



**2025 GENERAL PLAN
ANNUAL REPORT**

TABLE OF CONTENTS

- Introduction.....4**
 - Purpose of the Annual Report..... 4
 - Preparation of this Report 4
 - Major Accomplishments in 2025 5
 - Major Development Applications in Process or Approved in 2025..... 7
 - Summary of Findings and Recommendations..... 8
- Legislative and Other State Mandates9**
 - Overview 9
 - Major Legislation in 2025 9
 - State Building Code16
 - Findings.....17
- Status of the General Plan..... 17**
 - Overview of the General Plan17
 - Amendments in 202521
 - Amendments in Process22
 - Consistency with State Law and General Plan Guidelines22
 - Review of General Plan Implementation Work Program.....23
 - Findings.....25
- Regional Housing Needs and Removal of Governmental Constraints to Housing..... 25**
 - Overview25
 - 2021-2029 RHNP and Housing Production.....26
 - Removal of Governmental Constraints to Housing27
 - Density Bonus28
- Status of the Climate Action Plan 29**
 - Overview29
 - Status of Reduction Strategy30
 - Status of CAP Implementation Measures32
 - GHG Inventory34
 - Findings.....34
- Surplus Lands..... 35**
 - Overview35
 - Listing of City Surplus Lands35
- Historical Resources 37**

Appendix

- Appendix 1: General Plan Consistency Analysis with State Law and General Plan Guidelines..... 38**
- Appendix 2: General Plan Implementation Work Program Status Analysis..... 68**
- Appendix 3: Housing Element Implementation..... 142**
 - i. Introduction
 - ii. Table A: Housing Development Applications Submitted
 - iii. Table A2: Annual Building Activity Summary – New Construction, Entitled, Permits, and Completed Units
 - iv. Table B: Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability
 - v. Table C: Sites Identified or Rezoned to Accommodate Shortfall Housing Need
 - vi. Table D: Program Implementation Status Pursuant to GC Section 65583
 - vii. Table E: Commercial Development Bonus Approved Pursuant to GC Section 65915.7
 - viii. Table F: Units Rehabilitated, Preserved, and Acquired for Alternative Adequate Sites Pursuant to GC Section 65583.1(c)(2)
 - ix. Table F2: Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code Section 65400.2
 - x. Table G: Locally Owned Lands Included in the Housing Element Sites Inventory That Have Been Sold, Leased, Or Otherwise Disposed Of
 - xi. Table H: Locally Owned Surplus Sites
 - xii. 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
 - xiii. Table K: Tenant Preference Policy
 - xiv. LEAP Reporting: Local Early Action Planning Reporting
 - xv. Summary
- Appendix 4: Historical Resource List 143**



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 Governor's Office of Land Use and Climate Innovation, 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 2025 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 2025

The City undertook and/or completed several major milestones and projects during the 2025 planning year, including the following:

Programs and Activities:

- Continue developing the Storm Drain Master Plan Update
- Initiated the Facility Master Plan

Completed Capital Projects:

- 2024 Pavement Maintenance - ADA and Concrete Repairs (WPR024)
- Southeast Industrial Area Storm Drain (Ph. 2) (WDR052)
- 2024 Pavement Maintenance - Asphalt R&R (WPR024)
- 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)
- 9499 E. Stockton Fire Alarm Modifications (FM2203)
- 9499 E. Stockton Plumbing Modifications (FM2203)
- 9499 E. Stockton Door Modifications (FM2203)
- Bridge Preventative Maintenance (WBR004)
- Grant Line Business Park Signage (WCE037)

Capital Projects Awarded for Construction:

- 9260 Elk Grove Boulevard Library Improvements (WFC046)
- Citywide Curb Ramps 2025 Project (WAC038)
- Grant Line Business Park Signage (WCE037)
- 2025 Pavement Maintenance – Pavement Repairs (WPR025)
- 2025 Pavement Maintenance - ADA and Concrete Repairs (WPR025)
- 2025 Pavement Maintenance - Slurry Seal Resurfacing (WPR025)



- FY 2026 Citywide Crack Seal (WPR026)
- 10250 Iron Rock HVAC Replacement (FM2002)
- 10250 Iron Rock Roof Repairs (FM2103)
- Bridge Preventative Maintenance (WBR004)
- North Laguna Creek Area Big Horn Blvd and Franklin Blvd Improvements (WTR083)
- Rapid Rectangular Flashing Beacons at Four Elementary Schools (WAM038)
- Class II Bike Lane Installation on Various Streets (WAM039)
- Ty Lenehan Public Safety Center Monument (WCE039)

Capital Projects Entering Design:

- Elk Grove Creek Road - Emerald Vista to Elk Grove-Florin (WDR056)
- Power Inn Rd Safety and Congestion Relief Project (WTR100)
- Old Fish Hatchery Site Restoration (WCE031)
- 8401 Laguna Palms Way Tenant Improvements, Design (WFC040)
- Guardrail Replacement on West and East Stockton Blvd. (WTR097)
- Power Inn Road Safety and Congestion Relief Project (WTR100)
- 2026 Pavement Maintenance (WPR026)
- Fleet EV Charging Infrastructure (WFC053)
- Franklin Blvd Cycle Track Elk Grove Blvd to Laguna Blvd (WAM019)
- Pump Station Improvements Phase 2 (WDR051)
- Ty Lenehan Public Safety Center Monument (WCE039)
- Citywide Curb Ramps 2026 (WAC039)
- 10250 Iron Rock Way Modular Building Remodel (WFC054)
- Facility Maintenance Management Plan (WFC055)
- Annual Striping and Legend Project (WTC026)
- HSIP Cycle 12 – Rapid Flashing Beacons (WTC025)



MAJOR DEVELOPMENT APPLICATIONS IN PROCESS OR APPROVED IN 2025

The following is a list of major private development applications being considered or approved in 2025.

**TABLE I:
MAJOR DEVELOPMENT APPLICATIONS IN PROCESS OR APPROVED IN 2025**

MAJOR DEVELOPMENT APPROVALS IN 2025	
Title	Description
Sheldon Farms North Apartments	Streamlined Housing Approval for a 240-unit affordable residential apartment complex with 240 units.
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.
Wellington Crossings	Tentative Subdivision Map for Condominium, Subdivision Design Review, and Major Design Review for 188 attached townhomes.



MAJOR DEVELOPMENT APPLICATIONS IN PROCESS IN 2025	
Title	Description
Jordan Ranch Subdivision	A request to subdivide 42 acres into 79 lots for residential development.
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
Summer Villas	A request to establish a new Special Planning Area to develop up to 499 age-restricted residential units.
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.
Souza Dairy Village Rezone	The Project consists of a Development Agreement Amendment, General Plan Amendment and Amendment to the SEPA SPA to reconfigure land uses within the Specific Plan. The Project also includes Subdivision Maps to create 315 new residential lots.

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 2026/2027.

2. Begin planning for amendments to the Circulation and Conservation Elements.
3. New production homes have moved more towards all-electric construction without additional City mandates. The percentage of new production home permits which were for all-electric construction reached almost 70 percent in calendar year 2025, much higher than the currently required 10 percent in the CAP measures. Having worked on a strong educational focus over the course of CAP implementation appears to have helped to ensure that residents are committed to and supporting the overall GHG reduction goals.

B. Recommendations

1. Complete the update to the Climate Action Plan
2. Continue planning for amendments to the Circulation and Conservation Elements.

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 2025 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 2025

The following are State laws from 2025 that may apply to the General Plan or other aspects of City operations relative to land use planning.



**TABLE 2:
SUMMARY OF 2025 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 39	General plans: Local Electrification Planning Act.	The bill requires cities and counties with populations over 75,000, between January 1, 2027 and January 1, 2030, to prepare and adopt a specified plan, or integrate a plan in the next adoption or revision of the general plan, that includes locally based goals, objectives, policies, and feasible implementation measures that include, among other things, the identification of opportunities to expand electric vehicle charging and other zero-emission vehicle fueling infrastructure, as specified. Plans must prioritize investments benefiting disadvantaged communities, low-income households, and small businesses, and may rely on existing plans that meet these requirements.
AB 87	Housing development: density bonuses.	The bill clarifies that the Density Bonus Law does not require cities or counties to grant density bonuses, incentives, or waivers for transient lodging uses, such as hotels, unless otherwise specified. The bill also limits concessions that increase commercial floor area ratio to no more than 2.5 times the site's base zoning allowance.
AB 130	Housing.	The bill proposes multiple housing-related changes affecting cities, including eliminating certain local fees and standards for ADUs/JADUs, modifying rules for housing development on faith-based and higher-education lands, and prioritizing affordable housing in seismic retrofit funding. Additional provisions affect common interest development enforcement procedures and expand mortgage servicing regulations, some of which may impose new local administrative or enforcement responsibilities. Additional provisions extend and expand requirements under the Housing Accountability Act, Permit Streamlining Act, and Housing Crisis Act; limit local residential building code amendments through 2031; and impose new inspection and reporting duties for homeless shelters. Overall, the legislation advances statewide housing production and affordability goals with direct implications for local land use regulation, housing programs, and compliance processes.

AB 253	California Residential Private Permitting Review Act: residential building permits.	The bill requires cities to post residential permit fee schedules online and allows applicants to use private professionals for plan checks if local review exceeds statutory timelines, with required affidavits and a 10-business-day local review period. It clarifies post-entitlement permit compliance, limits local agency liability for privately reviewed plans, and allows resubmittal of corrected plans. Beginning in 2027, cities must report private plan check activity and permitting resources in annual housing reports; the bill applies statewide and takes effect immediately.
AB 462	Land use: accessory dwelling units.	The bill requires cities, in counties under a Governor-declared state of emergency on or after February 1, 2025, to issue certificates of occupancy for ADUs even if the primary dwelling is not yet occupied, when specified emergency-related conditions are met. It retains a 60-day approval/denial deadline for ADU permits, with automatic approval if missed.. The bill applies statewide, takes effect immediately as an urgency statute.
AB 610	Housing element: governmental constraints: disclosure statement.	The bill adds a new requirement that cities include a "governmental constraints disclosure statement" in the 7th and subsequent housing element updates, identifying housing constraints adopted after the prior planning cycle. It establishes this as a state-mandated local program applicable to all cities, including charter cities, with no state reimbursement. The bill also coordinates its implementation with SB 340 and AB 650 if enacted.
AB 712	Housing reform laws: enforcement actions: fines and penalties.	The bill expands enforcement of housing reform laws by allowing housing project applicants to recover attorney's fees and costs when successfully compelling local agency compliance, while prohibiting indemnification requirements in such cases. It authorizes fines against noncompliant cities and extends the statute of limitations by 60 days following notice of intent to sue. The bill also defines "housing reform law" as statutes that protect housing applicants or limit local agency discretion.
AB 726	Planning and zoning: annual report: rehabilitated units.	The bill allows cities to include, in their annual general plan housing reports, certain deed-restricted affordable housing units that are at least 15 years old and substantially rehabilitated with a minimum of \$60,000 per unit in local funding. These units may be reported for tracking purposes but cannot be used to qualify for streamlined housing approvals. The bill also updates agency references.



AB 752	Child daycare facilities.	The bill classifies daycare centers located within multi-family housing as a residential use, consistent with existing treatment of family daycare homes. It would prohibit cities from imposing business license fees, taxes, or zoning-based restrictions on these facilities. The bill applies statewide, including to charter cities.
AB 818	Permit Streamlining Act: local emergencies.	The bill requires cities to approve or deny building permit applications within 10 business days for structures intended for temporary use during property repairs following an emergency. It establishes this as a state-mandated local program applicable to all cities, including charter cities, as a matter of statewide concern.
AB 920	Permit Streamlining Act: housing development projects: centralized application portal.	The bill requires cities or counties with populations of 150,000 or more to establish a centralized online portal for housing project applications, allowing applicants to submit and track application status. Implementation may be delayed until January 1, 2030, if planning begins by January 1, 2028. The requirement applies statewide, including charter cities.
AB 1007	Land use: development project review.	The bill shortens the deadline for responsible agencies to approve or deny specified housing-related development projects described in Section 65950(a)(2) or (3) from 90 days to 45 days following lead agency approval or application completeness, with limited exceptions. It increases local agency review obligations and establishes a state-mandated local program applicable to all cities, including charter cities. The bill specifies that no state reimbursement is required.
AB 1050	Unlawfully restrictive covenants: housing developments.	The bill extends existing limits on enforceable property restrictions to include housing developed within redeveloped commercial properties that allow residential use under state or local law. It applies these provisions to reciprocal easements and transfer restrictions while requiring continued compliance with local plans, zoning, and state housing laws.
AB 1061	Housing developments: urban lot splits: historical resources.	The bill requires cities to approve qualifying housing developments and urban lot splits that avoid historic properties or landmarks, limiting local discretion. It allows cities to apply objective standards to preserve historic value within designated districts and requires urban lot splits to avoid altering significant structures. Applications for qualifying housing projects must be processed ministerially within 60 days and are deemed approved if not acted upon within that timeframe.



AB 1154	Junior accessory dwelling units.	The bill limits local owner-occupancy requirements for JADUs to cases where the unit shares sanitation facilities with the primary residence. It also requires JADUs to be rented for terms longer than 30 days.
AB 1207	Climate change: market-based compliance mechanism: extension.	The bill extends the California Global Warming Solutions Act through 2046 and authorizes a California Cap-and-Invest Program with declining emissions limits and market-based compliance tools. It redirects funding and credit allocations toward electric utilities, clean energy, and efficiency programs, creating new reporting, monitoring, and customer-outreach obligations that may affect local utilities and climate programs. The bill takes effect immediately as an urgency statute.
AB 1275	Regional housing needs: regional transportation plan.	The bill revises housing and transportation planning laws by extending the regional housing needs determination cycle from two to three years and requiring earlier coordination between the state and councils of governments. It modifies how housing needs are allocated by subregional entities and requires allocations to be informed by regional transportation and sustainable community strategies.
AB 1308	Residential building permits: inspections: Housing Accountability Act.	The bill requires local building departments to inspect certain new residential construction and additions within 10 business days after completion is reported, creating new state-mandated duties. Failure to conduct timely inspections would be deemed a “disapproval” under the Housing Accountability Act, limiting local agency discretion and triggering compliance requirements. The bill includes contingent technical changes tied to SB 838.
SB 9	Accessory Dwelling Units: ordinances.	The bill requires cities to submit ADU ordinances to the Department of Housing and Community Development within 60 days of adoption and to correct or justify any noncompliance within 30 days of department findings. Failure to meet these deadlines would render the ordinance invalid and subject the city to potential enforcement action.
SB 79	Housing development: transit-oriented development.	The bill establishes new zoning and approval standards for qualifying housing projects near transit-oriented development (TOD) stops, requiring cities to allow compliant residential or mixed-use projects based on proximity, density, and height criteria. It strengthens the Housing Accountability Act by presuming violations and imposing penalties beginning January 1, 2027, if cities deny compliant TOD projects in high-resource areas, while requiring affordability, anti-displacement, demolition, and labor standards.



SB 92	Housing development: density bonuses.	The bill clarifies that density bonus incentives may not be used to achieve a specified commercial floor area ratio. It also confirms that cities are not required to grant density bonus incentives or waivers for transient lodging uses within housing projects, except where explicitly required by law.
SB 131	Public Resources.	The bill establishes a new funding round for the Homeless Housing Assistance Program and expands CEQA exemptions for specified housing, climate resiliency, and disadvantaged community projects. It requires mapping eligible urban infill sites by July 2027 with public input and streamlines CEQA litigation and administrative procedures.
SB 340	General plans: housing element: emergency shelter.	The bill expands local planning and zoning obligations for emergency shelters by requiring cities to allow shelters to provide supportive services consistent with objective standards and maintaining a maximum six-month occupancy period. It increases local government service and compliance requirements under the Housing Element and Emergency Housing and Assistance Program, creating a state-mandated local program. Implementation is coordinated with AB 610 and AB 650, with reimbursement subject to state mandate determinations.
SB 352	Environmental justice: Department of Justice: Bureau of Environmental Justice: community air monitoring.	The bill maintains a Bureau of Environmental Justice within the Department of Justice and requires the State Air Resources Board to establish and update a statewide air quality monitoring plan. It imposes new monitoring and coordination duties on local air districts, including multi-year monitoring at designated sites and ongoing reporting.
SB 358	Mitigation Fee Act: mitigating vehicular traffic impacts.	The bill revises the Mitigation Fee Act by tightening parking limits for qualifying housing projects and replacing the retail proximity criterion with a requirement that housing be located within one-half mile of specified amenities. It eliminates local discretion to impose higher traffic impact fees based on trip generation when criteria are not met. The bill requires cities to adjust development impact fee practices. The bill also limits cities' ability to require roadway land dedications for vehicular traffic mitigation purposes, with specified exceptions.



SB 415	Planning and zoning: logistics use developments: truck routes	The bill establishes statewide design, energy, and operational standards for new or expanded logistics and warehouse developments beginning January 1, 2026, and requires cities to adopt designated truck routes and post signage by 2028, with earlier deadlines in high-concentration areas. It imposes housing replacement and tenant protection requirements when logistics projects demolish housing and authorizes fines of up to \$50,000 for local noncompliance. The bill revises air quality review procedures and mandates law enforcement training.
SB 507	Planning and zoning: regional housing needs allocation.	The bill allows cities to voluntarily enter agreements to count qualifying tribal housing developments toward meeting regional housing needs allocations. It prohibits cities from requiring tribes to waive sovereign immunity and encourages Department of Housing and Community Development approval of such units.
SB 543	Accessory dwelling units and junior accessory dwelling units.	The bill updates ADU and JADU standards by capping JADUs at 500 square feet, requiring ministerial approval of ADU/JADU permits within 60 days, and limiting impact and school facility fees for smaller units. It expands the Department of Housing and Community Development's review authority and voids noncompliant JADU ordinances not corrected within required timeframes.
SB 625	Housing developments: disasters: reconstruction of destroyed or damaged structures.	The bill requires cities to allow streamlined approval of housing reconstruction on disaster-damaged sites within 90 days of submittal of the housing development if standards are met and invalidates local restrictions on temporary housing for up to three years after a disaster. It limits local discretion under the Planning and Zoning Law and CEQA by expanding ministerial and disaster-related exemptions, while enforcing labor standards through penalties for false certifications.
SB 707	Open meetings: meeting and teleconference requirements	The bill expands local public meeting requirements by mandating remote public participation options, translated agendas in specified languages, updated teleconferencing rules, and broader recording rights for a defined period. It requires public reporting of compensation recommendations before final action and makes social media communication exceptions permanent. The bill imposes new administrative and policy obligations on cities regarding meeting access, notice, and transparency.



SB 786	Planning and zoning: general plan: judicial challenges.	The bill extends general plan validity challenge procedures to charter cities and tightens judicial timelines by limiting continuances to 60 days and requiring courts to grant temporary relief in specified cases. It lengthens local compliance and rezoning deadlines from 60 to 120 days while making judgments on plan validity immediately appealable. The bill removes court authority to grant certain extensions of time for general plan or zoning compliance, but allows limited extensions when state housing department review delays compliance.
SB 838	Housing Accountability Act: housing development projects.	The bill amends the Housing Accountability Act by clarifying that mixed-use housing developments protected under the Act may not include transient lodging uses, such as hotels or motels, except where expressly allowed. It makes technical cross-reference corrections and applies contingent changes if enacted after AB 1308.
SB 840	Greenhouse gases: Greenhouse Gas Reduction Fund: studies.	The bill reallocates revenues from the Greenhouse Gas Reduction Fund by ending continuous appropriations by July 1, 2026, and directing future funding toward clean transportation, housing, clean air and water, wildfire prevention, agriculture, and clean energy projects that may support local programs. It requires new studies and periodic updates to offset credit protocols to reflect current science.

Note:

AB = Assembly Bill

SB = Senate Bill

GC = Government Code

STATE BUILDING CODE

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



FINDINGS

The following summarizes staff’s findings for changes in State legislation and other mandates in 2025:

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 2026/2027.

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

Key:

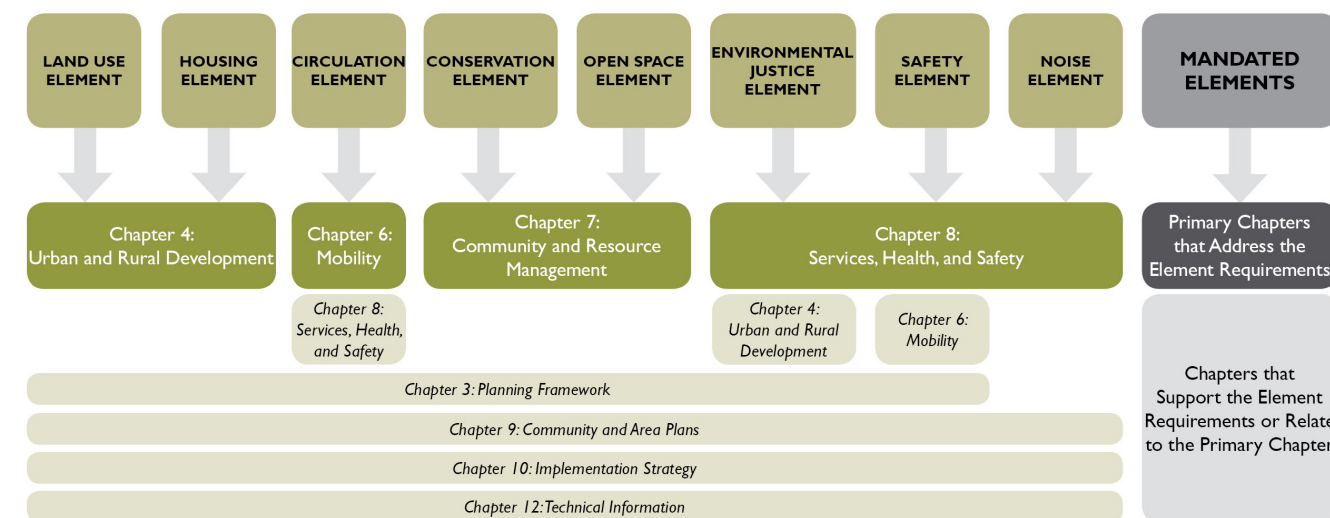
X = Chapter that primarily addresses element requirements pursuant to the Government Code.

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 2025

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 four amendments to the General Plan in 2025.

TABLE 4: AMENDMENTS TO THE GENERAL PLAN IN 2025

AMENDMENT NUMBER	DESCRIPTION
2025-1	Floodplain Regulation Changes Project: Text amendments that would provide exceptions to allow for the construction of non-habitable structures and public infrastructure such as trails, non-habitable maintenance facilities, and similar equipment to be within the 100-year floodplain on a case-by-case basis when such
2025-2	Dunisch Rezone and Map Project: General Plan Amendment (map) to change the land use designation from Regional Commercial (RC) to Medium Density Residential (MDR) and Parks and Open Space (P/OS); a General Plan Text Amendment to modify footnote 'd' under Table 8-4, Noise Performance Standards for New Projects Affected by or Including Non-Transportation Noise Sources; a Rezone from Shopping Center (SC) to RD-10 and Open Space (O); and a Tentative Subdivision Map and Subdivision Design Review to merge the existing.
2025-3	Milestone II Rezone and Map Project: change the land use designation from Public Services (PS) to Low Density Residential (LDR); a Rezone from RD-5 to RD-6; and a Tentative Subdivision Map and Subdivision Design Review to subdivide the site into 56 single family lots and one lot for stormwater treatment.
2025-4	Open Space and Implementation Matrix: proposed text amendments within Chapter 7 Community and Resource Protection to provide clarifying language regarding the scope of the statutory requirements. Implementation Work Program, updates reflect completed actions, redefined priorities, and policy changes since the General Plan's adoption in 2019. They include updated language, clarification of progress on actions, and understanding of responsibilities across City departments. Ensuring the Work Program remains a relevant and effective guide for implementing the City's long-range vision.



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
The Climate Compass	June 2026

DEVELOPER-INITIATED AMENDMENTS	
Summary	Anticipated Hearing
Summer Flats	2026
Souza Dairy Village Rezone	2026
Summer Villas	2026
Jordan Ranch Subdivision	2027
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)(B)	Circulation Element requirements	Amendments to the Circulation Element after 2025 must also address principles of the Federal Highway Administration's Safe System Approach and other safety requirements.
65302(g)(10)	Safety Element requirements	AB 2684 established new requirements for the Safety 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 65540(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:

- Begin planning for amendments to the Circulation and Conservation Elements.

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	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%			
TOTAL	8,263		100%			

Note: Percent totals may not equal due to rounding

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

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

Table 8 summarizes the number of units developed in the City during the 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	22	80	94	66	80					342	2,319
	Non-Deed Restricted	-	-	-	-	-						
Low	Deed Restricted	85	304	292	73	-					754	850
	Non-Deed Restricted	-	-	-	-	-						
Moderate	Deed Restricted	-	-	-	-	-					4	1,182
	Non-Deed Restricted	4	-	-	-	-						
Above Moderate		344	605	826	1,078	1,489					4,342	-
TOTAL		455	989	1,212	1,217	1,569					5,442	4,351

**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 and again in 2025, the City adopted revisions to the Zoning Code to address changes in State law and streamlining opportunities for qualifying residential development. Examples include accessory dwelling units, infill housing projects, affordable housing developments in commercial zones, mixed-income housing developments along commercial corridors, middle class housing projects, adaptive resource projects, affordable housing on faith and higher education lands, urban subdivision housing projects, urban lot splits, and infill conversion of single residential unit development to two residential unit development. The City plans for annual updates to address new legislation passed by the State. The City has also adopted additional Zoning Code amendments to implement other housing laws, including updates related to density bonus requirements, accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), and other statutory changes intended to streamline housing development.

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 2025.



TABLE 9:
DENSITY BONUSES APPROVED BY THE CITY AS OF DECEMBER 31, 2025

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
PLNG25-004	Sheldon Farms North Apartments	Approved (8/18/2025)	25%	100%	Building height and Landscaping standards	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.

The City has been working on a comprehensive update to the CAP, titled The Climate Compass. The update is intended to continue to serve as a plan for the reduction of GHG emissions to support the achievement of the State net zero emission target by 2045 and act as a programmatic tiering document for CEQA purposes. The update is expected to be considered by City Council in spring 2026.

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 2025, 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 2024, an additional 125 chargers were installed at commercial locations, bringing the total for the City to 132 at the beginning of 2025. In 2025 permits were issued for an additional 145 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 with 463 residential chargers permitted in 2025. 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

TABLE 10:
TARGETS BY 2020

TARGET	STATUS
<ul style="list-style-type: none"> 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. 	<p>The current participation rate for Elk Grove residents in the SMUD Greenergy program is 8.6%. 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 25% participating in the 100% and 54% 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"> BE-9: average of 700 trees planted per year beginning in 2020 	<p>The City has worked on several efforts to increase trees within the City. Over the course of 2025, over 2,600 trees were planted at parks, open-spaces, and new developments in Elk Grove.</p>
<ul style="list-style-type: none"> RC-1: maintain a 75 percent diversion rate from landfills by 2020 	<p>The City has been able to achieve an estimated 79% diversion rate.</p>
<ul style="list-style-type: none"> TACM-6: Development and adoption of mitigation measures which achieve VMT reductions for new land use and transportation project by 2020 	<p>Transportation Demand Management Plan Guidelines developed and being utilized as part of the CAP checklist.</p>
<ul style="list-style-type: none"> TACM-9: 10 EV charging stations installed in public facilities and commercial land uses by 2020 	<ul style="list-style-type: none"> Pre-CAP: 7 2019: 41 2020: 16 2021: 1 2022: 39 2023: 5 2024: 23 2025: 145 TOTAL: 277



surpassed the tree planting target included in the CAP each year. Between 2019 and 2025, at least 10,000 trees have been planted in Elk Grove. This includes more than three thousand trees planted by the City along trails, roadways and in parks; over four thousand trees planted in new residential neighborhoods as part of development projects, and over three thousand trees provided to Elk Grove residents through the Sacramento 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.

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 two years.

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 and supporting SMAQMD in the development of a Community Emission Reduction Plan for the South Sacramento Florin AB 617 community. 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, joined ICLEI, Local Governments for Sustainability, in 2021, and the Urban Sustainability Directors Network in 2025. 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.

**TABLE II:
PROJECTS APPROVED DURING 2025 WITH CAP CONDITIONS (CEQA 15183)**

FILE NO.	ADDRESS	APPROVAL DATE	PLANNING COMMISSION RESOLUTION NO.	CAP MEASURES
PLNG24-031	10490 E. Stockton Boulevard	9/18/2025	2025-23	BE-4, TACM-6, TACM-8, TACM-9
PLNG24-049	Northeast corner of Elk Grove Boulevard and Laguna Springs Drive	10/2/2025	2025-24	BE-4, BE-7, TACM-6, TACM-8, TACM-9
PLNG24-040	2804 Elk Grove Boulevard	12/4/2025	2025-29	BE-4, BE-5, BE-6, TACM-6, TACM-8, TACM-9
PLNG24-021	West end of Brinkman Court and Waterman Road; 500 feet south of Brinkman Court	3/6/2025	2025-04	BE-4, BE-5, BE-7, TACM-8, TACM-9
PLNG24-039	Southwest corner of Big Horn Boulevard and Whitelock Parkway	4/17/2025	2025-07	BE-4, BE-5, BE-6, TACM-8, TACM-9
PLNG25-018	East side of Laguna Springs Drive	8/7/2025	2025-019	BE-4, BE-7, TACM-8, TACM-9



FILE NO.	ADDRESS	APPROVAL DATE	PLANNING COMMISSION RESOLUTION No.	CAP MEASURES
PLNG24-017	Northwest corner of Auto Passage Drive and Laguna Grove Drive	10/16/2025	2025-25	BE-4, BE-7, TACM-8, TACM-9
PLNG22-047	9130 and 9140 W. Stockton Blvd and 8228 Dunisch Rd	2/12/2025	CC 2025-021	BE-4, BE-5, BE-6, BE-7, TACM-8, TACM-9
PLNG24-008	Wayne Heintz St and Wyland Dr	9/10/2025	CC 2025-169	BE-4, BE-5, BE-6, TACM-6, TACM-8, TACM-9
PLNG24-041	8854 Calvine Road	6/11/2025	CC 2025-108	BE-4, BE-7, TACM-8, TACM-9
PLNG25-005	8180 Elk Grove Boulevard	6/19/2025	2025-13	BE-4, BE-5, TACM-8, TACM-9
PLNG23-022	West side of W. Taron Drive and approximately 250 feet south of Elk Grove Boulevard	8/7/2025	2025-17	BE-4, BE-6, TACM-8, TACM-9
PLNG24-030 & PLNG25-010	3443 Laguna Boulevard	8/21/2025	2025-20	BE-4, BE-7, TACM-8, TACM-9
PLNG24-033	Northeast Corner of Laguna Springs Drive and W. Stockton Boulevard	9/24/2025	CC 2025-186	BE-4, BE-7, TACM-8, TACM-9

Development Projects Approved Subject to CAP Requirements

There are now 81 development projects approved subject to CAP requirements since 2019, through utilization of the CAP checklist. Table 11 below shows the projects approved during 2025 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, four of the projects will meet BE-6, requiring that 10 percent of residential units be all electrical and ten of the projects will meet BE-7, requiring solar photovoltaic. Various projects have also committed to zero net energy standards (BE-5), and reducing VMT (TACM-6).



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).

FINDINGS

Overall, the City has continued strong with 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. New production homes have moved more towards all-electric construction without additional City mandates. The percentage of new production home permits which were for all-electric construction reached almost 70 percent in calendar year 2025, much higher than the currently required 10 percent in the CAP measures. Having worked on a strong educational focus over the course of CAP implementation appears to have helped 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 Greenergy program, as we have not yet received the participation rates we set as a goal. There also needs to be continued monitoring of climate-related regulations at the State-level which will need to be 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	115-0162-023	E. Stockton Blvd	High Density Residential	RD-30
2	116-0030-097	8340 Sheldon Road	Regional Commercial	SC
3	134-0190-038	10251 Grant Line Road	Light Industrial	LI
4	132-2110-004	9697 Johnston Road1	Village Center Mixed Use1	VCMU
5	132-0320-001	8663 Kammerer Road	Parks and Open Space	Zoological Park SPA
6	132-0320-002	8665 Kammerer Road	Parks and Open Space	Zoological Park SPA
7	132-0320-010	8675 Kammerer Road	Parks and Open Space	Zoological Park SPA

Notes:

1. The City has prepared a concept plan for the site. For more information, please visit elkgrove.gov/projectelevate.



FIGURE I: SURPLUS LANDS

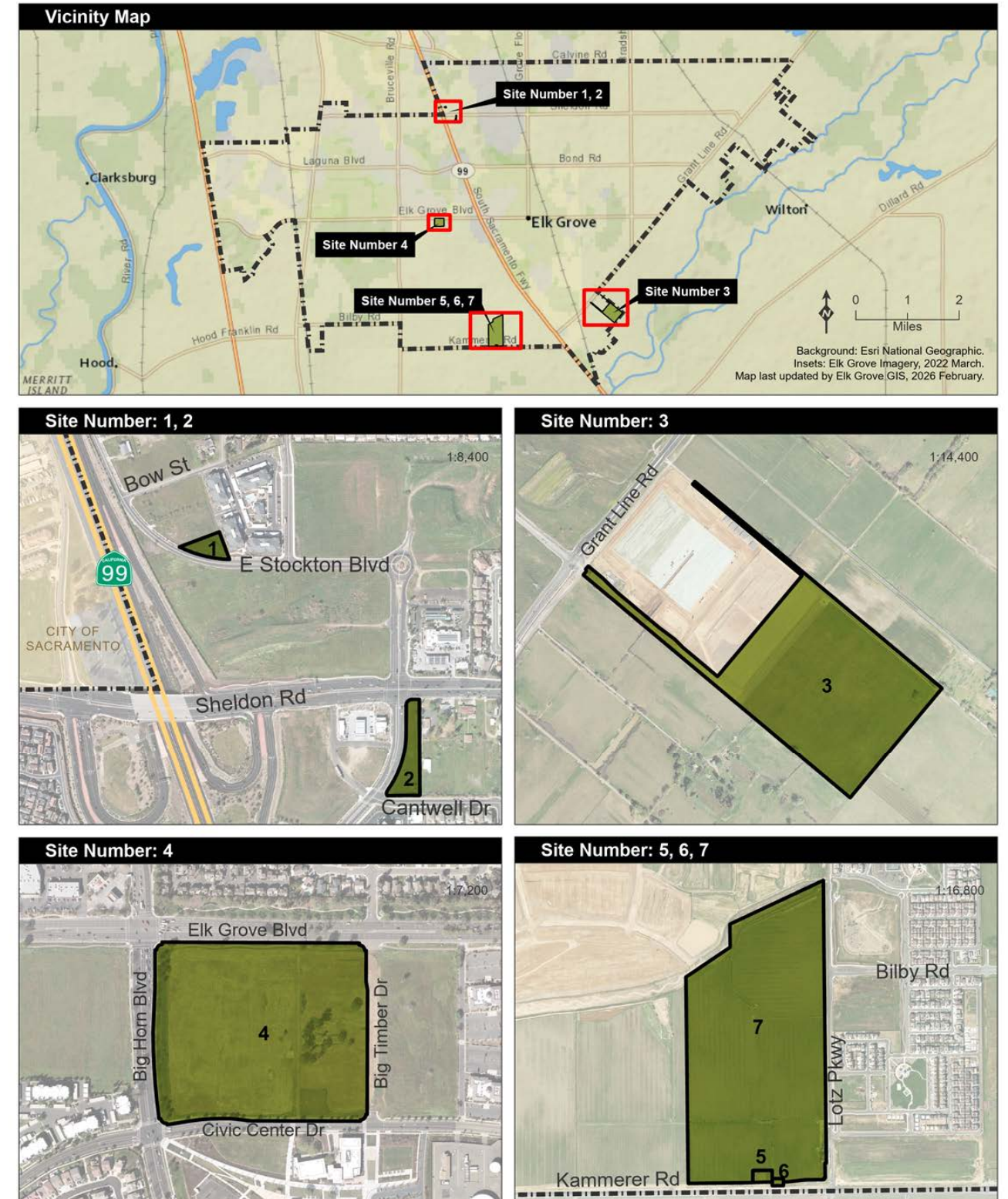


Figure 1 - Surplus Properties



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

In 2025 there were three development applications approved on properties designated as historic resources within the City and one development application that was submitted and remains ongoing as listed in Table 13. To ensure that existing historic sites remain protected under current all development application on historic sites are reviewed against the General Plan’s policies for historic preservation, the City’s Historic Preservation Ordinance (Elk Grove Municipal Code Chapter 7), The Secretary of Interior’s standards for preservation and rehabilitation, and the California Environmental Quality Act (CEQA).

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 Land Use and Climate Innovation). The analysis is presented based upon each of the required elements, as well as recommended topics identified by LCI. 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 2025 General Plan are identified with the symbol



TABLE 13:
DEVELOPMENT APPLICATIONS ON HISTORIC PROPERTIES

PROJECT	ACTION	ADDRESS	DESCRIPTION
Old Town Pub Reroof	Approved	9032 Elk Grove Boulevard	Change a portion of the non-historic roofing material from composition shingle roofing to metal roofing
9096-9098 Elk Grove Boulevard Fence	Approved	9096-9098 Elk Grove Boulevard	Approval of an open material metal fence (4 feet in height) and swinging gate (9 feet in height) at the front property line
Elk Grove United Methodist Church Reroof	Approved	8986 Elk Grove Boulevard	Like-for-like reroof of existing historic structure
Old Town Courtyard	Submitted	9120 Elk Grove Boulevard	A request to operate a public assembly use on a historic property

TABLE A1-1:
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			
§ 65302(a)	General distribution, location, and extent of housing • Density and intensity	Density: Ch 3, pg. 3-11 Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	
	General distribution, location, and extent of business • Density and intensity	Intensity: Ch 3, pg. 3-12 Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	
	General distribution, location, and extent of industry • Density and intensity	Intensity: Ch 3, pg. 3-13 Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	
	General distribution, location, and extent of open space, including agriculture, natural resources, recreation, and scenic resources • Density and intensity	Intensity: Ch 3, pg. 3-15 Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	
	General distribution, location, and extent of education • Density and intensity	N/A	
	General distribution, location, and extent of public facilities • Density and intensity	Intensity: Ch 3, pg. 3-16 Location: Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	
	General distribution, location, and extent of solid and liquid waste disposal • Density and intensity	N/A	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 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.
	Identification of areas subject to flood plain mapping annual review	Figure 8-1, p. 8-15; Figure 8-2, p. 8-19	
§ 65302(a)(2)	Impact on military land use compatibility and readiness	Ch 3, pg. 3-26	Chapter 3 specifies no impact to military operations have been identified. The only military facility within a reasonable distance from the city is a recruitment office located at 9163 East Stockton Boulevard.
§ 65302(b)(1)	Correlation with circulation element	Ch 3	Chapter 3 Planning Framework describes the complete framework formed by the Land Use and Transportation Plans.
§§ 65302-65302(a)	A land use diagram	Figure 3-4: Land Use Diagram, Ch 3, pg. 3-21	
SB 244 (Wolk, 2011-2012)	Identification and analysis of unincorporated island or fringe communities or legacy communities	Ch 3, pg. 3-27	Chapter 3 specifies that no such communities are located within the Planning Area.
	Consideration of the identification of land and natural resources pursuant to housing element requirements	Ch 4, pg. 4-42	Chapter 4 includes Figure 4-9: Housing Inventory Sites, and goals and policies that correspond to the housing element requirements.
§ 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: <ul style="list-style-type: none"> • 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)	• Pedestrian	Figure 3-6: Transportation Network Diagram, Ch 3, pg. 3-32 Goal MOB-3 and subsequent policies Goal MOB-4 and subsequent policies	
	• Automobile	Figure 3-6: Transportation Network Diagram, Ch 3, pg. 3-32 Figure 3-7, Elk Grove Roadway Classifications, Ch 3, p. 3-35	
	• Movers of commercial goods	Goods Movement, pg. 3-30 of Planning Framework	
	• Children, persons with disabilities, and seniors	Goal MOB-3 and subsequent policies Goal MOB-4 and subsequent policies	
	Address the following as part of the Circulation Element: <ul style="list-style-type: none"> • 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. 		↕ The General Plan needs to be updated after January 1, 2025 to comply with this requirement.
§ 65302(b)(2)(B)			

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
Circulation			
	<ul style="list-style-type: none"> 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"> Identify safety corridors and any land or facility that generates high concentrations of bicyclists or pedestrians. Use evidence-based strategies, including strategies identified in the United States 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. 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. 		
65302.02	<p>Address the following as part of the Circulation Element:</p> <ul style="list-style-type: none"> Identify and establish specific travel routes for the transport of goods, materials, or freight for storage, transfer, or redistribution to safely accommodate additional truck traffic and avoid residential areas and sensitive receptors. 		<p>↕</p> <p>These requirements only apply to jurisdictions in a warehouse concentration region, which Elk Grove is not. Other provisions of the law in Section 65098.2.8 require updates to the City's Municipal Code by January 1, 2028.</p>

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
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"> Level of payment compared with ability to pay (overpaying households) Housing stock conditions Overcrowded households Existing and projected needs for all income levels, including: <ul style="list-style-type: none"> Regional Housing Need Allocation (RHNA) Existing housing need for extremely low income households Projected housing need for extremely low income households based on RHNA or Census 	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"> Elderly Persons with disabilities, including developmental disabilities Large Households Farmworkers (seasonal and permanent) Female headed households Homeless (annual and seasonal) Need for emergency shelters Other 	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"> • Estimate of replacement versus preservation costs • Identification of qualified entities • Identification of potential funding 	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"> • Land use controls • Building codes and their enforcement • Site improvement requirements • Fees and other exactions • Local processing and permit procedures • Housing for persons with disabilities • 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 	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"> • Availability of financing • Price of land • Cost of construction 	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"> • Listing of properties by parcel number or other unique reference showing for each parcel • 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 • General description of environmental constraints to the development of housing • General description of infrastructure (planned/available) including water, sewer and other dry utilities, including availability and access to distribution facilities • 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 • Demonstration of zoning to accommodate the housing need for lower income households • Map of sites included in the inventory • Number of units built between the start of the projection period and the deadline for adoption of the housing element (optional) • Number of units proposed using alternative provisions such as rehabilitation, conversion, preservation or accessory dwelling units (optional) • 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) • Carryover obligation (AB 1233), if applicable 	<p>Chapter 12.4, Housing Element Background</p> <p>Figure 4-9 (Housing Inventory Sites)</p>	

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)	Quantified Objectives and Housing Programs: Provide statement of quantified objectives; Maximum number of units, by income group, including extremely low-income of: <ul style="list-style-type: none"> • New construction; • Rehabilitation; and • Conservation. 	Goals H-1 through H-6	
§ 65583(c)	Include programs with: <ul style="list-style-type: none"> • Schedule of specific actions; and • Timeline for implementation with a beneficial impact in the planning period; and Identification of agencies and officials responsible for implementing each program. 	Chapter 10, Implementation Strategy	
§ 65583(c)(1)	Program(s) providing adequate sites: <ul style="list-style-type: none"> • 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. • 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. • 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. 	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 http://www.hcd.ca.gov/hpd/memo_sb1087.pdf . *	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	There are no harbors in the Planning Area.
§ 65302(d)(1)	Harbors	N/A	There are no fishery resources in the Planning Area.
§ 65302(d)(1)	Fisheries	N/A	There are no mineral 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	
§ 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)	<ul style="list-style-type: none"> 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	
	<ul style="list-style-type: none"> Areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; Areas required for ecologic and other scientific study purposes; Rivers, streams, bays and estuaries; and 	Ch 3, pg. 3-37; Ch 7, pg. 7-14	
	<ul style="list-style-type: none"> Coastal beaches, lakeshores, banks of rivers and streams, and watershed lands 	Ch 3, pg. 3-38	
	Open space for managed production of resources	Figure 3-8: Resource Conservation Diagram, Ch 3, pg. 3-43	
§ 65560(h)(2)	<ul style="list-style-type: none"> 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; Areas required for recharge of groundwater basins; Bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and Areas containing major mineral deposits, including those in short supply 	Figure 3-8: Resource Conservation Diagram, Ch 3, pg. 3-43 Agriculture Land Use Designation, Ch 3, pg. 3-18	
		N/A	There are no bays, estuaries, marshes, rivers, or streams supporting commercial fisheries within the Planning Area.
		N/A	There are no mineral deposits located within the Planning Area.
		N/A	

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

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"> • Public land containing any Native American <ul style="list-style-type: none"> o Sanctified cemetery o Place of worship o Religious or ceremonial site o Sacred shrine 	Ch 7, Goal HR-2	
Save El Toro Assn. v. Days (1977) 74 Cal. App. 3d 64, 73; § 65560(b)	<ul style="list-style-type: none"> • 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 	Ch 7, Goal HR-2	
	<ul style="list-style-type: none"> • Tribal consultation is required to determine the level of confidentiality needed (§ 65562.5) 	Tribal consultation required pursuant to AB 52 was completed as part of the preparation of the General Plan.	
§ 65562(a)	Inventory of the above lands <ul style="list-style-type: none"> • Include any parcel that is essentially unimproved (i.e., need not be completely vacant) 	Existing Setting Report: Ch 4	
§ 65562(b)	Policies provide that open space “must be conserved wherever possible”	Ch 7, Policies PT-1-10 through PT-1-12, PT-1-15, NR-1-2 through NR-1-6, NR-5-4	
§ 65564	Coordinated with state and regional plans	Ch 7, Policies NR-4-11, SD-1-1, Goals PT-2, NR-5	
§ 65566	Action program	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>		↕ The General Plan Open Space Element was updated in 2025 to comply with this requirement. .

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
Noise			
§ 65302(f)(1)	<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> <p>Identification and appraisal of noise problems in the community, and analysis and quantification of current and projected noise levels for all the following sources:</p> <p>(A) Highways and freeways</p> <p>(B) Primary arterials and major local streets</p> <p>(C) Passenger and freight online railroad operations and ground rapid transit systems</p> <p>(D) Commercial, general aviation, heliport, heli-stop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation</p> <p>(E) Local industrial plants, including, but not limited to, railroad classification yards</p> <p>(F) Other ground stationary noise sources, including, but not limited to, military installations, identified by local agencies as contributing to the community noise environment</p>	<p>Ch 8, pg: 8-53</p> <p>Figure 8-6: Future Noise Contours, Ch 8, pg: 8-60</p> <p>Ch 8, pg: 8-53</p> <p>Figure 8-6: Future Noise Contours, Ch 8, pg: 8-60</p> <p>Ch 8, pg: 8-53</p> <p>Figure 8-6: Future Noise Contours, Ch 8, pg: 8-60</p>	

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)	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: <ul style="list-style-type: none"> • Mapping of known seismic and other geologic hazards. • Address: <ul style="list-style-type: none"> o Evacuation routes o Military installations o Peak load water supply requirements Minimum road widths and clearances around structures	Ch 8, Goal ER-3 Mapping: Existing Settings Report: Ch 5, Figure 5.1-1 Evacuation: Reference to Ch 6: Mobility Military Installations: N/A Peak load Water Supply: Not addressed Road Widths and Clearances: Referenced the Existing Settings Report as being addressed in the fire code (Ch 5, pg. 5-48	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.

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§ 65302(g)(2)	<p>Flooding Identify:</p> <ul style="list-style-type: none"> • Flood Hazard Zones • FEMA Flood Insurance Maps • Army Corps of Engineer Flood information • Flood maps from the Central Valley Flood Protection Board • Dam Failure Maps (Office of Emergency Services) • DWR Floodplain Maps • Maps of Levee Protection Zones • Areas subject to inundation in the event of the failure of levees and floodwalls • Historic flood information • Existing and planned development in flood hazard areas • Agencies with responsibility for flood protection 	<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
§ 65302(g)(3)	<p>Mandatory Goals, Policies, and Objectives</p> <ul style="list-style-type: none"> • Avoid and minimize flood risks for new development. • Should new development be located in flood hazard zones? If so, what are appropriate mitigation measures? • Maintain the integrity of essential public facilities. • 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. • Establishing cooperative working relationships among public agencies with responsibility for flood protection. <p>Feasible mitigation measures, to implement the policies above.</p> <p>Wildland and Urban Fires</p> <p>Identification of, and policies for, the protection of the community from any unreasonable risks associated with wildland and urban fires.</p> <p>State Responsibility Areas and Very High Fire Hazard Severity Zones</p> <p>Consider advice in OPR's Fire Hazard Technical Advisory</p>	<p>Ch 8, Goals ER-2, Policies ER-1 through ER-18</p> <p>Ch 10, Implementation Actions 7.11, 9.2, 9.5, 9.6</p> <p>Ch 8, Goal ER-4</p> <p>Figure 8-5: Fire Responsibility Areas within the Planning Area, Ch 8, pg. 8-35</p>	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
	<p>Identify:</p> <ul style="list-style-type: none"> • CALFire Fire Hazard Severity Zone Maps • Historical data on wildfires • USGS wildfire hazard areas • Existing and planned development within these areas • Agencies with responsibility for fire protection in these areas <p>Mandatory Goals, Policies, and Objectives</p> <ul style="list-style-type: none"> • Protect the community from unreasonable risks • See mitigation measures below <p>Feasible Mitigation</p> <ul style="list-style-type: none"> • Avoid and minimize fire risks for new development. • Should new development be located in fire hazard zones? If so, what are appropriate mitigation measures? • Maintain the integrity of essential public facilities. • 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. • 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. • Establishing cooperative working relationships among public agencies with responsibility for fire protection. 	<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"> • Avoid and minimize fire risks for new development. Policy ER-4-1 • Should new development be located in fire hazard zones? If so, what are appropriate mitigation measures? N/A • Maintain the integrity of essential public facilities. • 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 • 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 • Establishing cooperative working relationships among public agencies with responsibility for fire protection. Policy ER-4-1 and ER-4-2 	

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§ 65302(g)(4)	<p>Climate change adaptation and resilience</p> <p>Address climate change adaptation and resiliency strategies by using the process in the Adaptation Planning Guide and reflected in referenced tools such as Cal-Adapt.</p> <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"> • 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"> (I) Information from the Internet based Cal-Adapt tool. (II) Information from the most recent version of the California Adaptation Planning Guide. (III) Information from local agencies on the types of assets, resources, and populations that will be sensitive to various climate change exposures. (IV) Information from local agencies on their current ability to deal with the impacts of climate change. (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. (VI) Existing and planned development in identified at-risk areas, including structures, roads, utilities, and essential public facilities. (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. 	Ch 8	
§ 65302(g)(4)(A)		Chapter 12.5, Vulnerability Assessment Chapter 8	

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

GOVERNMENT CODE SECTION	DESCRIPTION OF REQUIREMENT	RELEVANT SECTIONS OF GENERAL PLAN	NOTES
§§ 65302(g)(4)(D)(i), 65302(g)(4)(D)(ii)	Other documents (§§ 65302(g)(4)(D)(i), 65302(g)(4)(D)(ii): <ul style="list-style-type: none"> • 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. • 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. 	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"> 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. 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. 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. Review the safety element for fire and flood impacts upon each Housing Element update. 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. 	<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>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 adopted by reference in the General Plan in 2022. Future updates to the LHMP (planned for late 2026/early 2027) will require General Plan amendment.</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 Screenshots, 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	
§ 65302(h)(1)(C)	Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.	N/A	

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APPENDIX 2: GENERAL PLAN IMPLEMENTATION WORK PROGRAM STATUS ANALYSIS

Implementation Action Table – 2025 AR Review

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
1. DEVELOPMENT REGULATIONS AND REVIEW					
1.1 Municipal Code Updates. Prepare regular updates to the Elk Grove Municipal Code to bring the City’s development regulations into consistency with the guiding principles, goals, and policies of the General Plan and for consistency with State law. This includes annual updates due to changes in State law and case law, improvements for operational efficiency, and, as applicable, updates to the Building Code and related building regulations.	LU-1-1, LU-1-2, LU-1-3, LU-1-5, LU-1-6, LU-1-7, LU-1-8, LU-1-9, LU-2-1, LU-2-4, LU-4-1, LU-5-6, LU-5-7, LU-5-8, LU-6-1, LU-6-2, LU-6-3, LU-6-4, LU-6-5, LU-6-6, LU-6-7, AG-1-1, AG-1-2, AG-1-6, AG-2-1, AG-2-2, ED-1-1, ED-1-2, ED-1-3, ED-1-5, ED-2-1, ED-2-2, ED-2-4, ED-3-1, ED-3-2, RC-1-1, MOB-3-2, MOB-3-2.a, MOB-3-14, MOB-3-15, MOB-3-16, MOB-3-17, MOB-5-1, MOB-5-4, MOB-7-9, GOV-1-5, ART-2-3, HR-1-1, HR-1-2, HR-1-3, HR-2-4, HR-3-2, PT-1-5, NR-1-1, NR-1-3, NR-1-8, NR-4-3, NR-4-4, NR-4-6, NR-4-10, NR-5-1, NR-5-2, HTH-1-1, HTH-1-5, EEG-1-2	Ongoing	Community Development – Advanced Planning	Community Development – Development Services	Major updates to Titles 16, 22, and 23 completed in 2025. Title 23 to be updated again in 2026.
1.2 Old Town Special Planning Area (SPA). Complete a comprehensive update to the Old Town Special Planning Area.	LU-4-1, LU-5-1, LU-5-2, LU-5-4, LU-5-5, LU-5-6, LU-5-9, LU-6-1, ED-3-1, HR-1-1, HR-1-2, HR-1-3, HR-3-2	FY25/26	Community Development – Advanced Planning	Community Development – Development Services	Update to the Old Town SPA is pending.
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.	LU-3-1, LU-3-2, LU-3-3, LU-3-4, LU-3-5, LU-3-6, LU-3-7, LU-3-8, LU-3-9, LU-3-10, LU-3-11, LU-3-12, LU-3-13, LU-3-14, LU-3-15, LU-3-16, LU-3-17, LU-3-18, LU-3-19, LU-3-20, LU-3-21, LU-3-22, LU-3-23, LU-3-24, LU-3-25, LU-3-26, LU-3-27, LU-3-28, LU-3-29, LU-3-30, LU-3-31, LU-3-32	FY27/28	Community Development – Development Services	Community Development – Advanced Planning	Updated to FY 27/28

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
1. DEVELOPMENT REGULATIONS AND REVIEW					
1.4 Development Review Requirements and Process Refinements. Update the submittal requirements and review processes for land use applications for consistency with General Plan policies and changes in State law as applicable.	LU-3-28, LU-3-31, MOB-1-1, MOB-1-3, MOB-1-4, MOB-1-5, MOB-1-6, MOB-2-2, MOB-7-1, N-1-5, N-1-6, NR-4-9	Ongoing	Community Development – Development Services		Transportation Analysis Guidelines adopted in 2019 and updated in 2023.
1.5 Development Review Process Streamlining. The City will regularly review and evaluate the process for development projects and identify ways to decrease review time, increase efficiency for staff, and increase certainty for applicants.	RC-2-4	Ongoing	Community Development – 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 Community Development management is exploring additional streamlining and communication improvements including improvements to Development application intake forms and processes.
1.6 Right-of-way Dedication Requirements for Future Transit Lines. When reviewing applications for development projects located along planned future bus rapid transit and/or light rail lines to serve planned employment centers, require property owners to dedicate right-of-way for these future transit lines. The City’s Capital Facilities Fee (CFF) provides credit or reimbursement to property owners for such dedication.	MOB-5-2, MOB-5-9	Ongoing	Community Development – Development Services	Civic Innovation – Transportation 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.
1.7 Drought-Tolerant Plant List. Develop a handout for project applicants listing recommended drought-tolerant and native tree and plant species to be used in site and landscape design for development projects. Review landscape plans for development projects to ensure the selected plants are appropriate and meet the requirements of the City’s Water Efficient Landscape Ordinance.	NR-3-8, NR-3-12, SD-2-1, SD-2-2	FY26/27	Community Development – Development Services	Public Works	Staff is incorporating this work into the upcoming development of a citywide tree list/planting pallet.

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
2. HOUSING PROGRAMS					
<p>Action 2.1 Housing Inventory To the extent that there are high-density residential sites identified as accommodating the City's Regional Housing Needs Allocation (RHNA) that ultimately develop with a use other than high-density residential development, the City will ensure that it maintains adequate inventory to accommodate the RHNA, including by rezoning as necessary.</p> <p>Potential Funding Source: City Development Services Fund</p>	H-1-1	Review the sites inventory annually and as sites are developed to ensure sufficient capacity	Community Development – Advanced Planning	Community Development - Housing and Public Services	<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> <p>The City reviews the sites inventory annually and as sites are developed to ensure sufficient capacity.</p>

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
2. HOUSING PROGRAMS					
<p>Action 2.2 Rezone Housing Sites</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"> • Permit owner-occupied and rental multifamily uses by right and do not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the units are affordable to lower income households. • Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre for suburban and metropolitan jurisdictions; • Ensure at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses; • Ensure sites will be available for development during the planning period where water and sewer can be provided. <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	Concurrent with adoption of the Housing Element, or within the first 3 years of the planning period. Encourage integration as projects are processed through the Planning Division. Monitor affordability and location of rezoned sites. As part of additional rezoning for purposes of maintaining adequate sites (e.g., no net loss law), the City will continue to identify and rezone sites at appropriate densities throughout the City to promote more inclusive communities.	Community Development – Advanced Planning	Community Development -Housing and Public Services	<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 rezoned 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 2025 , 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	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
2. HOUSING PROGRAMS					
<p>2.3 Unit Replacement</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). This requirement applies to:</p> <ul style="list-style-type: none"> • Non-vacant sites • Vacant sites with previous residential uses that have been vacated or demolished <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	The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.	Community Development - Development Services (Planning Division)		<p>The City did not receive any applications in 2025 that would involve demolishing existing affordable housing units.</p> <p>The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.</p>
<p>2.4 Lot Configuration and Large Lot Development</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	As projects are processed through the Development Services Department throughout the planning period and incentives will be adopted as part of Title 23 within one year of adoption of the Housing Element.	Community Development - Development Services (Planning Division)		<p>In 2025, the Sheldon Farms North apartments were approved, which included incentives/concessions for building height and landscaping requirements.</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 2022.</p>

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
2. HOUSING PROGRAMS					
<p>2.5 Lot Consolidation</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"> <input type="checkbox"/> Allow affordable projects to exceed the maximum height limits, <input type="checkbox"/> Lessen set-backs, and/or <input type="checkbox"/> Reduce parking requirements. <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	Ongoing, as projects are processed through the Development Services Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.	Community Development - Development Services (Planning Division)		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>2.6 Zoning for Missing Middle Housing Types</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	Ongoing and within three years from adoption of the Housing Element.	Community Development - Development Services (Planning Division)		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 (adopted spring 2025) promote the types of unit sizes and typologies provided for in this policy.
<p>2.7 Development Streamlining</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	Ongoing, as projects are processed through the Development Services Department.	Community Development - 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	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
2. HOUSING PROGRAMS					
<p>2.8 Financial Assistance Support affordable housing development through provision of direct assistance from the Affordable Housing Fund and/or other City-controlled housing funding sources and, as needed, facilitate developers' applications for State and Federal affordable housing funding. City assistance could be provided in the form of land, in line with the City's strategic land acquisition program, or in the form of loans or grants for specific projects.</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	Ongoing, as funding allows. Consider updating the Affordable Housing Fee by December 2022.	Community Development - Housing and Public Services		<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 opened in 2025.</p> <p>The City has also supported the developers of the Poppy Grove and Pardes affordable housing projects. As of the end of 2025, Poppy Grove/MOSA (384 affordable units) and Pardes 1 (95 affordable units) were completed and leased. Pardes 2 (139 affordable units) was under construction in 2025.</p> <p>The City entered into Letters of Intent on two City-owned sites in early 2024. While underwriting and negotiations continued throughout 2025, 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. In 2025, the City entered into a Disposition and Development Agreement (DDA) for the Old Town Apartments and obtained approval to transfer the land under the Surplus Land Act requirements.</p> <p>In 2025, the City also continued 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. Housing staff also assisted the developer in applying for 2025 MHP funding.</p>

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
2. HOUSING PROGRAMS					
<p>2.9 Fee Waivers</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	Ongoing, as projects are processed through the Development Services Department	Community Development - 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 2026.</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 Pades project received these waivers/deferrals.</p>
<p>2.10 Parking Study</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	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	Action Lead	Action Support	Status (through December 2025) and Recommendations
2. HOUSING PROGRAMS					
<p>2.11 Homeless Needs Assessment Continue to contribute funding to Elk Grove Homeless Assistance Resource Team (HART), Sacramento Self Help Housing, and other local and regional entities and work closely with these groups to assess the needs of people experiencing homelessness and develop plans to address homelessness at a regional level. The City will annually meet with local service providers and regional agencies (as applicable) to assess the needs regarding homelessness in the City and region.</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 2021.	Community Development - Housing and Public Services Division		<p>In 2025, 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. 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>

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
2. HOUSING PROGRAMS					
<p>2.12 Developmental Disability Services Work with the Alta California Regional Center to implement an outreach program that informs families within the City about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City’s website, and/or providing housing-related training for individuals/families through workshops.</p> <p>Potential Funding Source: City Development Services Fund</p>	H-2-4	Development of an outreach program within one year of adopting the Housing Element, and annually coordinate with regional offices and developers to pursue opportunities.	Community Development - Housing and Public Services Division		<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 2025 (Sheldon Farms North and Elk Grove Apartments).</p> <p>For 2025, the City worked with its nonprofit provider of tenant/landlord services (211/Renters Helpline) to provide information and trainings 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>
<p>2.13 Low-Barrier Navigation Centers Amend the City’s zoning regulations to add low-barrier entry practices to the City’s Navigation Housing use and permit them by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses, if the center meets certain statutory requirements. See Government Code section 65662. Low-barrier practices may include, but are not limited to:</p> <ul style="list-style-type: none"> • Permitting the presence of partners if it is not a population-specific site; • Allowing pets; • Providing space for the storage of possessions; and • Providing privacy such as partitions around beds or private rooms. <p>Potential Funding Source: City Development Services Fund</p>	H-2-4	Within one year from adoption of the Housing Element	Community Development – Advanced Planning		The Municipal Code was updated in fall 2021 to implement this program

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
2. HOUSING PROGRAMS					
<p>2.14 Transitional and Supportive Housing 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	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.
<p>2.15 Affordable Housing Database Continue to update the affordable housing unit database and to provide information regarding affordable housing opportunities, through direct response to inquiries, making information available on the City’s website and targeted marketing to affirmatively further fair housing as new city-funding projects are developed. The City will make multi-lingual information available as requested.</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	Ongoing, at least annual targeting	Community Development – Housing and Public Services		<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 that opened in early 2025. 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. In 2025, the City supported similar outreach and marketing efforts, including coordinating tours of Lyla, Pardes I, and MOSA complexes with media/news outlets, and posting flyers advertising available unit vacancies on the City’s website. The City also provided support and advertising for the developer-run lottery for Pardes 1 (95 affordable units) in 2025.</p> <p>The City will do extensive marketing for future City-funded affordable housing projects, and plans to support the lottery for Pardes Phase II (139 affordable units) in 2026.</p>

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
2. HOUSING PROGRAMS					
<p>2.16 Development Incentives for Low Income Households and Special-Needs Groups</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>	H-2-4, H-2-5	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.	Community Development - Development Services (Planning Division)		<p>The City continued to provide regulatory incentives for development of affordable housing, including density bonuses (where requested) and flexibility in development standards. In 2025, the City approved requests for density bonus for Sheldon Farms North project. 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 requirements and standards for Density Bonus and other Developer Incentives and Concessions were made in 2025 (AB 682, AB 2334, and AB 1287) in Chapter 23.50</p>
<p>2.17 Rehabilitation Programs</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	Ongoing, as homeowners approach the City. Identify neighborhoods every two years. Create flyers in multiple language within by June 2022 and at least annual mailings.	Community Development - Housing and Public Services		<p>In 2025, 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 2025 for problem-solving efforts and will evaluate pausing the program 2026.</p> <p>City Code Enforcement staff enforce habitability standards for rental housing and mandate repairs when necessary.</p>

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
2. HOUSING PROGRAMS					
<p>2.18 Utility Assistance Continue to refer individuals interested in utility assistance to the appropriate local energy provider, including the Sacramento Municipal Utility District (SMUD) and Pacific Gas and Electric (PG&E), both of which offer programs to assist with utility costs, and to nonprofit organizations that may offer utility assistance.</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	Ongoing, at least annual marketing	Community Development - Housing and Public Services	In partnership with nonprofit entities	Staff continued to refer people to SMUD and PG&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 2025 to provide direct assistance to utility customers with past-due utility bills.

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
2. HOUSING PROGRAMS					
<p>2.19 Affirmatively Further Fair Housing Implement the regional Analysis of Impediments to Fair Housing Choice (AI), prepared in 2019, to address disparities in housing needs and in access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.</p> <p>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:</p> <ul style="list-style-type: none"> • Implement the following actions to affirmatively further fair housing in coordination with the efforts of Action 19: <ul style="list-style-type: none"> ○ 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. 	H-5-1	Ongoing. Refer to each strategy in the AFFH program for specific timeframes	Community Development - Housing and Public Services		<p>In 2025, 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. In 2025, a 387-unit project (Poppy Grove), a 294-unit project (The Lyla), and a 96-unit project (Pardes I) were completed, and a 140-unit project (Pardes II) was under 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 or DDAs 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 2025, the City extended its 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 and is making progress toward releasing a new RFP for conceptual design and feasibility analysis in 2026.</p> <p>In 2025, the City continued to meet state and federal law regarding construction of accessible units in multifamily housing, which specifies a</p>

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
2. HOUSING PROGRAMS					
<ul style="list-style-type: none"> • Where possible, improve bus stops to allow the safe deployment of wheelchair lifts and, where not possible, determine if a new stop can be added near the original that does al-low life deployment. Assess where bus stops need improvements by August 2022. • Encourage development of multifamily housing in areas with high performing schools to improve access to these schools for lower-income households by annually providing developers with information on incentives for affordable multifamily development and maintaining a list of available sites near high performing schools. Encourage the development of 200 multifamily units to improve housing mobility opportunities in high resource areas. • Provide information about fair housing choices to residents by distributing fair housing materials upon request and contracting with a fair housing rights non-profit 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. 					<p>10% minimum.</p> <p>The City continued in 2025 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	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
2. HOUSING PROGRAMS					
<ul style="list-style-type: none"> • 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 <p>Potential Funding Source: Affordable Housing Fund, CDBG</p> <p>Quantified Objective: See individual strategies bulleted in Action 19 with specific targets.</p>					

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
2. HOUSING PROGRAMS					
<p>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:</p> <ul style="list-style-type: none"> • 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. <p>Potential Funding Source: City Development Services Fund</p>	H-4-1	Annually monitor and apply for funding as Notices of Funding Availability are re-leased	Community Development - Housing and Public Services		The City kept its affordable housing database up to date. No rental units were at risk of losing their affordability requirements in 2025.
<p>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.</p> <p>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).</p> <p>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.</p> <p>Potential Funding Source: City Development Services Fund, Affordable Housing Fund, SB2/LEAP or REAP funding</p> <p>Quantified Objective: Approximately 15 ADUs and/or other innovative housing options to increase supply and prevent displacement of lower-income households.</p>	H-1, H-2, H-3	Ongoing. Monitoring of ADU and innovative housing legislation.	Community Development - Development Services (Planning Division)		The City’s ADU provisions were updated in 2020,2022, and 2025 to conform with State law changes. A pre-approved ADU program has been developed and implemented by the Building Division.

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
2. HOUSING PROGRAMS					
<p>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.</p> <p>Potential Funding Source: Affordable Housing Fund</p> <p>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.</p>	H-2-5	Biennially (every two years)	Community Development - Housing and Public Services		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 2026, revisiting the program every two years.

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
2. HOUSING PROGRAMS					
<p>2.23 Housing Choice Voucher Education</p> <p>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.</p> <p>Quantified Objective: 250 households; of these, Increase the supply of voucher-accepting units by 50 units to provide additional housing opportunities throughout the City</p> <p>Potential Funding Source: Affordable Housing Fund</p>	H-2-5	Annually for rental property owners/ managers, when waitlist is open for general public.	Community Development - Housing and Public Services		<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. The City did not hold any trainings in 2025 due to low participation and is currently evaluating a program refresh, with plans to re-launch in 2026.</p> <p>In 2023, 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 2025.</p>

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
3. ECONOMIC DEVELOPMENT PROGRAMS					
3.1 Streamline commercial entitlement and permit processes. Review current processes for commercial entitling and permitting improvements supporting business retention, expansion, and attraction efforts. Identify areas for improvement, efficiency, and increased speed, and develop and execute an implementation strategy ensuring the city provides the fastest and most cost effective commercial entitlement and permitting processes in the region.	GOALS ED-1, 2, and 3	Ongoing	Economic Development Community Development – Development Services		Not started. Economic Development and Community Development will launch process review and establish a project plan in 2026.
3.2 Update business licensing processes. Review current business licensing procedures, identify areas for improvement and efficiency, and develop and execute an implementation strategy ensuring the business license application and renewal processes are simple, effective, and affordable, businesses are permitted consistent with City Zoning and Building regulations, and the improvements result in a comprehensive, accurate database of all licensed businesses in the city.	GOALS ED-1, 2, and 3	FY 25/26	Economic Development	Community Development – Development Services Finance	In Process. Current business license permitting processes have been evaluated and desired processes have been established. Current fees are under review and new and existing software solutions are being evaluated. Zoning checks are proposed to be added to the permitting process. Full cost recovery fee options are being evaluated.
3.3 Facilitate development in the Grant Line Business Park. Work with property owners, businesses, City departments, and other stakeholders to facilitate development in the Grant Line Business Park. Strategically construct infrastructure where opportunities and mutual goals align.	GOALS ED-1, 2, and 3, RC-1, 2	Ongoing	Economic Development	Community Development – Development Services Public Works	In process. Staff is in process of acquiring approximately 65 acres of industrial land adjacent to GLBP to expand its boundaries and provide site control for future development opportunities. Staff is working with key industrial development partners to identify development and acquisition opportunities. Staff is working with UPPR to evaluate rail service options for the park. The City is in design on critical sewer infrastructure needed to facilitate construction of large floorplate users in the park. Waterman Road was recently extended into the park as part of the Kubota project.
3.4 Facilitate development in the Kammerer Livable Employment Area. Work with property owners, businesses, City departments, and other stakeholders to facilitate development in the Kammerer Livable Employment Area.	GOALS ED-1, 2, and 3, RC-1, 3	Ongoing	Economic Development	Community Development – Development Services	In process. The City, in partnership with the Wilton Rancheria Tribe and CCSD have commenced a master planning process to determine development options of their respective land holdings within the LEA including the City’s former zoo site. Sky River Casino is under construction on parking and hotel facilities as it looks to rapidly expand the resort property. Annexation of lands in the southern portion of the LEA will occur with the Elk Grove Crossing and Reserve projects in the coming years.
3.5 Facilitate development of key infill commercial sites. Work with property owners, businesses, City departments, and other stakeholders to facilitate development of key infill commercial sites.	GOALS ED-1, 2, and 3	Ongoing	Economic Development	Community Development – Development Services	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. Staff continues to work with developers, brokers, and key property owners to facilitate these infill projects.

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
4. TRANSPORTATION PLANS AND PROGRAMS					
4.1 Transportation Management Program. Develop a transportation management program that works with relevant developments to promote carpool, transit, active transportation programs, and other services to reduce vehicle miles traveled.	MOB-3-2, MOB-7-10, NR-4-3, NR-4-5	Ongoing	Civic Innovation – Transportation	Community Development	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. In addition, because of heavy commuter travel flow into and out of the Elk Grove Transportation Management Area (TMA), many e-tran commuters qualify for benefits under the Sacramento TMA, Power Inn Alliance, and 50-Corridor TMA programs. Staff will continue to work with SACOG, and surrounding TMA partners, on implementing regional TDM program strategies and programs that would benefit Elk Grove residents. This effort is on-going.
4.2 Safe Streets For All. Develop a Comprehensive Safety Action Plan (CSAP) for the City, building off past efforts such as the Systemic Safety Analysis Report and Bicycle, Pedestrian, and Trails Master Plan. The CSAP will include extensive data collection, analysis, and community outreach, culminating in a set of projects and strategies to address safety for all road users.	MOB-3-3, MOB-3-4, NR-4-3, NR-4-4, NR-4-6, HTH-1-3	FY 26/27	Civic Innovation – Transportation	Community Development Public Works	City is working with the Federal Highway Administration to finalize the Safe Streets For All grant agreement with work anticipated to begin in 2026.
4.3 Review of and Modifications to Transit Service. Coordinate with Sac RT on their comprehensive operational analysis update for improved transit services in Elk Grove.	LU-1-9, MOB-5-6, MOB-5-7, MOB-5-8, NR-4-6	FY25-FY27	Civic Innovation – Transportation	Community Development	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. City is participating in SacRT’s Comprehensive Operational Analysis, providing feedback on both the long-range and short-range transit plans.
4.4 Coordination for Interjurisdictional Roadway Improvements. Meet with representatives from the City of Sacramento, Sacramento County, Caltrans, the Capital Southeast Connector Joint Powers Authority, and others as needed to advance interjurisdictional roadway improvement initiatives.	MOB-7-2, MOB-7-6, GOV-1-4	Ongoing	Public Works	City Manager Civic Innovation – Transportation	This effort is on-going and continues through meetings such as the Caltrans Planning Quarterly Coordination Meeting, Monthly Sacramento Agencies Meeting on Transportation, and other related meetings.
4.5 Incentives for Alternative Fueling Stations. Develop incentives and compile information to encourage property owners of existing gas stations to install facilities for alternative/clean fuels, such as hydrogen, biodiesel and EV charging.	MOB-7-9, NR-4-3	FY 20/21–FY 22/23	Civic Innovation - Sustainability	Economic Development Community 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 projects with possible grant funding. Recommend update timing to FY27/28.
4.6 EV Charging Facility Incentives. Partner with SMUD to develop incentives for existing commercial and multifamily residential properties seeking to install electric vehicle charging facilities. Incentives may relate to subsidize or waived fees for City permits and inspections.	NR-4-3, NR-5-1, NR-5-2	FY 20/21–FY 22/23	Civic Innovation - Sustainability	Economic Development Community Development	Staff is exploring opportunities for incentives, including pairing projects with possible grant funding. Recommend update timing to FY27/28.

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
5. ARTS, CULTURE, AND HISTORIC PRESERVATION					
5.1 Public Art in Public Spaces and Civic Facilities. Include public artwork as focal points in public spaces and at civic facilities to be commissioned and funded through the Percent for Art program.	LU-4-1, LU-5-10, ART-1-1	Ongoing	City Manager	Public Works	This effort is ongoing and continues through implementation of the Percent for the Arts Program Initiated in November 2016.
5.2 Arts and Cultural Programs and Events. Support and encourage local arts and culture in Elk Grove through percent for the arts program, City events, sponsorship grants, and use of City facilities for community-led events. Events produced or supported by the City include art fairs/festivals, live music, crafts for children, cultural events, and food festivals. Special efforts are made to promote the arts and culture that reflect Elk Grove’s diverse community.	ART-1-1, ART-1-2, ART-2-1, ART-2-2, HR-3-1, HTH-1-2	Ongoing	Public Affairs City Manager		Public Affairs supports events produced in partnership with City Commissions and local non-profit organizations throughout the year and produces city events including the Illumination Festival, the Salute to the Red, White and Blue and Diversity Month events including Global Feast Fest. Staff will introduce a Music on Main series and support the launch of a Mural Festival in 2026.
5.3 Historic Preservation Program. Regularly update and expand the sites and structures listed in the City’s Registry of Historic Places. Maintain information on the City web page with information about Elk Grove’s history, local historic districts and historic sites, and Native American cultural resources. The web page should also include resources and incentives for property owners to encourage historic preservation.	HR-1-1, HR-1-2, HR-1-3, HR-2-1, HR-2-4, HR-3-1	Ongoing	Community Development	Public Affairs	The first round of sites and structures were identified in 2025. A second round, focusing on sites that were previously surveyed, is planned for 2027. Future rounds could look at new opportunities. The City is also exploring adopting Mills Act provisions for property tax benefits for historic property preservation.
5.4 Archaeological Resources. Continue coordination with Wilton Rancheria and other Native American Tribes on mitigating for impacts to archaeological and cultural resources.	HR-2-1, HR-2-2, HR-2-3, HR-2-4	Ongoing	Community Development - Development Services Public Works		Ongoing.
5.5 Partnerships for Historical Events and Information. Partner with local organizations such as the Historic Preservation Committee, the Elk Grove Historical Society, Old Town Elk Grove Foundation, the Farm Bureau, local historic societies, local cultural organizations, and Native American tribes to showcase the City’s history and culture through events, informational signs, monuments in community gathering spaces, historic tours, virtual tour apps, educational materials, and other methods.	HR-3-1	Ongoing	Public Affairs		Ongoing. Articles that promote “then and now” stories about historic places in the city were included in the city newsletter, weekly email and city podcast in 2025. The City hosted a historic flag raising ceremony in partnership with the Wilton Rancheria in November 2025.

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
6. AGRICULTURE					
6.1 Promotion of Community Agricultural Events. Help to promote and publicize community events and activities related to agriculture. When possible, provide sponsorship, low-cost or free use of City-owned facilities, or other forms of financial support to these events.	AG-1-1	Ongoing	Public Affairs		Co-sponsored the annual Elk Grove Giant Pumpkin Festival and the Historical Society's barn raising and Old-Fashioned Christmas events.
6.2 Support Community Agricultural Education Programs. Provide promotional support for community educational programs on agricultural processes and products.	AG-1-1	Ongoing	Public Affairs		Ongoing as opportunities arise.
6.3 Agricultural Land Conservation Partnerships. Partner with community land trusts and conservation organizations to implement conservation easements for agricultural areas of value at risk of development.	AG-1-2	Ongoing	Community Development – Advanced Planning		Ongoing as opportunities arise.
6.4 Urban Farms or Community Gardens on City Land. Consider establishing urban farms or community gardens on City land when part of the long-term strategy for the site.	AG-2-3, HTH-1-7	Ongoing	City Manager		No immediate opportunities have been identified.

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
7. ENVIRONMENT, CONSERVATION, AND SUSTAINABILITY					
7.1 Integrate Sustainability Into Projects. Incorporate sustainability principles into development projects, special projects, and City plans and programs through the implementation of the Building Code, the Climate Action Plan, and best practices for sustainable development.	GOV-1-5	Ongoing	Civic Innovation -Sustainability	Community Development Public Works	Ongoing. The City is incorporating sustainability measures for City operations into the Climate Compass, the CAP update currently in process. Anticipated completion is spring 2026. Implementation of the 2019 CAP is ongoing.
7.2 Public Information on Water Conservation Requirements. Work with Elk Grove Water District, Sacramento County Water Agency, and other water providers to inform the public of mandatory water use restrictions and to encourage voluntary water conservation measures.	NR-3-4, NR-3-5, NR-3-6, NR-3-7, ER-6-6, ER-6-7	Ongoing	Public Affairs		Ongoing.
7.3 Water Conservation Programs and Incentives Outreach. Conduct public education and outreach on water conservation and efficiency strategies, programs, and incentives offered by water purveyors and other organizations through a variety of communication methods, including the City's website, mailings or flyers, and tabling at special events.	NR-3-6, NR-3-7, NR-3-11, NR-3-12, ER-6-6	Ongoing	Public Affairs		Ongoing.
7.4 Participation in Regional Air Quality Programs. Designate elected officials and City staff to participate in regional air quality improvement efforts led by the Sacramento Metropolitan Air Quality Management District and the California Air Resources Board, and to address cross-jurisdictional air quality issues.	NR-4-3, NR-4-7, NR-4-11	Ongoing	City Manager		The City has a representative on the SMAQMD board.
7.5 GHG Reduction Monitoring. Monitor the City's progress toward achieving the GHG reduction targets in the Climate Action Plan on an annual basis.	NR-5-1, NR-5-2, NR-5-3, NR-5-4	Ongoing	Civic Innovation -Sustainability	Community Development Public Works Finance Development Services	Monitoring is occurring.
7.6 GHG Emissions Inventory Update. Conduct an update of the community-wide GHG emissions inventory every five years at a minimum.	NR-5-1, NR-5-2, NR-5-3	Ongoing	Civic Innovation -Sustainability	Community Development	Work completed on the latest GHG emission inventory. Released to the public in July 2024.
7.7 Energy Conservation and Renewable Energy Programs and Incentives Outreach. Conduct public education and outreach on energy conservation, energy efficiency, and renewable energy strategies, programs, incentives, and financing options offered by SMUD and other organizations through a variety of communication methods, including the City's website, mailings or flyers, and tabling at special events.	NR-6-1, NR-6-2, NR-6-3, NR-6-4, NR-6-5, NR-6-6	Ongoing	Civic Innovation -Sustainability	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 Civic Innovation- Sustainability and moving Public Affairs to Action Support.

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
7. ENVIRONMENT, CONSERVATION, AND SUSTAINABILITY					
<p>7.9 Sustainability Monitoring and Reporting. Monitor progress on sustainability through the following tasks:</p> <ul style="list-style-type: none"> • Identify sustainability indicators. • Develop measurable targets. • Research current best management practices (BMPs) and provide links to public agency BMPs on the City’s website as a resource for the community. • Participate in conferences and meetings that promote sustainability. <p>Annually assess and report on these targets and indicators to monitor the City’s progress toward sustainability and make recommendations based on current best practices and innovation.</p>	SD-1-1, SD-1-2	Ongoing	Civic Innovation -Sustainability	Community Development	The City is working on incorporating sustainability measures for City operations into the Climate Compass, the CAP update currently in process. Anticipated completion is spring 2026. Monitoring and reporting will be incorporated into that effort.

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
8. PARKS, RECREATION, AND OPEN SPACE					
8.1 Parks, Recreation, and Facilities Master Plan updates. Work with the Cosumnes Community Services District (CCSD) on updates to the Parks, Recreation, and Facilities Master Plan periodically, as needed.	GOV-1-4, PT-1-1, PT-1-3, PT-1-5, PT-1-6, PT-1-7, PT-1-8, PT-2-1, HTH-1-4	Ongoing	Community Development	Public Works	Complete. Adopted February 2019. Recommend changing timeframe to ongoing.
8.2 Coordination with CCSD for Parks and Recreation Programs. Work with the CCSD, as established in the City's Memorandum of Understanding with CCSD, to support maintenance of existing parks; current recreation programs; and planning, design, and construction of new parks. Ensure that park facilities and recreational programming takes into consideration the diverse recreational needs of all segments of Elk Grove's population.	GOV-1-4, PT-1-1, PT-1-3, PT-1-5, PT-1-6, PT-1-7, PT-1-8, HTH-1-2, HTH-1-4	Ongoing	Public Works Community Development	Public Affairs	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.

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
9. HAZARD MITIGATION AND EMERGENCY MANAGEMENT					
9.1 Local Hazard Mitigation Plan Updates. Work with Sacramento County and other participating jurisdictions to update the County’s Local Hazard Mitigation Plan every five years, as required by the Federal Emergency Management Agency (FEMA).	EM-1-1, EM-1-2	FY 26/27	Community Development – Advanced Planning	Civic Innovation Public Works	The Local Hazard Mitigation Plan (LHMP) was last updated in 2022. Another update is scheduled for 2026/2027. COEG staff is actively working alongside Sacramento County to update the LHMP to meet the March 2027 deadline.
9.2 Post-Disaster Recovery Ordinance. Consider developing and adopting an ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, reoccupancy and building moratorium criteria, fee waivers and deferrals, and expedited permitting procedures for repair and reconstruction.	EM-1-3	FY 28/29	Community Development – Advanced Planning	Public Works	Upcoming work effort.
9.3 Hazardous and Toxic Materials Standards Update. Review the Municipal Code periodically as needed to ensure that City regulations reflect the most up-to-date standards for the storage, handling, and use of hazardous and toxic materials.	ER-1-4, ER-1-5	Ongoing	Community Development – Advanced Planning		As needed.
9.4 Floodplain Data Update. Review the 200-year floodplain and prepare updates as necessary using available data sources. Updated information shall be made available and referenced during the development review process for areas within the 200-year floodplain.	ER-2-3, ER-2-4	FY26	Public Works	Community Development	A review was completed in July 2019. No changes from the General Plan’s existing mapping were identified.
9.5 Infrastructure to Reduce Flood Hazards. Work with the City of Sacramento, the Army Corps of Engineers, and other federal, State, and local governments and agencies to develop policies to finance, construct, and plan infrastructure improvements to reduce potential flood hazards in Elk Grove.	ER-2-15	Ongoing	Public Works		Staff met with representatives from the Sacramento Area Flood Control Agency, the County of Sacramento, State DWR and adjacent Reclamation Districts to discuss current and potential flood control projects in the region. Staff will continue to coordinate with local agencies regarding flood control strategies and project development.
9.6 Fire Prevention Programs. Work with the CCSD to develop high visibility fire prevention programs, including those which provide voluntary home inspections and awareness of home fire prevention measures.	ER-4-1	Ongoing	Community Development Police		Ongoing and in progress. The PD Community Resources Bureau in conjunction with CSD Fire provides information at public venues, during Community Watch Program presentations and other community meetings.
9.7 CCSD Emergency Response Plan testing. Work with CCSD to periodically test the effectiveness of its Emergency Response Plan, and to update the plan accordingly as needed.	ER-4-1	Ongoing	Police	Public Works	Ongoing. The City and CCSD regularly coordinate in Emergency Operations planning and implementation. Staff is in the process of updating the existing Emergency Operations Plan. It is estimated to be complete by July of 2026

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
9. HAZARD MITIGATION AND EMERGENCY MANAGEMENT					
9.8 Rail Crossing Safety Improvements. Work with the Union Pacific Railroad to improve safety at rail crossings by testing gates and warning devices and making improvements as needed.	ER-5-1, ER-5-2	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.
9.9 Response Procedures for Extreme Heat and Severe Weather Conditions. Implement the City's guide of City procedures to be followed in the event of severe weather conditions, such as excessive heat, including emergency services deployment, opening of local cooling shelters, and community notifications.	ER-6-1	Ongoing	Police	Public Affairs	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. Notifications of activations were disseminated by Public Affairs through media releases, email subscriber lists and social media. Cooling Centers are activated after 3 consecutive days of temperatures categorized as major/extreme on the NWS HeatRisk Index. Warming Centers are 3 consecutive days of 32 degrees or less overnight or when the NWS models estimate a 50% probability or greater of reaching 32 degrees or lower.
9.10 Public Information on Preparedness and Services for Extreme Weather Events. Work with SacOES and the Sacramento County Department of Public Health to prepare information for the public, with an emphasis on vulnerable populations, on actions to take in preparation for extreme weather events, and resources and public services available during such events. Disseminate this information both online and in print formats.	ER-6-2	Ongoing	Public Affairs		Ongoing.
9.11 Climate-related Infrastructure Repair Reserve. Establish funding reserves for future repairs to damaged infrastructure that may be required due to increased stress from extreme heat, extreme storms, and other climate impacts.	ER-6-5	Ongoing	Finance	Civic Innovation - Sustainability Public Works	This is being looked at as part of the Community Mobility Resiliency Plan project.
9.12 Crime Prevention Through Environmental Design Program. Implement a Crime Prevention Through Environmental Design (CPTED) program to apply CPTED principles to the design of proposed development projects. Train key Police Department and Development Services Department staff in CPTED principles and approaches. Planning staff shall consult with Police Department representatives with CPTED expertise when reviewing development projects to ensure that safety is incorporated into project design.	SAF-1-2	Ongoing	Community Development	Police	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. Additionally, Planning staff will begin incorporating CPTED design standards in its Zoning Code update in 2026 and will review the City's Design Guidelines for incorporation of CPTED measures as necessary.

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
10. EQUITY AND COMMUNITY HEALTH					
<p>10.2 City Healthy Living at Work Program. Demonstrate leadership in efforts to promote community health by implementing a Healthy Living at Work Program for City employees. A Healthy Living at Work Program may include, but should not be limited to:</p> <ul style="list-style-type: none"> • Provision of healthy food at meetings, on-site cafeterias, vending machines, and food vendors. • Flexible work hours so that employees have more opportunities to participate in fitness programs as part of their working day. • Employee Assistance Program. • Health education programs and online web tools that help employees work toward their health goals. • Planned events and group activities to encourage employees to become active, such as team sports or lunchtime walks. 	HTH-1-4	Ongoing	Human Resources	Police	<p>The City has implemented a Healthy Vending Machine at the main campus and provides access to an employee wellness program.</p> <p>Wellness section with resources in the CM Monthly newsletter</p> <p>Several departments and teams have embraced the concept of walking meetings</p> <p>Wellness challenges and wellness classes throughout the year led by expert speakers</p>
<p>10.3 Access to Health Care Services. Work with healthcare providers to expand facilities and services in the community, including a new community hospital.</p>	HTH-1-9	Ongoing	Economic Development		<p>Ongoing and continuous. Market driven/dependent. Various medical service development projects are being pursued across the City. Staff continues to work with developers, brokers, and key property owners to facilitate these projects. Sutter is under construction on its 60,000 SF expansion of the Sutter Medical Campus on Laguna Boulevard. Dignity Health recently opened its new Dignity Health Express primary care facility on Laguna Boulevard. UC Davis Medical and Dignity Health continue to own key medical facility properties on Elk Grove Blvd that could include hospital-type facilities and are in process of evaluating development options—staff continues to monitor these projects closely.</p>

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
11. NOISE					
No Actions					

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
12. CITY SERVICES AND OPERATIONS					
12.1 Urban Forestry. Develop BMPs for tree planting and maintenance, including a preferred tree list and specifications for street trees (e.g., spacing, planting requirements, increased shading requirements to mitigate for higher temperatures). Update the City's Tree Preservation and Protections regulations.	NR-2-1, NR-2-4, NR-5-4, ER-6-4	FY 26/27	Community Development Public Works		Urban Forestry Management Plan, including tree palette and recommended updates to municipal code, is currently under development. Anticipated completion and adoption by the end of FY 25/26.
12.2 Low-emission City Vehicles. Transition the City fleet to zero emission vehicles, as appropriate vehicles become available. This would include light-, medium-, and heavy-duty vehicles as they are developed and need to be replaced. Add needed infrastructure at City facilities to support this transition.	NR-4-2, NR-4-3, NR-5-1, NR-5-2	Ongoing	Public Works	Civic Innovation - Sustainability 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.
12.3 Recycling and Composting Education Campaign. Continue to implement an education campaign to encourage businesses to take an active role in recycling and composting, focusing on businesses that generate a large amount of compostable and/or recyclable waste.	CIF-1-1	Ongoing	Public Works	Public Affairs	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 through appropriately timed messaging through city communications channels and media buys.
12.4 Recycling and Composting Facilities. Work with the waste and recycling services provider to ensure that food scrap composting and recycling facilities are available and convenient to use for businesses.	CIF-1-1	Ongoing	Public Works		Ongoing – currently all organic waste haulers have one or more processing facilities available (including food/organic waste)
12.5 Review of Recycling Collection Materials. Review the City's recycling services contract to ensure that the range of materials accepted is consistent with the latest recycling technology and best practices available in the area.	CIF-1-1	Ongoing	Public Works		Ongoing – Recycling & Waste team works closely with Republic to ensure consistent messaging regarding recyclables given the current volatile markets
12.6 Library Services Expansion. Support the expansion of library services to provide areas for community learning and activities. Future needs and improvements will be guided by a community library needs assessment, and may include educational and community programming, a larger and more diverse collection of books and materials, and physical space expansions.	CS-1-1, CS-1-2	Ongoing	Civic Innovation	Public Works	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 construction on the remodel is ongoing with occupancy planned in 2026.
12.7 Student Internships. Continue the Civic Summer program in partnership with the Elk Grove Unified School District, fostering civic engagement and leadership among the community's youth. Develop a City of Elk Grove Student Internship Program, to provide high school and college students with valuable opportunities to gain hands-on experience in various city departments. This initiative will empower the next generation of leaders while enhancing community involvement.	CS-1-1, CS-1-2	Ongoing	City Manager	All City Departments	Ongoing - The City hosts the Civic Summer program, which provides an opportunity for high school students to learn and shadow City employees. City Council approved awarding a \$500 scholarship to a maximum of 50 Civic Summer interns annually. The City also retains college interns in a variety of fields as workloads provide opportunities.

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
13. PUBLIC FACILITIES AND CAPITAL IMPROVEMENTS					
<p>13.1 Projects for Capital Improvement Program (CIP). Create a prioritized list of capital improvement projects called for in the General Plan to be added to future CIPs. The list should include the following projects:</p> <ul style="list-style-type: none"> • Identify needed infrastructure improvement projects (e.g., streetscape, landscaping, street lighting) in areas where the City seeks to encourage private development and investment, including the civic core, Old Town, and major transit stops. (LU-2-2, ED-3-1) • Generate a prioritized list of desired public realm amenities such as landscaping, public art and other decorative features, street lighting, plazas, and wayfinding signage, and priority locations or areas for such facilities. (LU-5-7) • Update and expand the City’s wayfinding signage system for key destinations. (MOB-3-8) • Bicycle and pedestrian amenities at public facilities (bike parking/storage, shaded seating areas). (MOB-4-2) • Priority projects and core facilities identified in the Bicycle, Pedestrian and Trails Master Plan. (MOB-4-3, MOB-4-4) • Construction of strategic grade-separated crossings of rail lines. (MOB-6-1) • Roadway improvements for major arterials that provide appropriate vehicular capacity and multimodal facilities, consistent with Transportation Network Diagram. (MOB-7-1) • Electric vehicle charging facilities at key public sites and facilities (e.g., parks, libraries, community centers, Civic Center / Aquatic Complex). (MOB-7-9) • Smart roadway signaling / signage. (MOB-7-9) • Cultural and performing arts center as part of District56. (ART-2-1, ART-2-2, ART-2-3) • Technology infrastructure. (CIF-3-2) • Regularly review existing facilities and services and identify necessary improvements and upgrades as part of the City’s Capital Improvement Program. (CIF-2-4) 	<p>LU-2-2, LU-5-7, ED-3-1, RC-1-3, MOB-2-1, MOB-3-8, MOB-4-2, MOB-4-3, MOB-4-4, MOB-6-1, MOB-7-1, MOB-7-9, ART-2-1, ART-2-2, ART-2-3, CIF-3-2, CS-3-1</p>	<p>Annually</p>	<p>Public Works</p>	<p>Finance/Budget City Manager Economic Development Community Development Civic Innovation</p>	<p>This effort is ongoing and is coordinated with the annual development of the Capital Improvement Program 5 year plan.</p>

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
13. PUBLIC FACILITIES AND CAPITAL IMPROVEMENTS					
<p>13.2 Public Works Standards. Update standards for public roads, utilities, and other infrastructure for consistency with General Plan policies, as follows:</p> <ul style="list-style-type: none"> • Review public works standards for utilities (electrical services) and update to require undergrounding of electrical services under 69kV. (Policy LU-5-3) • Review the Citywide Improvement Standards for public roads and update as needed to incorporate Complete Streets design concepts and best practices. (MOB-3-1, MOB-3-3, MOB-3-4, MOB-3-5, MOB-3-6, MOB-3-7, MOB-3-10, MOB-3-11, MOB-3-12, MOB-3-13, MOB-5-3) • Update Citywide Improvement Standards for roads to encourage the use of environmentally friendly design features where appropriate, such as bioswales and recycled road base, asphalt and concrete, and to encourage the use of permeable pavement for on-street parking areas. (MOB-7-11) • Include standards for utilizing cooling strategies and higher-albedo impervious materials in construction of new roadways to mitigate for increased temperatures. (ER-6-4) 	<p>LU-5-3, MOB-3-1, MOB-3-3, MOB-3-4, MOB-3-5, MOB-3-6, MOB-3-7, MOB-3-10, MOB-3-11, MOB-3-12, MOB-3-13, MOB-5-3, MOB-7-11, ER-6-4</p>	<p>FY 18/19–FY 19/20</p>	<p>Public Works</p>	<p>Community Development - Development Services</p>	<p>Ongoing – City Council adopted an update of the Construction Specifications, Improvement Standards and Standard Drawings, on October 24, 2018. New standards for ADA curb ramps were developed and have been implemented January 2020. The complete streets standards will be part of the Trails Plan update (Innovation and Long Range planning is taking the lead on this task). Review and update of other standards is permanently ongoing with authorization for approval of those standards delegated to the City Engineer. Suggest revising Timeframe to “Ongoing”.</p>
<p>13.4 Recycled Water for Landscaping in Public Facilities. Strategically expand the use of recycled water for irrigating landscaping in street medians, public parks, and commercial and multiple-unit residential development in coordination with SCWA and SacSewer.</p>	<p>NR-3-6, NR-3-9, INF-1-3</p>	<p>Ongoing</p>	<p>Community Development</p>	<p>Civic Innovation – Sustainability Public Works</p>	<p>Ongoing – a recycled water study is currently underway to provide recycled water to laguna ridge and the south east policy area.</p>
<p>13.5 Solar Energy Systems for City Facilities. Assess the feasibility and cost effectiveness of retrofitting City buildings, parking lots, and other City facilities with solar energy systems (photovoltaics), and install these systems as financial resources allow.</p>	<p>NR-6-6</p>	<p>Ongoing</p>	<p>Public Works</p>	<p>Civic Innovation - Sustainability</p>	<p>Ongoing – however existing facilities footprints and building roof tops solar hasn't penciled out in the past. District56 now has a solar farm.</p>

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
14. FINANCING AND BUDGETING					
<p>14.1 Development Impact Fees. Review the citywide development impact fee program periodically as needed and update the nexus study and methodology for calculating impact fees, to ensure that impact fees are adequately addressing new development's fair share of new infrastructure and public facilities.</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>Ongoing</p>	<p>Finance</p>	<p>City Manager Public Works Community Development</p>	<p>Update to the Roadway Fee and Trails Fee was completed November 2022. A minor update to the Active Transportation Fee Program was completed March 2025. Additional updates are planned in approximately 2027.</p>

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
15. PUBLIC INFORMATION AND OUTREACH					
15.1 Public Information and Community Outreach Methods. Use a variety of outreach techniques to reach the broadest and most diverse public audience when seeking community input on City actions, decisions, and opportunities. Establish community outreach and engagement guidelines for appropriate methods based on project type and scale. Examples of outreach methods may include traditional public hearings and community workshops, tabling and outreach at public and community locations such as grocery stores and libraries, and information and features on the City's website.	GOV-1-1, GOV-1-2, GOV-1-3, GOV-2-1, GOV-2-2	Ongoing	City Manager Public Affairs	Community Development Public Works Civic Innovation	Ongoing. Staff brought back the city's podcast in a weekly AI format and produced 19 episodes with 1008 downloads in 2025. Community meetings were conducted to solicit public participation for issues including the future shelter. Sundae Fun Day introduced residents to city departments and other agencies serving the city in a civic fair. A Community Participation Toolkit is in development.
15.2 Outreach Techniques for Minority and Disadvantaged Communities. Identify ways to enhance the City's communications with and outreach to residents from minority and disadvantaged communities. Potential new strategies could include augmenting the City's multilingual translation and interpretation services and adopting innovative and non-traditional approaches to community outreach aimed at groups with typically low participation in civic and government affairs.	GOV-2-1, GOV-2-2, HTH-1-2	Ongoing	City Manager Public Affairs	Community Development Public Works Civic Innovation	Staff continues to explore new opportunities and methods and integrate them into project activities as applicable.

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
16. INTERGOVERNMENTAL COORDINATION					
<p>16.1 Interjurisdictional Coordination. Continue meeting regularly with staff and decision makers from Sacramento County, Cosumnes CSD, Elk Grove Unified School District, SACOG, SMAQMD, and other agencies to coordinate efforts on a variety of topics, including services to the community, transportation, and land use planning.</p>	<p>RC-2-1, MOB-5-1, GOV-1-4, PT-2-2</p>	<p>Ongoing</p>	<p>City Manager</p>	<p>Civic Innovation Community Development Public Works Economic Development</p>	<p>The City meets regularly with these and other agencies.</p>
<p>16.2 Regional Planning and Sustainability Efforts. Continue to designate elected officials and City staff to participate in regional land use planning, transportation planning, and sustainability initiatives led by SACOG, the Sacramento Regional Transit District, and other public agencies. These designees should report periodically to the City Council, boards and commissions, and the public on current issues and progress related to regional land use and transportation and sustainability.</p>	<p>RC-2-1, RC-2-2, RC-3-1, RC-3-2, MOB-5-1, MOB-5-2, MOB-5-3, MOB-5-9, MOB-5-10, GOV-1-4, SD-1-1</p>	<p>Ongoing</p>	<p>City Council City Manager</p>	<p>Civic Innovation Community Development Public Works Economic Development</p>	<p>Ongoing.</p>

Action	Related Policies and Standards	Timeframe	Action Lead	Action Support	Status (through December 2025) and Recommendations
17. COMMUNITY AND AREA PLAN ACTIONS					
17.1 Sheldon/Rural Area Transportation Improvements. Implement transportation improvements on a segment-by-segment basis only when warrants are reached.	SRA-3.3	Ongoing	Public Works		This effort is ongoing and continues with development of project plans for the addition of access improvements on Sheldon Road between Elk Grove Florin Road and Waterman Road.
17.2 Sheldon/Rural Area Pedestrian and Bicycle Improvements. Implement pedestrian and bicycle improvements on a segment-by-segment basis to improve access to community destinations consistent with the Rural Road Improvement Policy and Bicycle, Pedestrian, and Trails Master Plan.	SRA-3.3	Ongoing	Public Works		This effort is ongoing and continues with development of project plans for the addition of bike lanes on Sheldon Road between Elk Grove Florin Road and Waterman Road.
17.3 Sheldon/Rural Area Community Plan Update. Prepare an update to the Rural Area Community Plan.	LU-7-1, RA-1-1, RA-1-2, RA-1-3, RA-1-4, RA-1-5, RA-1-6, RA-1-7, RA-3-1, RA-3-2, RA-3-3, RA-4-1, RA-4-2	FY27/28	Community Development – Advanced Planning	Public Works	Upcoming work effort.

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 elkgrove.gov.

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
9120 Elk Grove Boulevard	125-0243-013-0000	Methodist Church Parsonage	Federal, State, Local

APPENDIX 4: HISTORICAL RESOURCE LIST

ADDRESS	APN	HISTORIC PROPERTY NAME	DESIGNATION
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
4625 Bilby Road	132-0030-049-0000	Kunsting Residence	Local