025.</p> <p>City Code Enforcement staff enforce habitability standards for rental housing and mandate repairs when necessary.</p>
<p>Ongoing, at least annual marketing</p>	<p>Development Services (Housing and Public Services Division)</p>	<p>In partnership with nonprofit entities</p>	<p>Staff continued to refer people to SMUD and PG&amp;E utility assistance programs, and to nonprofits that assist with utility costs for households at risk of utility shutoff. The City provided funding to the Elk Grove Food Bank in 2023 to provide direct assistance to utility customers with past-due utility bills.</p> <p>The level of funding was increased in 2024 using local (Measure E) funding.</p>

## ACTION

### 2. Housing Programs

#### 2.19 Affirmatively Further Fair Housing

H-5-1

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 allow 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.

RELATED POLICIES AND STANDARDS	Timeframe	Action Lead	Action Support	Status (through December 2024) and Recommendations
	Ongoing. Refer to each strategy in the AFFH program for specific timeframes	Development Services (Housing and Public Services Division)		<p>In 2024, the City continued to provide fair-share funding for the regional Renters Helpline, staffed by 211 (intake and tenants' rights) and Project Sentinel (fair housing). Renters Helpline staff speak multiple languages and distribute fair housing materials upon request, as well as maintain a website and social media presence to share information about housing rights. The Renters Helpline provides quarterly reports identifying fair housing complaints and trends. In cases of alleged discrimination, Project Sentinel can conduct testing to determine if a complaint has merit.</p> <p>The City encouraged the development of affordable rental housing in high-resource areas and near high-performing schools by working with developers proposing projects in these areas on project processing. As of the end of 2024, a 387-unit project (Poppy Grove) and a 294-unit project (The Lyla) were nearing construction completion, and a 236-unit project (Pardes I and II) was in earlier phases of construction. All noted projects are affordable and in high-resource areas. The majority of sites remaining in the lower-income RHNA inventory are in high and highest resource areas. The City also entered into LOIs with two developers of affordable housing who would add 326 affordable units in high or highest resource areas.</p> <p>The City also encourages infill development through development incentives, such as density bonuses. In 2024, the City entered into an LOI with a developer of an infill project in the Old Town area. The City also owns two acres of infill land at Calvine and Elk Grove Florin.</p>

## ACTION

### 2. Housing Programs

- Provide information about fair housing choices to residents by distributing fair housing materials upon request and contracting with a fair housing rights nonprofit to provide fair housing services on an ongoing basis, including fair housing complaint intake, investigation, resolution, general housing (landlord/tenant) counseling, mediations, assistance, referrals, and resolution.
- Proactively monitor rental housing providers for discriminatory practices by contacting fair housing service providers biannually for information on housing providers with complaints filed against them and using CDBG funds for fair housing enforcement and technical assistance activities.
- Meet with other jurisdictions in the region by June 2023 to identify fair housing strategies and discuss whether a regional fair housing strategy would be beneficial from a cost and/or efficiency perspective.
- Use local permitting and approval processes to ensure all new multifamily construction meets the accessibility requirements of the federal and state fair housing acts. Through these processes, facilitate the development of 45 new accessible housing units throughout the community.
- Increase residential infill opportunities through changes in zoning and long-range plans. Process zone changes as requested by developers. Implement zoning and development incentives, such as inclusionary zoning, in-lieu fees, and density bonuses. Encourage place-based revitalization through facilitating development of 140 residential infill units.
- Support development or resale of affordable homeownership opportunities through both developers' operations and obtaining resources to support low-income homebuyers, including affirmatively marketing to under-represented homeowners and developing and funding a first-time homebuyers' program. See Action 15 for quantified objective to connect lower-income households with housing opportunities to facilitate housing mobility.
- Provide financial support annually, as available, to organizations that provide counseling, information, education, support, and/or legal advice to lower-income households, including extremely low-income households, and persons experiencing homelessness.
- Affirmatively recruit a diverse and multilingual staff as positions become available.
- Analyze and abate environmental hazards before developing affordable housing.
- As the City grows, use data to identify areas of high need and areas of high opportunity; rezoning higher-density sites in identified areas of high opportunity.
- Provide education to the community on the importance of completing Census questionnaires when the Census is distributed.
- To affirmatively promote more inclusive communities, the City will review and revise the City's requirements for residential care facilities with 7 or more persons by December 2021 and permit them as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. These types of facilities are still subject to state licensing requirements.
- To ensure residents across the City, regardless of location, have access to positive environmental conditions, the City will review open space requirements for new developments and will revise as necessary to ensure all residents have access to healthy outdoor spaces

Potential Funding Source: Affordable Housing Fund, CDBG

Quantified Objective: See individual strategies bulleted in Action 19 with specific targets.

RELATED POLICIES AND STANDARDS	Timeframe	Action Lead	Action Support	Status (through December 2024) and Recommendations
				<p>The City continued to meet state and federal law regarding construction of accessible units in multifamily housing, which specifies a 10% minimum.</p> <p>The City continued in 2024 to provide support to a variety of organizations focused on serving lower-income households, including the Elk Grove Food Bank, Elk Grove HART, Sacramento Self Help Housing, and Uplift Elk Grove. Annually, the City runs an open competition for nonprofit agencies seeking funds and prioritize activities serving lower-income households. The City also funded two internal homeless services navigator positions (2.0 FTE) focused on connecting people experiencing homelessness with resources they need to be housed.</p> <p>Revisions to the Municipal Code for residential care facilities were completed in 2022. Open space standards were updated in fall 2021.</p>

## ACTION

### 2. Housing Programs

#### 2.20 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

#### 2.21 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.

#### 2.22 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.

RELATED POLICIES AND STANDARDS	Timeframe	Action Lead	Action Support	Status (through December 2024) and Recommendations
H-4-1	Annually monitor and apply for funding as Notices of Funding Availability are released	Development Services (Housing and Public Services Division)		The City kept its affordable housing database up to date. No rental units were at risk of losing their affordability requirements in 2024.
H-1, H-2, H-3	<p>Explore innovative and alternative housing options to help further housing production by 2022, amend the zoning ordinance as needed.</p> <p>Amend the Zoning Ordinance to comply with Government Code Section 65852.2 pertaining to ADUs by July 2021 and provide preapproved plans and consider eliminating impact fees by December 2021.</p>	Development Services (Planning Division)		The City's ADU provisions were updated in 2020 and were further updated in 2022 to conform with State law changes. A pre-approved ADU program has been developed and implemented by the Building Division.
H-2-5	Biennially (every two years)	Development Services (Housing Division)		The City evaluated Housing Choice Voucher acceptance in affordable housing properties in which the City has a financial or regulatory interest in 2023, and found vouchers in use at all affordable complexes. Most of the properties have waitlists of 3+ years, meaning that the availability of a unit and the availability of a voucher may not coincide for many households. The City will review participation again in 2025.

## ACTION

### 2. Housing Programs

#### **2.23 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	Timeframe	Action Lead	Action Support	Status (through December 2024) and Recommendations
H-2-5	Annually for rental property owners/managers; when waitlist is open for general public	Development Services (Housing Division)		<p>The City’s Code Enforcement Division held an annual training for rental property owners, which covers fair housing topics. SHRA, the entity implementing the Housing Choice Voucher program, has regularly attended and spoken at the training.</p> <p>In 2024, the City continued its partnership with the CivicSpark program, which provided a CivicSpark fellow to assist with matters related to housing equity. In coordination with CivicSpark, the City ran a pilot Landlord Incentive Program providing cash bonuses to property owners renting to Housing Choice Vouchers holders and/or people experiencing homelessness. Due to ARPA funding limitations, the program ended in 2023. The program included extensive outreach to landlords, property managers, and real estate agents. Staff worked with SHRA to circulate information about the program to voucher holders actively seeking housing, in particular those where the payment standards align with publicized rents (primarily 3-5BD units). SHRA reported that the City’s program improved landlord willingness to rent to voucher holders.</p> <p>The Housing Choice Voucher tenant-based program waitlist was only available to specific populations with referrals from certain social services agencies in 2024.</p>

Action	Related Policies and Standards
3. Economic Development Programs	
<p><b>3.1 Streamline Approval Processes for New and Expanding Businesses.</b> Review the approval processes for establishing new businesses and expanding existing businesses, including development standards, building codes, zoning and building permit requirements, and business licensing procedures. Improve and streamline these requirements and processes where possible.</p>	ED-1-1, ED-1-3, ED-1-5, ED-1-7
<p><b>3.2 Update Zoning Regulations.</b> Evaluate and make changes to the zoning code to facilitate more commercial development (including retail, office, and industrial).</p>	ED-1-1, ED-1-3, ED-2-1, ED-2-2, ED-2-4, ED-3-1, RC-1-1
<p><b>3.3 Major Employment Center(s).</b> Coordinate with the Sacramento Area Council of Governments (SACOG) to define existing, emerging, and future Major Employment Center in Elk Grove for inclusion in a future update of the regional Metropolitan Transportation Plan/Sustainable Communities Strategy. Study the feasibility of defining additional Major Employment Centers in Elk Grove in terms of land area, zoning and development standards, market demand, and future transit service that would be required to meet SACOG’s definition for a Major Employment Center.</p>	ED-1-2, ED-1-5, ED-2-1, ED-2-2, RC-1-1, RC-1-2, RC-1-5
<p><b>3.4 Facilitate development of SEPA.</b> Work with property owners, businesses, City departments, and other stakeholders to facilitate development of the employment centers in the Southeast Policy Area.</p>	ED-1-1, ED-1-3, ED-2-1, ED-2-2, ED-1-1
<p><b>3.5 Facilitate development of key infill commercial sites.</b> Work with business and property owners, City departments, outside agencies and service providers, and facilitate the development of vacant and underutilized sites around the City for commercial development (including retail, office, and industrial), consistent with the needs of businesses.</p>	ED-1-1, ED-1-5, ED-2-1, ED-2-2, ED-3-1

Timeframe	Action Lead	Action Support	Status (through December 2024) and Recommendations
FY 18/19–FY 19/20	Economic Development	Development Services	Staff is evaluating options for upgrades to the business licensing system, software, and platform. Recommend revising the action to focus on business license process and change the timeline. Other provisions would be moved to Action 3.2.
FY 18/19–FY 19/20	Development Services	Strategic Planning Economic Development	Complete with the Phase 3 General Plan-Zoning Consistency Program in fall 2021. Recommend removal of the action item.
FY 18/19–FY 19/20	Strategic Planning	Economic Development	Complete. The 2020 MTP/SCS was adopted in November 2019. It does not include the same discussion on employment centers as was provided in the 2016 MTP/SCS. Staff continues to coordinate with SACOG on the need for transportation improvements to support employment centers in the City. Recommend removal of the action item.
Ongoing	Economic Development	Strategic Planning Development Services	Ongoing/continuous. Market driven and dependent. Discussions with property owners have commenced as part of the Kammerer Rd / Promenade UDS. The KUDS was adopted into the General Plan as the Livable Employment Area Community Plan in December 2023. The land remains available for marketing by the current land owners.
Ongoing	Economic Development	Development Services Public Works	Ongoing/continuous. Market driven and dependent. The majority of current development activity in the City (70+ projects, mostly commercial) is occurring on in-fill sites.

ACTION	RELATED POLICIES AND STANDARDS
4. Transportation Plans And Programs	
<p><b>4.1 Transportation Demand Management Program Updates.</b> Evaluate e-Tran’s Transportation Demand Management (TDM) Program periodically as needed, and update/modify the program to incorporate new and innovative TDM strategies based on current best practices.</p>	<p>MOB-3-2, MOB-7-10, NR-4-3, NR-4-5</p>
<p><b>4.2 City Employee Alternative Transportation Incentives.</b> Establish an incentive program for City employees to encourage the use of alternative transportation for commuting.</p>	<p>MOB-3-2, NR-4-3, NR-4-5</p>
<p><b>4.3 Coordination for Regional TDM Efforts.</b> Work with SACOG to disseminate information about commuter alternatives and TDM resources and incentives to residents and employers in Elk Grove.</p>	<p>MOB-3-2, MOB-4-5, MOB-7-10, GOV-1-4</p>
<p><b>4.4 Citywide Complete Streets Analysis.</b> Conduct a citywide analysis to identify streets that can be made “complete” through a reduction in the number or width of travel lanes (consistent with the Transportation Plan) or other means, with consideration for emergency vehicle operations. Consider including new bikeways, sidewalks, and exclusive transit lanes on appropriate streets by rearranging and/or reallocating how the available space within the public right-of-way is used. Use the results of this analysis to update public road standards.</p>	<p>MOB-3-3, MOB-3-4, NR-4-3, NR-4-4, NR-4-6, HTH-1-3</p>
<p><b>4.5 Bicycle, Pedestrian and Trails Master Plan Update.</b> Undertake a comprehensive review and update of the Bicycle, Pedestrian and Trails Master Plan. The update shall identify core facilities, consider opportunities to create additional trail connections between parks and open spaces/natural areas, and include standards for the location of trails near riparian areas, wetlands, and farmland. When proposing new facilities, the City shall verify existing facilities and consider existing constraints. The updated master plan should also include a funding plan with cost estimates.</p>	<p>MOB-3-9, MOB-4-1, MOB-4-4, PT-2-3, PT-2-4, PT-2-5, PT-2-6, PT-2-7, PT-2-8, NR-4-4, HTH-1-3, HTH-1-4</p>
	<p>Development Services – Planning</p>

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
Ongoing	Public Works – Transit		<p>SACOG is looking into innovative ways to support regional TDM programs and policies through new funding programs and public/private partnerships. City staff is continuing to monitor and participate in opportunities pertaining to these efforts.</p> <p>In addition, because of heavy commuter travel flow into and out of the Elk Grove Transportation Management Area (TMA), many e-tran commuters qualify for benefits under the Sacramento TMA, Power Inn Alliance, and 50-Corridor TMA programs. Staff will continue to work with SACOG, and surrounding TMA partners, on implementing regional TDM program strategies and programs that would benefit Elk Grove residents.</p> <p>This effort is on-going.</p>
FY 18/19–FY 19/20	City Manager	Public Works – Transit	<p>Complete. All City and contracted employees, as well as their dependents, are provided with free, unlimited access to the City’s e-tran local and commuter bus services, as well as Sacramento Regional Transit District’s (SacRT’s) bus and light rail services. This pass is renewable on an annual basis.</p> <p>Additionally some teleworking and flex-schedule options are provided to City employees in order to alleviate commuting activities.</p>
FY 18/19–FY 19/20	Public Works – Transit		<p>The City actively participates in regional SACOG TDM promotional activities, such as May is Bike to Work Month and Fall Rideshare Month. In addition, the City’s public website has links to vanpool/rideshare matching, commuting alternatives, and other TDM program information that is free to utilize for all active commuters.</p> <p>Recommend changing timeframe to Ongoing.</p>
FY 20/21–FY 22/23	Public Works - Engineering		<p>Recommend changing timeframe to 2026/2027 to align with the required update to the General Plan Circulation Element.</p>
FY 18/19–FY 19/20	Strategic Planning	Public Works Development Services – Planning	<p>Complete and adopted in May 2021.</p> <p>Recommend removal of the action item.</p>

ACTION	RELATED POLICIES AND STANDARDS
4. Transportation Plans And Programs	
<p><b>4.6 Review of and Modifications to Transit Service.</b> Undertake a comprehensive review of current public transit service periodically as needed, including transit routes, stops, and frequencies, and solicit transit rider input on these topics. Consider potential transit service improvements, modifications, and expansions in the context of future land use patterns and growth areas as designated in the General Plan.</p>	<p>LU-1-9, MOB-5-6, MOB-5-7, MOB-5-8, NR-4-6</p>
<p><b>4.7 Truck Traffic Study and Recommendations.</b> Conduct a study to evaluate issues related to truck travel throughout the City, and prepare recommendations on restrictions on truck routes, restrictions on truck parking, and ways to improve safety related to truck traffic.</p>	<p>MOB-6-4, MOB-6-5</p>
<p><b>4.8 Coordination for Interjurisdictional Roadway Improvements.</b> Meet with representatives from the City of Sacramento, Sacramento County, and Caltrans, and the Capital SouthEast Connector Joint Powers Authority as needed to advance interjurisdictional roadway improvement initiatives.</p>	<p>MOB-7-2, MOB-7-6, GOV-1-4</p>
<p><b>4.9 Incentives for Alternative Fueling Stations.</b> Develop incentives and compile information to encourage property owners of existing gas stations to install facilities for alternative/clean fuels, such as hydrogen and biodiesel.</p>	<p>MOB-7-9, NR-4-3</p>
<p><b>4.10 EV Charging Facility Incentives.</b> Partner with SMUD to develop incentives for existing commercial and multifamily residential properties seeking to install electric vehicle charging facilities. Incentives may relate to subsidize or waived fees for City permits and inspections.</p>	<p>NR-4-3, NR-5-1, NR-5-2</p>
<p><b>4.11 Transit Planning for Future Major Employment Centers.</b> Coordinate planning efforts related to future Major Employment Center(s) in Elk Grove with local and regional transit providers, including e-Tran, Sacramento Regional Transit District, and Amtrak.</p>	<p>RC-1-1, RC-1-3, RC-1-5, RC-3-4, MOB-5-9, MOB-5-10, GOV-1-4</p>
<p><b>4.12 Coordination for Implementation of TDM Programs.</b> Work with agencies such as Sacramento Region 511, Elk Grove/South Sacramento Commuter Club, and the Sacramento Transportation Management Association to advance initiatives to increase average vehicle occupancy, such as carpools, shuttles, transit pass subsidies, and road and parking pricing.</p>	<p>MOB-3-2, MOB-4-5, MOB-7-10, GOV-1-4</p>

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
Ongoing	Public Works – Transit		The City’s transit operations have been annexed into Sacramento Regional Transit. Text throughout the General Plan was amended in 2023 to reflect this change.
FY 20/21–FY 22/23	Public Works - Engineering		Begin developing scope of work and request for pro-posals in FY 25/26.
Ongoing	Public Works	City Manager	This effort is on-going and continues through the meeting such as the Caltrans Planning Quarterly Coordination Meeting, Monthly Sacramento Agencies Meeting on Transportation, and other related meetings.
FY 20/21–FY 22/23	Development Services - Planning	Economic Development	In process. Revisions were made to the Zoning Code to include hydrogen refueling and EV charging (as a primary use) in the description for Vehicle Fueling (use). Staff is exploring opportunities for incentives, including pairing project with possible grant funding. Recommend changing the Action Lead to Strategic Planning.
FY 20/21–FY 22/23	Development Services – Planning	Economic Development	Staff is exploring opportunities for incentives, including pairing project with possible grant funding. Recommend changing the Action Lead to Strategic Planning.
Ongoing	Public Works – Transit	Economic Development  Strategic Planning	This effort is on-going and occurs in consultation with Sacramento RT.
Ongoing	Public Works – Transit		SACOG is leading efforts for establishing more of a regional TDM plan, which encompasses all of the TMAs. The City will continue to coordinate with SACOG, and the other TMA partners, in supporting these efforts and initiatives.

ACTION	RELATED POLICIES AND STANDARDS
5. Arts, Culture, And Historic Preservation	
<p><b>5.1 Public Art in Public Spaces and Civic Facilities.</b> . Include public artwork as focal points in public spaces and at civic facilities to be commissioned and funded through the Percent for Art program.</p>	LU-4-1, LU-5-10, ART-1-1
<p><b>5.2 Award Programs for Excellence in Architecture and Development Practices.</b> Nominate outstanding development projects or practices for relevant award programs, such as the American Planning Association California Awards Program and the American Institute of Architects Honors &amp; Awards Program. .</p>	LU-5-10
<p><b>5.3 Arts and Cultural Programs and Events.</b> Support local arts in Elk Grove and awareness of local history and culture through City-sponsored events, sponsorship grants, and use of City facilities for community-led events. Examples of events include art walks, film night, live music, crafts for children, cultural events, and food festivals. Include special efforts to promote the arts to minority and disadvantaged communities, and to support art- and history-related events and programs that represent and reflect Elk Grove’s diverse cultural communities, through dedicated funds and targeted outreach efforts.</p>	ART-1-1, ART-1-2, ART-2-1, ART-2-2, HR-3-1, HTH-1-2
<p><b>5.4 Historic Preservation Online Resource Center.</b> Create a web page with information about Elk Grove’s history, local historic districts and historic sites, and Native American cultural resources. The web page should also include resources and incentives for property owners to encourage historic preservation.</p>	HR-1-1, HR-1-2, HR-1-3, HR-2-1, HR-2-4, HR-3-1
<p><b>5.5 Archaeological Resources Inventory.</b> Maintain an inventory of known archaeological resources and evaluate the potential sensitivity of future development sites related to known resources within the Planning Area using the City’s Prehistoric Archaeological Sensitivity Map, in consultation with local Native American tribes.</p>	HR-2-1, HR-2-2, HR-2-3, HR-2-4
<p><b>5.6 Partnerships for Historical Events and Information.</b> Partner with local organizations such as the Historic Preservation Committee, the Elk Grove Historical Society, Old Town Elk Grove Foundation, the Farm Bureau, local historic societies, local cultural organizations, and Native American tribes to showcase the City’s history and culture through events, informational signs, monuments in community gathering spaces, historic tours, virtual tour apps, educational materials, and other methods.</p>	HR-3-1

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
Ongoing	City Manager	Public Works – CIP Program	This effort is ongoing and continues through implementation of the Percent for the Arts Program Initiated in November 2016.
Ongoing	Development Services		Not implemented.
Ongoing	Public Affairs		The Arts Commission and the Diversity and Inclusion Commission produce several events annually, including the Multicultural Festival and the spring music program.
FY 20/21–FY 22/23	Development Services – Planning	Public Affairs	Recommend timeline as FY 25/26.
Ongoing	Development Services – Planning		Ongoing.
Ongoing	Public Affairs	Development Services – Planning, Public Works	Ongoing.

ACTION	RELATED POLICIES AND STANDARDS
6. Agriculture	
<b>6.1 Promotion of Community Agricultural Events.</b> Help to promote and publicize community events and activities related to agriculture. When possible, provide sponsorship, low-cost or free use of City-owned facilities, or other forms of financial support to these events.	AG-1-1
<b>6.2 Support Community Agricultural Education Programs.</b> Provide promotional support for community educational programs on agricultural processes and products.	AG-1-1
<b>6.3 Agricultural Land Conservation Partnerships.</b> Partner with community land trusts and conservation organizations to implement conservation easements for agricultural areas of value at risk of development.	AG-1-2
<b>6.4 Urban Farms or Community Gardens on City Land.</b> Consider establishing urban farms or community gardens on City land when part of the long-term strategy for the site.	AG-2-3, HTH-1-7
<b>6.5 Urban Farming Standards.</b> Develop locational, site planning and performance standards to guide appropriate development of urban farming uses of various types and sizes and to minimize potential adverse impacts on adjacent and surrounding properties.	AG-2-2

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
Ongoing	Public Affairs		Ongoing as opportunities arise.
Ongoing	Public Affairs		Ongoing as opportunities arise.
Ongoing	Development Services – Planning		Ongoing as opportunities arise.
Ongoing	City Manager		No immediate opportunities have been identified.
FY 19-20	Development Services	Strategic Planning	Completed with the Phase 3 General Plan-Zoning Consistency project in fall 2021. Recommend removal of the action item.

ACTION	RELATED POLICIES AND STANDARDS
7. Environment, Conservation, And Sustainability	
<p><b>7.1 Integrate Sustainability Into Projects.</b> Incorporate sustainability principles into development projects, special projects, and City plans and programs through the implementation of the Building Code, the Climate Action Plan, and best practices for sustainable development.</p>	GOV-1-5
<p><b>7.2 Public Information on Water Conservation Requirements.</b> Work with Elk Grove Water District, Sacramento County Water Agency, and other water providers to inform the public of mandatory water use restrictions and to encourage voluntary water conservation measures.</p>	NR-3-4, NR-3-5, NR-3-6, NR-3-7, ER-6-6, ER-6-7
<p><b>7.3 Water Conservation Programs and Incentives Outreach.</b> Conduct public education and outreach on water conservation and efficiency strategies, programs, and incentives offered by water purveyors and other organizations through a variety of communication methods, including the City’s website, mailings or flyers, and tabling at special events.</p>	NR-3-6, NR-3-7, NR-3-11, NR-3-12, ER-6-6
<p><b>7.4 Participation in Regional Air Quality Programs.</b> Designate elected officials and City staff to participate in regional air quality improvement efforts led by the Sacramento Metropolitan Air Quality Management District and the California Air Resources Board, and to address cross-jurisdictional air quality issues.</p>	NR-4-3, NR-4-7, NR-4-11
<p><b>7.5 GHG Reduction Monitoring.</b> Monitor the City’s progress toward achieving the GHG reduction targets in the Climate Action Plan on an annual basis.</p>	NR-5-1, NR-5-2, NR-5-3, NR-5-4
<p><b>7.6 GHG Emissions Inventory Update.</b> Conduct an update of the community-wide GHG emissions inventory every five years at a minimum.</p>	NR-5-1, NR-5-2, NR-5-3
<p><b>7.7 Energy Conservation and Renewable Energy Programs and Incentives Outreach.</b> Conduct public education and outreach on energy conservation, energy efficiency, and renewable energy strategies, programs, incentives, and financing options offered by SMUD and other organizations through a variety of communication methods, including the City’s website, mailings or flyers, and tabling at special events.</p>	NR-6-1, NR-6-2, NR-6-3, NR-6-4, NR-6-5, NR-6-6
<p><b>7.8 Municipal Code Impediments to Renewable Energy Facilities.</b> Conduct a review and analysis of the Municipal Code to identify provisions and regulations that may be hindering the installation of small-scale renewable energy facilities, and identify potential code amendments to remove these impediments.</p>	NR-6-5, NR-6-6

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
Ongoing	Development Services		Ongoing. The City is incorporating sustainability measures for City operations into the 2025 CAP update. Implementation of the CAP is ongoing, with an update currently in process.  Recommend changing the Action Lead to Strategic Planning and moving Development Services to Action Support.
Ongoing	Public Affairs		Ongoing
Ongoing	Public Affairs		Ongoing
Ongoing	City Manager		The City has a representative on the SMAQMD board.
Ongoing	Strategic Initiatives	Public Works Finance Development Services	Monitoring is occurring.
FY 23/24–FY 27/28	Strategic Initiatives	Public Works Finance Development Services	Work completed on the latest GHG emission inventory. Released to the public in July 2024.
Ongoing	Public Affairs		Staff implemented a Home Energy Expo in June 2022 and looking at opportunities for similar events in the future.  Recommend changing the Action Lead to Strategic Planning and moving Public Affairs to Action Support.
FY 18/19–FY 19/20	Development Services – Building	Strategic Initiatives	Partially completed in 2022. Consider updates to the action item.

ACTION	RELATED POLICIES AND STANDARDS
7. Environment, Conservation, And Sustainability	
<p><b>7.9 Sustainability Monitoring and Reporting.</b> Monitor progress on sustainability through the following tasks:</p> <ul style="list-style-type: none"> <li>• Identify sustainability indicators.</li> <li>• Develop measurable targets.</li> <li>• Research current best management practices (BMPs) and provide links to public agency BMPs on the City’s website as a resource for the community.</li> <li>• Participate in conferences and meetings that promote sustainability.</li> </ul> <p>Annually assess and report on these targets and indicators to monitor the City’s progress toward sustainability and make recommendations based on current best practices and innovation.</p>	SD-1-1, SD-1-2
<p><b>7.10 Sustainability and Climate Change Web Page.</b> Establish a Sustainability &amp; Climate Change web page on the City website with content such as:</p> <ul style="list-style-type: none"> <li>• The efforts the City is undertaking toward sustainability and climate change adaptation.</li> <li>• Information on opportunities as to how community members can get involved in sustainability efforts.</li> <li>• Links to useful resources, including BMPs posted by other public agencies.</li> </ul>	SD-1-1, ER-6-11
<p><b>7.11 Develop a Resiliency Plan.</b> Identify the three most substantial threats to the community, be they environmental (e.g., flooding, drought, earthquakes), economic (e.g., changes in employment conditions or tax base), social (e.g., housing affordability, social equality), or other aspects and develop strategies to plan, prepare, adapt, and recover for/to/from these changes.</p>	

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
Ongoing	Strategic Initiatives	Public Works Finance Development Services	Staff is working on incorporating sustainability measures for City operations into the 2025 CAP update. Monitoring and reporting would be incorporated into that effort.
Ongoing	Public Affairs	Strategic Initiatives	A page has been added to the City's website. It is regularly monitored and updated.
FY 20/21–FY 22/23	Strategic Initiatives	Public Works Economic Development Development Services	Adopted February 2021.  Recommend removal of the action item.

ACTION	RELATED POLICIES AND STANDARDS
8. Parks, Recreation, And Open Space	
<p><b>8.1 Parks, Recreation, and Facilities Master Plan updates.</b> Work with the Cosumnes Community Services District (CCSD) on updates to the Parks, Recreation, and Facilities Master Plan periodically, as needed.</p>	<p>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</p>
<p><b>8.2 Coordination with CCSD for Parks and Recreation Programs.</b> Work with the CCSD, as established in the City's Memorandum of Understanding with CCSD, to support maintenance of existing parks; current recreation programs; and planning, design, and construction of new parks. Ensure that park facilities and recreational programming takes into consideration the diverse recreational needs of all segments of Elk Grove's population.</p>	<p>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</p>
<p><b>8.3 Open Space Conservation and Management Plan.</b> Work in consultation with the County of Sacramento and state and regional resource agencies to develop and adopt an Open Space Conservation and Management Plan that provides for multiple uses of open space. The plan shall, to the extent feasible:</p> <ul style="list-style-type: none"> <li>• Identify important open space, habitat, and natural resource lands to be conserved and/or protected, and strategies to achieve conservation goals.</li> <li>• Identify sources of funding for the purchase of open space land or easements by public agencies, and for the maintenance of these areas.</li> <li>• For open space areas under public ownership or control, clearly delineate areas appropriate for public access areas and areas where access should be restricted.</li> <li>• For public access areas, establish guidelines for compatible recreational use of these lands and provide facilities and amenities for activities such as hiking and picnicking.</li> </ul>	<p>NR-1-1, NR-1-2, NR-1-3, NR-1-4, NR-1-5, NR-2-1, NR-2-2, NR-2-3, HTH-1-4</p>

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
FY 18/19–FY 19/20	Strategic Initiatives		Complete. Adopted February 2019. Recommend changing timeframe to ongoing.
Ongoing	Public Works Development Services		City staff have been working with CCSD staff on an ongoing basis to budget sufficient funds for the maintenance of existing parks and the construction of new parks.
FY 20/21–FY 22/23	Strategic Initiatives	Development Services	Upcoming work effort.

ACTION	RELATED POLICIES AND STANDARDS
9. Hazard Mitigation And Emergency Management	
<p><b>9.1 Local Hazard Mitigation Plan Updates.</b> Work with Sacramento County and other participating jurisdictions to update the County’s Local Hazard Mitigation Plan every five years, as required by the Federal Emergency Management Agency (FEMA).</p>	EM-1-1, EM-1-2
<p><b>9.2 Resiliency Plan.</b> Prepare a Resiliency Plan that addresses the primary anticipated impacts of climate change on Elk Grove, including flooding, extreme heat, and fiscal impacts; and identifies ways for the City and its residents and businesses to improve their ability to withstand and adapt to these impacts.</p>	ER-6-11
<p><b>9.3 Post-Disaster Recovery Ordinance.</b> Consider developing and adopting an ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, reoccupancy and building moratorium criteria, fee waivers and deferrals, and expedited permitting procedures for repair and reconstruction.</p>	EM-1-3
<p><b>9.4 Hazardous and Toxic Materials Standards Update.</b> Review the Municipal Code periodically as needed to ensure that City regulations reflect the most up-to-date standards for the storage, handling, and use of hazardous and toxic materials.</p>	ER-1-4, ER-1-5
<p><b>9.5 Floodplain Data Update.</b> Review the 200-year floodplain on an annual basis and prepare updates as necessary using available data sources. Updated information shall be made available and referenced during the development review process for areas within the 200-year floodplain.</p>	ER-2-3, ER-2-4
<p><b>9.6 Infrastructure to Reduce Flood Hazards.</b> Work with the City of Sacramento, the Army Corps of Engineers, and other federal, State, and local governments and agencies to develop policies to finance, construct, and plan infrastructure improvements to reduce potential flood hazards in Elk Grove.</p>	ER-2-15
<p><b>9.7 Fire Prevention Programs.</b> Work with the CCSD to develop high visibility fire prevention programs, including those which provide voluntary home inspections and awareness of home fire prevention measures.</p>	ER-4-1
<p><b>9.8 CCSD Emergency Response Plan testing.</b> Work with CCSD to periodically test the effectiveness of its Emergency Response Plan, and to update the plan accordingly as needed.</p>	ER-4-1

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
FY 20/21–FY 22/23	Public Works – Drainage		The Local Hazard Mitigation Plan (LHMP) was last updated in 2022. Another update is scheduled for 2026/2027.
FY 19/20	Strategic Planning	Public Works Economic Development	Adopted February 2021. Recommend removal of the action item.
FY 23/24–FY 27/28	Development Services	Public Works Strategic Initiatives	Upcoming work effort.
Ongoing	Development Services		As needed.
Annual	Strategic Initiatives	Public Works - Drainage	A review was completed in July 2019. No changes from the General Plan’s existing mapping were identified.
Ongoing	Public Works		Staff met with representatives from the Sacramento Area Flood Control Agency, the County of Sacramento, State DWR and adjacent Reclamation Districts to discuss current and potential flood control projects in the region. Staff will continue to coordinate with local agencies regarding flood control strategies and project development.
Ongoing	Development Services		Ongoing and in progress. The PD Community Resources Bureau in conjunction with CSD Fire provides information at public venues, during Community Watch Program presentations and other community meetings.
Ongoing	Police		Ongoing. The City and CCSD regularly coordinate in Emergency Operations planning and implementation.

ACTION	RELATED POLICIES AND STANDARDS
9. Hazard Mitigation And Emergency Management	
<p><b>9.9 Rail Crossing Safety Improvements.</b> Work with the Union Pacific Railroad to improve safety at rail crossings by testing gates and warning devices and making improvements as needed.</p>	ER-5-1, ER-5-2
<p><b>9.10 Response Procedures for Extreme Heat and Severe Weather Conditions.</b> Develop a guide of City procedures to be followed in the event of severe weather conditions, such as excessive heat, including emergency services deployment, opening of local cooling shelters, and community notifications.</p>	ER-6-1
<p><b>9.11 Public Information on Preparedness and Services for Extreme Weather Events.</b> Work with SacOES and the Sacramento County Department of Public Health to prepare information for the public, with an emphasis on vulnerable populations, on actions to take in preparation for extreme weather events, and resources and public services available during such events. Disseminate this information both online and in print formats.</p>	ER-6-2
<p><b>9.12 Climate-related Infrastructure Repair Reserve.</b> Establish funding reserves for future repairs to damaged infrastructure that may be required due to increased stress from extreme heat, extreme storms, and other climate impacts.</p>	ER-6-5
<p><b>9.13 Crime Prevention Through Environmental Design Program.</b> . Implement a Crime Prevention Through Environmental Design (CPTED) program to apply CPTED principles to the design of proposed development projects. Train key Police Department and Development Services Department staff in CPTED principles and approaches. Planning staff shall consult with Police Department representatives with CPTED expertise when reviewing development projects to ensure that safety is incorporated into project design.</p>	SAF-1-2

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
Ongoing	Public Works		Union Pacific is responsible for testing and maintaining its rail crossings and devices. Union Pacific coordinates its efforts with Public Works. Public Works provides traffic control, issues public notifications, and makes improvements to nearby traffic signals and other roadway infrastructure when necessary to support Union Pacific's efforts to keep its crossings safe and in working order.
FY 18/19–FY 19/20	Police	Public Affairs	<p>Completed and ongoing. “Cooling” and “Warming Centers” are co-operated by The City Emergency Manager and CCSD Fire and based upon County OES recommendations, County Health and other city activations.</p> <p>Cooling Centers are opened after 3 consecutive days over 105 degrees and the low reaches 75 or above. Warming Centers are 3 consecutive days of 32 degrees or less overnight.</p>
FY 18/19–FY 19/20	Public Affairs		<p>The City published information in September 2019 and will look at other opportunities to provide information.</p> <p>Recommend changing timing to ongoing.</p>
Ongoing	Finance	Public Works	This is being looked at as part of the Community Mobility Resiliency Plan project.
FY 20/21–FY 22/23	Police Development Services		Completed and ongoing. Planning staff has and is consulting with PD representatives with CPTED expertise when reviewing development projects to ensure that safety is incorporated into project design.

ACTION	RELATED POLICIES AND STANDARDS
9. Hazard Mitigation And Emergency Management	
<p><b>9.14 Public Agency Cooperation Guidelines for Emergency and Disaster Response.</b> Develop guidelines for working cooperatively with local, regional, State, and federal agencies in the provision of emergency response services, including fire protection, emergency medical response, and disaster response.</p>	SAF-1-3, SAF-1-4

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
FY 18/19–FY 19/20	Police		<p>Completed and ongoing. Basic guidelines were implemented in 2018/2019 with the update and approval of the City EOP and EOC Annex. Guidelines are reinforced through training and exercises.</p> <p>Elknet provides all City EOC members with guidelines for operating in an EOC. City employees received WebEOC version2.</p> <p>An EOC disaster training and evaluation exercise took place on 9/26/2019. The City web site is continually updated with information related to disaster preparedness.</p> <p>CITY EOC staff attended ICS courses employees in 2019 and will continue into 2020. In 2019, ICS 100/200 training was completed by all supervisors and managers.</p> <p>VIPS received EOC training and assignments for EOC operations.</p> <p>In 2019, Policy/General Staff members (City Council) received an overview of their responsibilities during an EOC activation.</p> <p>In 2019, monthly EOC Section Chiefs meetings were implemented.</p> <p>During National Disaster Month, weekly community tips were sent through the media.</p> <p>Member of the OA (Operational Area) Council which provides policy and guidelines related to local, state and federal emergency guidelines.</p> <p>The City Emergency Manager attends County OES meetings and participated on the designing team for the evacuation and shelter plan and is currently working on the Volunteer plan for the county where all regional partners are represented.</p>

ACTION	RELATED POLICIES AND STANDARDS
10. Equity And Community Health	
<p><b>10.1 Equal Access to Jobs for Vulnerable Residents.</b> Support equal access to jobs by working with social service and nonprofit organizations to provide job training, with a focus on jobs that are accessible to vulnerable community members including persons living in poverty, older adults, persons with disabilities, people with limited English proficiency, and immigrants.</p>	ED-2-3, HTH-1-2
<p><b>10.2 City Healthy Living at Work Program.</b> Demonstrate leadership in efforts to promote community health by implementing a Healthy Living at Work Program for City employees. A Healthy Living at Work Program may include, but should not be limited to:</p> <ul style="list-style-type: none"> <li>• Provision of healthy food at meetings, on-site cafeterias, vending machines, and food vendors.</li> <li>• Flexible work hours so that employees have more opportunities to participate in fitness programs as part of their working day.</li> <li>• Employee Assistance Program.</li> <li>• Health education programs and online web tools that help employees work toward their health goals.</li> <li>• A healthy commuter program that encourages or offers incentives for employees to walk and/or bike to work.</li> <li>• Planned events and group activities to encourage employees to become active, such as team sports or lunchtime walks.</li> </ul>	HTH-1-4
<p><b>10.3 Access to Health Care Services.</b> Work with healthcare providers to expand facilities and services in the community, including a new community hospital.</p>	HTH-1-9

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
Ongoing	Economic Development		No immediate actions undertaken due to current unemployment rate and current Economic Development work efforts.
Ongoing	Human Resources		The City has implemented a Healthy Vending Machine at the main campus and provides access to an employee wellness program.
Ongoing	Economic Development		Ongoing and continuous. Market driven/dependent. Various medical service development projects are being pursued across the City.

ACTION	RELATED POLICIES AND STANDARDS
11. Noise	
<b>11.1 Noise Control Regulations.</b> Update EGMC 6.32 (Noise Control) for consistency with the General Plan	N-1-1, N-1-2, N-1-4, N-1-7, N-2-1

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
FY 18/19–FY 19/20	Strategic Initiatives	Development Services – Code Enforcement	Complete with the Phase 1 General Plan/Zoning Consistency Project. Recommend removal of the action item.

ACTION	RELATED POLICIES AND STANDARDS
<b>12. City Services And Operations</b>	
<p><b>12.1 Urban Forestry.</b> Develop BMPs for tree planting and maintenance, including a preferred tree list and specifications for street trees (e.g., spacing, planting requirements, increased shading requirements to mitigate for higher temperatures).</p>	NR-2-1, NR-2-4, NR-5-4, ER-6-4
<p><b>12.2 Low-emission City Vehicles.</b> Consider vehicle emissions as one criterion for purchasing new vehicles for the City fleet, and seek to purchase the lowest-emission vehicles possible.</p>	NR-4-2, NR-4-3, NR-5-1, NR-5-2
<p><b>12.3 Sustainable City Procurement.</b> Implement an environmentally preferable purchasing program. Consider the inclusion of standards for locally produced goods, environmentally friendly cleaning products, recycled content for paper products, street furnishings, roadways, and construction materials, alternative fuel vehicles, and hiring local and/or sustainable businesses for contract services. Balance the use of local and environmentally friendly products and services with their financial impact to the City and their benefits and effectiveness.</p>	SD-1-3
<p><b>12.4 Recycling and Composting Education Campaign.</b> Continue to implement an education campaign to encourage businesses to take an active role in recycling and composting, focusing on businesses that generate a large amount of compostable and/or recyclable waste.</p>	CIF-1-1
<p><b>12.5 Recycling and Composting Facilities.</b> Work with the waste and recycling services provider to ensure that food scrap composting and recycling facilities are available and convenient to use for businesses.</p>	CIF-1-1
<p><b>12.6 Review of Recycling Collection Materials.</b> Review the City’s recycling services contract to ensure that the range of materials accepted is consistent with the latest recycling technology and best practices available in the area.</p>	CIF-1-1
<p><b>12.7 Library Services Expansion.</b> Support the expansion of library services to provide areas for community learning and activities. Future needs and improvements will be guided by a community library needs assessment, and may include educational and community programming, a larger and more diverse collection of books and materials, and physical space expansions.</p>	CS-1-1, CS-1-2
<p><b>12.8 Student Internships.</b> Develop a City of Elk Grove Student Internship Program to provide opportunities for high school and college students to work in departments in the City.</p>	CS-1-1, CS-1-2

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
FY 20/21–FY 22/23	Development Services	Public Works	Recommend FY 25/26 timeframe.
Ongoing	Facilities and Fleet	Purchasing	Ongoing. The City continues to purchase hybrid and fully electric vehicles whenever feasible. An EV Transition Plan has been finalized and work is ongoing to install infrastructure needed for full fleet transition to zero-emission vehicles. Recommend adding Strategic Planning as Action Support.
Complete	Purchasing	Facilities and Fleet Public Works	Complete
Ongoing	Public Works – Recycling & Waste		Ongoing – all high-volume compostable waste generators have a collection and recycling program in place. Outreach for all businesses is incorporated as part of the Commercial Recycling & Waste inspection program. Home organics recycling education is ongoing.
Ongoing	Public Works – Recycling & Waste		Ongoing – currently all organic waste haulers have one or more processing facilities available (including food/organic waste)
Ongoing	Public Works – Recycling & Waste		Ongoing – Recycling & Waste team works closely with Republic to ensure consistent messaging regarding recyclables given the current volatile markets
FY 20/21–FY 22/23	Strategic Initiatives		A study identifying future library needs and facilities was completed in 2018/2019. A site for a relocated Elk Grove Library was acquired in 2021 and design on the remodel is ongoing with occupancy planned in 2026.
FY 18/19–FY 19/20	Human Resources	City Manager	Complete. The City hosts the Civic Summer program, which provides an opportunity for high school students to learn and shadow City employees. The City also retains college interns in a variety of fields as workloads provide opportunities.

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

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
Annually	Public Works	Finance/Budget City Manager Economic Development Strategic Initiatives	This effort is ongoing and is coordinated with the annual development of the Capital Improvement Program 5 year plan.

ACTION	RELATED POLICIES AND STANDARDS
<b>13. Public Facilities And Capital Improvements</b>	
<p><b>13.2 Public Works Standards.</b> Update standards for public roads, utilities, and other infrastructure for consistency with General Plan policies, as follows:</p> <ul style="list-style-type: none"> <li>• Review public works standards for utilities (electrical services) and update to require undergrounding of electrical services under 69kV. (Policy LU-5-3)</li> <li>• Review the Citywide Improvement Standards for public roads and update as needed to incorporate Complete Streets design concepts and best practices. (MOB-3-1, MOB-3-3, MOB-3-4, MOB-3-5, MOB-3-6, MOB-3-7, MOB-3-10, MOB-3-11, MOB-3-12, MOB-3-13, MOB-5-3)</li> <li>• Update Citywide Improvement Standards for roads to encourage the use of environmentally friendly design features where appropriate, such as bioswales and recycled road base, asphalt and concrete, and to encourage the use of permeable pavement for on-street parking areas. (MOB-7-11)</li> <li>• Include standards for utilizing cool pavements and higher-albedo impervious materials in construction of new roadways to mitigate for increased temperatures. (ER-6-4)</li> </ul>	<p>LU-5-3, MOB-3-1, MOB-3-3, MOB-3-4, MOB-3-5, MOB-3-6, MOB-3-7, MOB-3-10, MOB-3-11, MOB-3-12, MOB-3-13, MOB-5-3, MOB-7-11, ER-6-4</p>
<p><b>13.3 Energy and Water Retrofits for City Facilities.</b> Carry out energy- and water-efficiency retrofits for existing City buildings and facilities, as opportunities arise and as financial resources allow.</p>	<p>DR-3-7, NR-3-10, NR-3-11, NR-4-2, NR-5-1, NR-5-2, NR-5-3, NR-6-1, NR-6-2</p>
<p><b>13.4 Recycled Water for Landscaping in Public Facilities.</b> Expand the use of recycled water for irrigating landscaping in street medians, public parks, and other City facilities.</p>	<p>NR-3-6, NR-3-9, INF-1-3</p>
<p><b>13.5 Solar Energy Systems for City Facilities.</b> Assess the feasibility and cost effectiveness of retrofitting City buildings, parking lots, and other City facilities with solar energy systems (photovoltaics), and install these systems as financial resources allow.</p>	<p>NR-6-6</p>
<p><b>13.6 Energy-efficient Building Demonstration Projects.</b> Partner with SMUD to develop a pilot program to demonstrate energy-efficient building upgrade techniques and products in existing and new City buildings.</p>	<p>NR-6-1, NR-6-3, NR-6-5</p>

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
FY 18/19–FY 19/20	Public Works	Development Services	Ongoing – City Council adopted an update of the Construction Specifications, Improvement Standards and Standard Drawings, on October 24, 2018. New standards for ADA curb ramps were developed and have been implemented January 2020. The complete streets standards will be part of the Trails Plan update (Innovation and Long Range planning is taking the lead on this task). Review and update of other standards is ongoing. Based on current staff capacity and commitments, suggest revising Timeframe to “FY18/19-FY22/23”, or “Ongoing”.
Ongoing	Facilities and Fleet	Public Works	Ongoing – touchless faucets, dual flush toilets, waterless urinals and cutting back on the City building landscaping water duration has already been completed.
FY 23/24–FY 27/28	Public Works	Strategic Initiatives	Ongoing – a recycled water study in currently underway to provide recycled water to laguna ridge and the south east policy area.
Ongoing	Facilities and Fleet	Public Works	Ongoing – however existing facilities footprints and building roof tops solar hasn't penciled out in the past. District56 now has a solar farm.
Ongoing	Facilities and Fleet	Public Works	Ongoing – Partnered with SMUD to upgrade all existing facility exterior and interior lighting to LED and entered into SolarShares programs.

ACTION	RELATED POLICIES AND STANDARDS
14. Financing And Budgeting	
<p><b>14.1 Development Impact Fees.</b> Review the citywide development impact fee program periodically as needed, and update the nexus study and methodology for calculating impact fees, to ensure that impact fees are adequately addressing new development’s fair share of new infrastructure and public facilities.</p>	<p>LU-3-29, MOB-7-4, IFP-1-3, IFP-1-4, IFP-1-5, IFP-1-6, IFP-1-7</p>
<p><b>14.2 Funding for Transit and Active Transportation Improvements.</b> Consider opportunities to prioritize funding for development, operations, and maintenance of facilities for public transit, bicycle, and pedestrian modes of transportation in the City’s budget process.</p>	<p>MOB-3-1, MOB-3-2, MOB-3-3, MOB-3-7, MOB-3-9, MOB-3-10, MOB-3-11, MOB-3-12, MOB-4-2, MOB-4-3, MOB-4-4, MOB-5-3, MOB-5-5, MOB-5-6, MOB-5-7, MOB-5-8, MOB-7-1</p>

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
Ongoing	Finance	City Manager Public Works Development Services Strategic Initiatives	Update to the Roadway Fee and Trails Fee was completed November 2022. Additional updates are planned in approximately 2027.
Ongoing	City Manager	Finance/Budget	Considered annually with the City budget.

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

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
Ongoing	Public Affairs	Development Services Public Works Strategic initiatives	Staff continues to explore new opportunities and methods and integrate them into project activities as applicable. A dedicated Community Engagement and Government Affairs Manager was hired in 2022 and a Community Participation Toolkit is in development.
Ongoing	Public Affairs	Development Services Public Works Strategic initiatives	Staff continues to explore new opportunities and methods and integrate them into project activities as applicable. A dedicated Community Engagement and Government Affairs Manager was hired in 2022 and a Community Participation Toolkit is in development.

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

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
Ongoing	City Manager	Strategic Initiatives Development Services Public Works Economic Development	The City meets regularly with these and other agencies.
Ongoing	City Council City Manager	Strategic Initiatives Development Services Public Works Economic Development	Ongoing.
Ongoing	<i>Determined as needed</i>		As needed.

ACTION	RELATED POLICIES AND STANDARDS
17. Community And Area Plan Actions	
<p><b>17.1 SEPA Roadway Fee Program Update.</b> Update the Roadway Fee Program as necessary to provide fair-share funding for on-site and off-site backbone roadways. Consider other funding mechanisms (e.g., community facilities district) as appropriate to provide advanced funding for these facilities.</p>	SEPA-8.5
<p><b>17.2 SEPA Development Impact Fee for Drainage.</b> Prepare and adopt a fair-share development impact fee for implementation of the Drainage Master Plan. Consider other funding mechanisms (e.g., community facilities district) as appropriate to provide advanced funding for these facilities.</p>	SEPA-8.5
<p><b>17.3 SEPA Water and Sewer Service Delivery.</b> Support efforts to design and deliver water and sewer services to all parts of the Plan Area in a timely fashion, emphasizing employment lands as the priority.</p>	SEPA-8.8
<p><b>17.4 Sheldon/Rural Area Road Improvement Policy Update.</b> Review and update as necessary the Rural Road Improvement Policy to incorporate context-appropriate mobility improvements to meet the intent of the Complete Streets Act within the Rural Sheldon Area.</p>	SRA-3.1
<p><b>17.5 Sheldon/Rural Area Transportation Improvements.</b> Implement transportation improvements on a segment-by-segment basis only when warrants are reached.</p>	SRA-3.3
<p><b>17.6 Sheldon/Rural Area Pedestrian and Bicycle Improvements.</b> Implement pedestrian and bicycle improvements on a segment-by-segment basis to improve access to community destinations consistent with the Rural Road Improvement Policy and Bicycle, Pedestrian, and Trails Master Plan.</p>	SRA-3.3
<p><b>17.7 East Elk Grove Overlay Zoning District.</b> Amend the City's Zoning Code to establish an overlay zoning district for East Elk Grove.</p>	EEG-1.2

TIMEFRAME	ACTION LEAD	ACTION SUPPORT	STATUS (THROUGH DECEMBER 2024) AND RECOMMENDATIONS
FY 18/19–FY 19/20	Strategic Initiatives	Public Works Finance	A comprehensive update to the Roadway Fee Program was completed in November 2022.
FY 18/19–FY 19/20	Strategic Initiatives	Public Works Finance	Completed spring 2019. Recommend removal of the action item.
Ongoing	Public Works	Strategic Initiatives	Roadway extensions of Big Horn Blvd. and Bilby Rd. through the plan area included the construction of sewer and water utility backbone and joint trench.
Ongoing	Public Works		Ongoing. No policy updates have been made during this reporting period.
Ongoing	Public Works		This effort is ongoing and continues with development of project plans for the addition of access improvements on Sheldon Road between Elk grove Florin Road and Waterman Road.
Ongoing	Public Works		This effort is ongoing and continues with development of project plans for the addition of bike lanes on Sheldon Road between Elk Grove Florin Road and Waterman Road.
FY 18/19–FY 19/20	Strategic Planning	Development Services - Planning	Completed with phase 1 of the General Plan/Zoning Consistency Project in March 2019. Recommend remove action item.

## APPENDIX 3: HOUSING ELEMENT IMPLEMENTATION

### Introduction

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

- Table A: Housing Development Applications Submitted
- Table A2: Annual Building Activity Summary – New Construction, Entitled, Permits, and Completed Units
- Table B: Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability
- Table C: Sites Identified or Rezoned to Accommodate Shortfall Housing Need
- Table D: Program Implementation Status Pursuant to GC Section 65583
- Table E: Commercial Development Bonus Approved Pursuant to GC Section 65915.7
- Table F: Units Rehabilitated, Preserved, and Acquired for Alternative Adequate Sites Pursuant to GC Section 65583.1(c)(2)
- Table F2: Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code Section 65400.2
- Table G: Locally Owned Lands Included in the Housing Element Sites Inventory That Have Been Sold, Leased, Or Otherwise Disposed Of
- Table H: Locally Owned Surplus Sites
- Table J: Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915
- Table K: Tenant Preference Policy
- LEAP Reporting: Local Early Action Planning Reporting
- Summary

Note: Due to length and complexity of the State’s required format, these tables are available on the [City’s website](#).

## APPENDIX 4: HISTORICAL RESOURCE LIST

ADDRESS	APN	HISTORIC PROPERTY NAME	DESIGNATION
Elk Grove Historic District		Various	Federal, State, Local
8986 Elk Grove Boulevard	125-0221-013-0000	Community Methodist Church	Federal, State, Local
8998 Elk Grove Boulevard	125-0221-004-0000	Taverner Residence	Federal, State, Local
9024 Elk Grove Boulevard	125-0222-002-0000	Wakeman Residence	Federal, State, Local
9027 Elk Grove Boulevard	125-0210-019-0000	Ehrhardt/Rhoades Building	Federal, State, Local
9029 Elk Grove Boulevard	125-0210-018-0000	Judge Everson Residence	Federal, State, Local
9030 Elk Grove Boulevard	125-0222-003-0000	Hayes Residence	Federal, State, Local
9032 Elk Grove Boulevard	125-0222-003-0000	Hayes Meat Market	Federal, State, Local
9039 Elk Grove Boulevard	125-0210-015-0000	Elk Grove Hotel	Federal, State, Local
9045 Elk Grove Boulevard	125-0210-014-0000	Elk Grove I.O.O.F. Hall	Federal, State, Local
9048 Elk Grove Boulevard	125-0222-017-0000	Foulks/Graham Building	Federal, State, Local
9070 Elk Grove Boulevard	125-0243-001-0000	Elk Grove Bank	Federal, State, Local
9070 Elk Grove Boulevard	125-0243-001-0000	Elk Grove Telephone Building	Federal, State, Local
9072 Elk Grove Boulevard	125-0243-003-0000	Old Post Office	Federal, State, Local
9074 Elk Grove Boulevard	125-0243-004-0000	Drugstore Building	Federal, State, Local
9075 Elk Grove Boulevard	125-0253-011-0000	Masonic Lodge Building	Federal, State, Local
9080-9086 Elk Grove Boulevard	125-0243-005-0000	Poston Building Group	Federal, State, Local
9085 Elk Grove Boulevard	125-0253-009-0000	Hasman Building/General Store	Federal, State, Local
9090 Elk Grove Boulevard	125-0243-007-0000	Warren Shoes	Federal, State, Local
9093 Elk Grove Boulevard	125-0253-006-0000	The Elm	Federal, State, Local
9094 Elk Grove Boulevard	125-0243-007-0000	Stewart Residence	Federal, State, Local
9096 Elk Grove Boulevard	125-0243-008-0000	H.L. Stich Residence	Federal, State, Local
9098 Elk Grove Boulevard	125-0243-008-0000	Dr. Hugh Beattie Residence	Federal, State, Local
9095 Elk Grove Boulevard	125-0253-005-0000	Batey Garage	Federal, State, Local
9097 Elk Grove Boulevard	125-0253-005-0000	Batey Chevrolet Showroom	Federal, State, Local
9112 Elk Grove Boulevard	125-0243-011-0000	Brainard/Markofer-Coach House	Federal, State, Local
9112 Elk Grove Boulevard	125-0243-011-0001	Brainard/Markofer Residence	Federal, State, Local
9116 Elk Grove Boulevard	125-0243-012-0000	George Markofer Residence	Federal, State, Local

## APPENDIX 4: HISTORICAL RESOURCE LIST

ADDRESS	APN	HISTORIC PROPERTY NAME	DESIGNATION
9120 Elk Grove Boulevard	125-0243-013-0000	Methodist Church Parsonage	Federal, State, Local
9620 Gage Street	125-0143-001-0000	McDonald Residence	Federal, State, Local
9625 Gage Street	125-0221-009-0000	Lilico Residence	Federal, State, Local
9051 Grove Street	125-0222-008-0000	Hogaboom Residence	Federal, State, Local
9051 Grove Street	125-0222-008-0001	Loshe Residence	Federal, State, Local
9051 Grove Street	125-0222-008-0002	Barn/Shed Buildings	Federal, State, Local
9059 Grove Street	125-0222-007-0000	Francisco Residence	Federal, State, Local
9060 Grove Street	125-0225-001-0000	Haynes Residence	Federal, State, Local
9081 Grove Street	125-0243-035-0000	Pierce/Allen Residence	Federal, State, Local
9087 Grove Street	125-0243-034-0000	Markofer Residence	Federal, State, Local
9101 Grove Street	125-0243-031-0000	Residence	Federal, State, Local
9109 Grove Street	125-0243-029-0000	Residence	Federal, State, Local
9548 School Street	125-0253-041-0000	Owen Residence	Federal, State, Local
9557 School Street	125-0261-009-0000	Wildanger/Frame Residence	Federal, State, Local
9560 School Street	125-0253-042-000	Upton Residence	Federal, State, Local
9572 School Street	125-0253-044-0000	Poston Residence	Federal, State, Local
9588 School Street	125-0253-021-0000	Ira Jones Residence	Federal, State, Local
9616 Walnut Avenue	125-0221-006-0000	Stevens/Polhemus Residence	Federal, State, Local
9621 Walnut Avenue	125-0222-012-0000	Springfield/Kerr Residence	Federal, State, Local
9624 Walnut Avenue	125-0221-012-0000	Welch/Koon Residence	Federal, State, Local
4800 Percheron Drive	132-0700-056-0000	Ehrhardt/Jungkeit Residence	Federal, State, Local
9941 East Stockton Boulevard (Elk Grove Heritage Park)	132-0061-013-0000	Foulks House	Local
9941 East Stockton Boulevard (Elk Grove Heritage Park)	132-0061-013-0000	San Joaquin Court and Jail	Local
9941 East Stockton Boulevard (Elk Grove Heritage Park)	132-0061-013-0000	Rhoads School	Local
9941 East Stockton Boulevard (Elk Grove Heritage Park)	132-0061-013-0000	Elk Grove House	Local
4625 Bilby Road	132-0030-049-0000	Kunsting Residence	Local

