

RESOLUTION NO. 2019-036

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
ADOPTING THE GENERAL PLAN**

**General Plan Update
Project No. PL0022**

WHEREAS, California Government Code Section 65300 requires the City adopt a comprehensive, long-term general plan for the physical development of the City; and

WHEREAS, the City adopted its first General Plan in on November 19, 2003; and

WHEREAS, since adoption of the General Plan in 2003, the City has grown and changed and numerous developer and City-initiated amendments to the current General Plan have been adopted, including, but not limited to, the following

- Laguna West, annexed 2004
- Laguna Ridge Specific Plan, adopted 2004
- Safety Element, updated 2005 and 2015
- Housing Element, updated 2009 and 2014
- Sustainability Element and Climate Action Plan, adopted 2013
- Southeast Policy Area Community Plan, adopted 2014; and

WHEREAS, since 2003, the City has not comprehensively updated its General Plan; and

WHEREAS, the conditions in the City and the requirements for general plans under State law have changed since 2003; and

WHEREAS, in 2015, the City Council directed that a comprehensive update to the City's General Plan be completed; and

WHEREAS, in accordance with Section 65351 of the California Government Code, the City has facilitated public participation in the General Plan process; and

WHEREAS, the City determined that the General Plan Update (also referred to herein as "Project") was a project requiring review pursuant to the California Environmental Quality Act (CEQA), Public Resources Code 21000 et seq. and that an Environmental Impact Report (EIR) shall be prepared to evaluate the potential environmental effects of the Project; and

WHEREAS, a Notice of Preparation was released for public and agency review and comment on June 23, 2017, for the General Plan Update Draft EIR, with the public review period starting June 23, 2017, and ending on July 24, 2017, and a public scoping meeting to receive comments on topics and issues which should be evaluated in the Draft EIR was held by the City on July 11, 2017; and

WHEREAS, upon receipt of the Notice of Preparation, the State Clearinghouse issued State Clearinghouse Number SCH#2017062058 for the Project; and

WHEREAS, the draft General Plan was released for public review on July 27, 2018, and was made available at City Hall, at the Elk Grove and Franklin Public Libraries, and on the City's website; and

WHEREAS, in accordance with Government Code Section 65352, the City referred the proposed draft General Plan to numerous agencies and entities and provided each with adequate time in which to comment on the draft General Plan; and

WHEREAS, the City distributed a Notice of Availability for the General Plan Update Draft EIR on July 27, 2018, which started a public review period, ending on September 26, 2018; and

WHEREAS, the Notice of Completion for the Draft EIR was also submitted to the State Clearinghouse for state agency review with Public Review Period starting July 27, 2018, and ending on September 26, 2018; and

WHEREAS, the City held a public meeting on September 13, 2018, to receive public comments on the Draft EIR and those comments were received and considered in the Final EIR; and

WHEREAS, the Draft EIR identified several significant and unavoidable environmental impacts of the General Plan. Approval of the General Plan therefore requires the adoption of a Statement of Overriding Considerations by the City Council; and

WHEREAS, the Draft EIR identified several potentially significant impacts that will be reduced to insignificance with specific mitigation measures. Approval of the General Plan will therefore require adoption of mitigation findings and a Mitigation Monitoring Program; and

WHEREAS, a Final EIR has been prepared, identifying an erratum of changes to the Draft EIR as a result of the public comments on the Project, the comments to the Draft EIR, and other revisions to the Project, as identified by the City; and

WHEREAS, the Draft and Final EIR, including the response to the public comments, reflects the City's independent judgment and analysis; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on January 17, 2019, as required by law to consider all of the information presented by staff and public testimony presented in writing and at the meeting and voted 4-0 to recommend adoption of the General Plan to the City Council; and

WHEREAS, the City Council held a duly-noticed public hearing on February 27, 2019, as required by law to consider all of the information presented by staff and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby rescinds and repeals all prior City of Elk Grove General Plans and hereby adopts the updated General Plan, dated July 2018, (provided as Exhibit A, incorporated herein by this reference) and as amended to include all the changes provided in Exhibit B, Errata to the General Plan (incorporated herein by this reference), based upon the following finding:

General Plan Amendment

Finding: The proposed General Plan Update is of substantial benefit to the City and the amendment is internally consistent with the General Plan.

Evidence: The proposed General Plan has been informed by eight issues and considerations, including *regional role; growth management; economic vitality; community identify; rural and agricultural heritage; parks, trails and open space; mobility; healthy living; and community services*. These considerations have formed the foundation for the General Plan's updated *Community Vision* that notes the City as a "diverse, healthy, safe, and family-oriented" community with "thriving schools and plentiful parks, shops, and places to work." Building upon this Vision, the General Plan establishes nine *supporting principles* that are:

- Regional Goals & Influence – Our regional neighbors know us and our contributions;
- Infill Development & Outward Expansion – Development fills in the gaps and expansion occurs with purpose;
- Economic Vitality – Our economy is diverse and balanced and enhances quality of life
- Community Identify – City core, heritage, and well known neighborhoods;
- Rural Areas – Protecting our farming heritage and rural life;
- Open Space and Resource Management –Outdoor recreation is right outside our door;
- Multimodal and Active Transportation – Moving around anywhere, any way;
- Sustainable and Healthy Community – Clean, green practices and healthy living; and
- Coordinated Services, Technology, and Infrastructure – Service for the needs of all residents.

The General Plan is organized in chapters around the key themes and supporting principles, reflecting the local issues and context and minimizing redundancies between the State-mandated elements.

Policies updated through the General Plan reflect the updated Vision and the supporting principles. Specifically, new policies have been prepared to guide infill development and address the process for considering annexation applications, including the development of concept plans for each of the City's four Study Areas beyond the City limits but within the General Plan Planning Area. Policies have also been added to address vehicle miles traveled and improve the multimodal transportation network of the City, including roadways that are designed for a range of users and improved transit services.

The revisions to the General Plan Land Plan, including the revisions to the land use descriptions, provide for improved consistency with the goals and policies of the General Plan. A range of housing types and densities have been identified to accomplish the City's housing objectives as identified in the Regional Housing Needs Allocation, and opportunities for establishment of a Major Employment Center have been identified. The General Plan also establishes new mixed use designations that provide opportunities for development types that support transit and provide additional housing, retail, and employment environments that are important to the community.

The General Plan also establishes new Community Plans for the Rural Area and the Eastern Elk Grove Area, recognizing the unique characteristics of each and establishing goal and policies that support their form and characteristics, including development typology, infrastructure requirements (to the extent infrastructure is required) and density.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 27th day of February 2019.



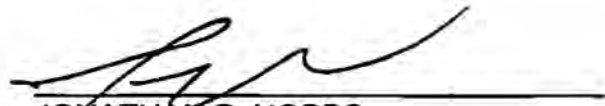
STEVE LY, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS
CITY ATTORNEY

Exhibit A
Draft General Plan (Dated July 2018)

Due to length this material was provided under separate cover. Copies may be viewed at the City Clerk's Office or on the City's website at www.elkgrovecity.org/generalplan.

EXHIBIT B

General Plan Update - Errata Matrix

Current as of: February 27, 2019 – As Approved

This table lists the proposed revisions to the draft General Plan. Where applicable, changes are listed with track changes where underline indicates new text and ~~strikeout~~ indicates deleted text. Updated images or maps, as referenced, are provided at the end of this document.

Revision #	Page(s)	Revision	Notes	Source
Document-wide Revisions				
1	All	Update the footer to state "Adopted DATE" where "DATE" is the date of City Council adoption.		City revisions
Table of Contents				
2	All	All page numbers are updated as appropriate to reflect any repagination from these edits.		City revisions
3	III	Remove duplicate listing for Figures 3-1 and 3-2.		City revisions
4	IV	Retitle "Figure SRA-1: Sheldon/Rural Area Land Use Map" to "Figure RA-1: Rural Area Land Use Map"		Comments 294, 310
5	IX	Retitle "Sheldon/Rural Area" to "Rural Area"		Comments 294, 310
Chapter 1: Introduction				
6	1-3	<i>The Key City Facts box in the margin is updated to list the correct area of the City as follows: Area of the City: 34.8 square miles (2003) 36.6 <u>42.24</u> square miles (2015)</i>		City revisions
7	1-4	<i>Correct the reference to the City size in the first paragraph of the Regional Location section to read "The City of Elk Grove covers approximately 36.6 <u>42.24</u> square miles in southern Sacramento County."</i>		City revisions
8	1-9	Correct the formatting of the fourth bullet in the middle of the page to remove the bold . Content to remain.		City revisions
9	1-10	Figure 1-2 updated (General Plan Planning Area) to include the Bilby Ridge Sphere of Influence	This Sphere of Influence Amendment was approved by LAFCo on August 1, 2018	City revision
10	1-17 and 1-18	Update the page contents to reflect any corrections to the illustrated pages otherwise listed in this errata.		City revisions
Chapter 2: Vision				
11	2-4	Photo in Supporting Principles section (picture is in City of Galt) updated and replaced with a picture from Elk Grove.		Comment 5

12	2-4 to 2-6	Revisions to supporting principles as follows:	Comments 6, 7, 8
<p><i>Regional Goals & Influence (first paragraph):</i> Elk Grove occupies a prominent place in the regional dialogue. The City's identity and brand are clear in the minds of its neighbors, <u>and our unique sense of place makes our City an appealing destination to live, work and visit.</u> Our contributions to the region continue to strengthen that identity and include recreational opportunities, higher education, job centers, and quality neighborhoods. City officials engage with other cities, Sacramento County, and other partners to plan and build for an ever more dynamic region. The City's employment potential within the regional economy is fulfilled.</p>			
<p><i>Infill Development & Outward Expansion (second paragraph):</i> Infill development is consistently executed with programs that address impacts and encourage innovative building solutions. A creative growth management strategy allows expansion to occur when economic need, community vision, and regional goals align. There is a strong system in place to guarantee that as the community accommodates new neighbors and new jobs, it continues to maintain and improve facilities and services, such as schools, roads, and parks. <u>Our development review process works to ensure that new development is compatible with surrounding neighborhoods and to preserve the character of our community.</u></p>			
<p><i>Community Identity (second paragraph):</i> Old Town Elk Grove continues to protect and showcase our heritage for the enjoyment of residents and visitors alike. This unique district is a source of pride and identity for Elk Grove residents.</p>			
<p><i>Open Space & Resource Management:</i> Our parks and trails are high quality and highly valued, <u>providing regional destinations for outdoor recreation and active living.</u> We continue to enhance and maintain our recreational open spaces so that they are safe, connected, and accessible to all. Our trails connect easily to other trails and parks in the region, and community gardens are a source of local food and local involvement.</p>			
<p><i>Multimodal & Active Transportation:</i></p>			

Our residents, workers, and visitors need to move about efficiently, and have a variety of ways to do so. Connected transportation networks, regional coordination, and public and active transportation options are priorities for our community. Connected and mobile community members have the ability to travel within the City and to other places in the region by a variety of methods, with seamless transitions between modes and regions. Our community has roadways in place that allow for efficient movement and safe travel spaces for all modes of travel. The infrastructure and facilities for pedestrians, bicyclists, and transit users are clean, safe, and well maintained, and walkways and bike lanes are continuous and complete with convenient connections to local and regional transit. Amenities such as bus shelters make riding transit comfortable and convenient in our community. We are committed to extending transit service with good frequency and route coverage to future expansion areas of the City.

Sustainable & Healthy Community:

Sustainable practices are at the forefront of environmental concerns in Elk Grove. Organizations, businesses, and residents desire a city that is adaptive to and resilient against climate change, is a leader in conservation, and embraces innovations in green technologies. The City layout and land uses promote healthy living, with healthy grocery options and destinations nearby that people can get to by walking and biking. The City’s residents and businesses recognize the importance of responsible resource use, and they work together to conserve and use water and energy to their full potential. The City follows good, innovative design principles for urban spaces and infrastructure to enhance sustainability and resiliency.

Chapter 3: Planning Framework

13	3-4	Second sentence of last paragraph revised to read, “There will be older commercial corridors where reinvestment can benefit and enhance the community, <u>including but not limited to: Elk Grove-Florin Road between Bond Road and Elk Grove High School, and Elk Grove Boulevard between SR-99 and Old Town.</u> ”	Comment 17
14	3-10	Reference to “curbs and gutters” added to the paragraphs referring to the Rural Area under Rural Area Preservation.	Comment 9
14A	3-11	<i>Revise the paragraph describing Floor Area Ratio to read as follows:</i> The density of residential land use is generally measured in terms of the number of	City revisions

General Plan Update – Errata Matrix
 Current as of February 27, 2019

		dwelling units per acre (du/ac) of land. The intensity of nonresidential (i.e., commercial or industrial) land use, as well as that of mixed land use areas, is generally measured in terms of floor area ratio (FAR), which describes the number of square feet of building on a site relative to the site's land area. FAR calculates the gross floor area of a building divided by the total net area of the site, expressed as a ratio. <u>FAR generally excludes roof-top utility and surface or structured parking; see EGMC Title 23 for specifics on how to calculate FAR.</u> The higher the FAR, the more intense the building may be on a site. For example, a site with 10,000 square feet of net land area would have a different FAR depending on the size of the building placed on the site, as shown in Figure 3-3.	
15	3-19	<i>Add a new note "c", as provided below, to the Rural Residential listing:</i>	City revisions
		<u>c. Lots smaller than 2 gross acres within the Rural Area Community Plan that existed as legal lots as of November 19, 2003 are considered consistent with the Rural Residential General Plan designation.</u>	
16	3-21 and 3-22	<i>Changes to Figure 3-4: Land Use Diagram:</i>	City revisions
	A	Add the Bilby Ridge Sphere of Influence	This Sphere of Influence Amendment was approved by LAFCo on August 1, 2018 City revisions
	B	SEC of Elk Grove Blvd and Big Horn (APNs 132-2110-004) changed to VCMU	City revisions
	C	Railroad Street (APNs 132-0050-043, -052, -082, -035, 132-0470-077) changed to VCMU	City revisions
	D	Sheldon Farms North – Updated consistent with pending development application (EG-18-019)	City revisions
	E	Sheldon Farms South – Updated consistent with pending development application (EG-18-024)	City revisions
16 (cont.)	F	8800 and 8810 Orton Drive changed from Employment Center to LDR	Mapping issue with boundary of Employment Center to the south. These two properties are developed with single family uses. City revisions

General Plan Update – Errata Matrix
 Current as of February 27, 2019

G	Emily Street south of Elk Way, APN 116-0144-002 – Changed to Community Commercial	Mapping issue with boundary of adjoining Community Commercial in adjoining shopping center. By ownership this lot is part of the shopping center and should be included in CC.	City revisions
H	NEC Sheldon and Waterman – APNs 121-0180-065 and -060 – corrected to Rural Residential	Correct mapping to remove Parks and Open Space designation in power line corridor area.	City revisions
I	Update the land plan in the Southeast Policy Area to reflect amendments made in 2017 and 2018	Affects the Bruceville Meadows site, Mendes property, and the Poppy Keys Southwest property.	City revisions
J	Updated the Phase III area of Laguna Ridge to reflect amendments made in spring 2018	Affects the Treasure and Tuscan Ridge South properties	City revisions
K	Update the land plan in the East Elk Grove area to align with the proposed zoning. Sites zoned RD-7 are re-designated Low Density Residential.		City revisions
L	Re-designate the following APNs from Estate Residential to Rural Residential (all along Millpond Court): 127-0030-032, -033, and -038 through -045		City revisions
M	Update the SWC of East Stockton Blvd and Elk Grove Boulevard to list properties as follows: APN 125-0030-014: PS APNs 125-0030-010, -041, -042, -043, and -044: Regional Commercial Constrain designation boundaries to properties and remove any overlap with public rights-of-way (e.g., highway ramps).	Removes erroneous polygons that sit over public rights-of-way	City revisions
N	Update the area bounded by Geneva Point Drive, Aubery Drive, and Power Inn Road such that single family sites are designated Low Density Residential and the apartment site is designated High Density Residential.	Corrects mapping relative to the old Calvine Road/Highway	City revisions

General Plan Update – Errata Matrix
 Current as of February 27, 2019

		99 Special Planning Area	
O	Re-designate APN 126-0260-008 as Rural Residential	Based upon property owner feedback in the rezone process.	Property owner feedback
P	Re-designated APN 127-0110-012 from Rural Residential to Community Commercial	Reflects commercial use of the site.	City revisions
Q	Changed APN 116-0320-024, 116-0320-040 through 116-0320-055 from VCMU to Regional Commercial	As directed at the January 3, 2019 Commission meeting	City revision
R	Changed APNs 132-2160-001 & 002; 132-0460-076 from Employment Center to Light Industrial	As directed at the February 27, 2019 City Council meeting	City revisions

17	3-23	Correct the acres listing in Table 3-2 as follows:	Acres were listed for net of existing public rights-of-way and should be listed as gross acres. This revision does not change the calculation of development capacity, which is based upon net acres.	City revisions																																																						
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<p>Table Notes: Numbers may not sum due to rounding</p> <ol style="list-style-type: none"> 1. Based on 3.23 persons per household, <u>average</u>. 2. Existing development represented 2017 population and dwelling information and derived from 2013 jobs data (the most current year available at time of writing the General Plan). 																																																										
18	3-30	Address inconsistent line formatting between paragraphs on this page.		Comment 23																																																						
19	3-32 and 3-35	Alignment of Capital SouthEast Connector added to Figure 3-6 (Transportation Network Diagram) and Figure 3-7 (Roadway Classifications). The addition adds the label as a highlight along the route and does not modify the roadway classifications or roadway sizing otherwise depicted in the figures. Revise designation of Bruceville Road from Elk Grove Boulevard to Laguna Boulevard to 6-lanes from 4-lanes.		Comment 11																																																						

20	3-34	Location of photograph referenced as Watershore Parkway corrected to Whitelock Parkway.	Comment 24
21	3-39	<p><i>The section Habitat Conservation is revised to read as follows:</i></p> <p>Although no natural open spaces are located within the City, its urban parks and waterways provide habitat. There are also several notable open spaces in adjacent jurisdictions, such as the Stone Lakes National Wildlife Refuge and the Cosumnes River Preserve. Access to nearby open spaces for recreation and enjoyment of nature is important to Elk Grove residents. Habitat conservation for ecological diversity is also a valuable resource and a priority of the region and the State. The City recognizes that future development in Elk Grove could have impacts on these resources, since an increase in the local population would result in higher and more intensive use of nearby existing habitats of importance. Several plant and animal species present in the Planning Area are listed as threatened or endangered at the State and/or national level, including Swainson’s hawk and the valley elderberry longhorn beetle.</p> <p>Habitat conservation and agricultural protection is also covered on the regional level in great detail by the <u>adopted South Sacramento Habitat Conservation Plan (SSHCP), a regional approach to addressing issues related to urban development, habitat conservation, and agricultural protection in southern Sacramento County and within the jurisdictions of Sacramento County, the City of Galt, and the City of Rancho Cordova.</u> The SSHCP <u>will consolidate environmental efforts to protect and enhance wetlands (primarily vernal pools) and upland habitats to provide ecologically viable conservation areas. It will also minimize regulatory hurdles and streamline the permitting process for development projects. While the SSHCP does not apply to areas within the existing City Limits, the North, East, and portions of the West Study Area may utilize it to streamline their permitting and mitigation. Nothing in the SSHCP compels projects to utilize the SSHCP as the mitigation program.</u></p>	Comment 25
22	3-39	<p><i>Definitions of the terms “feathering” and “buffering” added in a sidebar as follows:</i></p> <p><u>“Feathering” refers to the staged or staggered reduction in density or intensity over a given area, transitioning from a more dense or intense area to a less dense or intense area. This land planning technique may be used to smooth or blur the edge between two land use areas (e.g., urban and rural) in order to address compatibility.</u></p>	Comment 26

		<u>“Buffering” is the establishment of an area with limited development potential, such as an open space area, easement, or other land use restriction, or some form of landscaped area, to address a compatibility concern between two land uses.</u>	
23	3-43 and 3-44	Figure 3-8 is updated to incorporate the updated 200-year floodplain data. The legend is also updated, in part, to read as follows: FEMA 100-year Flood Zones 100-year Floodplain (FEMA-mapped areas; see City of locally-mapped areas) 200-year Floodplain (See Chapter 8)	City revisions
Chapter 4: Urban and Rural Development			
24	4-7	Revise Figure 4-1 by changing the purple block along the east side of Elk Grove-Florin Road just south of Sheldon Road from New Growth Area to Infill Area.	City revisions
25	4-8	Under <i>Neighborhoods and Community Character</i> , “farm-style homes” changed to “ranch-style homes.”	Comment 71
26	4-8	<i>The second paragraph under Neighborhoods and Community Character is revised to read: “...The area Rural Area lacks the infrastructure typically found in an urban or suburban community, such as sidewalks, street lighting, curb and gutters, or public water and sewer.”</i>	Comment 52
27	4-8	The following new third paragraph is added to the <i>Neighborhoods and Community Character</i> section to explain that the Transition Areas shown in Figure 4-1 (Potential Activity and Infill Areas in Elk Grove): <u>The areas identified in Figure 4-1 as Transition Areas are places characterized by a transition from the more urban areas to the Rural Area on the east side of the City. These areas may be designated as Estate Residential or Open Space to transition from the large lots in the Rural Area to the smaller Low-Density Residential lots. The primary purpose of Transition Areas is to buffer the Rural Area from higher-density development in the immediate vicinity.</u>	Comment 69
28	4-10	Legend of Figure 4-10 updated to read as follows: “ Sheldon /Rural Area Community Plan”	Comment 92
29	4-11	<i>The second paragraph is modified as follows:</i> <u>SPAs are a zoning tool used to regulate property in areas throughout the City that have unique environmental, historic, architectural, or other features which require special conditions not provided through the application of standard zoning</u>	Comment 57

		<p><u>regulations. They may be used</u> are designed to protect certain resources in the City from incompatible land uses and to preserve and enhance areas with unique social, architectural, or environmental characteristics that require special considerations and are not adequately addressed by zoning districts. SPAs may establish development standards for minimum lot area, building setbacks, lot width and depth, and building height that differ slightly from Citywide development standards. In general, however, the intent of SPAs is to allow developers to receive relief from the development standards and offer greater flexibility than the existing zoning. <u>Development is</u> are encouraged to incorporate a variety of housing designs and densities for these areas, such as mixed-use commercial/residential and garden homes. However, developers are required to <u>all new development shall</u> maintain minimum densities based on the established zoning <u>General Plan designation(s)</u> for the area. The SPAs and specific plans, in many cases, relax the development standards that apply in other areas of the City and <u>may</u> allow for a greater variety of design treatments and densities.</p>	
30	4-11	<p>"Sheldon/Rural Area Community Plan" changed to "Elk Grove Rural Area Community Plan."</p>	Comment 92
31	4-12	<p><i>Under Job Creation, last sentence of the first paragraph changed to read as follows:</i></p> <p>"This in turn would reduce commute times for some residents who could choose to work locally and therefore have more time to enjoy nearby amenities and entertainment."</p>	Comment 74
32	4-12	<p><i>The first paragraph under Jobs and Housing Needs is revised as follows:</i></p> <p>An appropriate balance between jobs and housing can enhance the quality of life and improve environmental conditions. However, because the City is located at the edge of the Sacramento region, adding new jobs in Elk Grove without also adding new housing could be problematic <u>as it could cause new commute patterns where employees who live elsewhere in the region are attracted towards Elk Grove for employment opportunities.</u> Further, if <u>if</u> the jobs added <u>within the City</u> are not matched to the skill set of employees who reside in the City, workers will continue to commute to jobs in <u>outside Elk Grove</u> from other locations throughout the region <u>despite these job gains.</u> Additional housing in Elk Grove will allow greater flexibility for workers who choose to live closer to their places of employment. Conditions that support a variety of housing types for all income levels will allow Elk Grove to</p>	Comment 76

		continue to serve an important role as a residential community.	
33	4-14	<p><i>Revise Policy LU-1-3 to read as follows:</i></p> <p>Policy LU-1-3: Multifamily housing development should be located according to the general criteria as identified in <u>Policy H-1-3, the Community and Resource Protection chapter (see Chapter 7).</u></p>	City revisions
34	4-15	<p><i>Revise Policy LU-1-8 to read as follows:</i></p> <p>Policy LU-1-8: Seek to designate sufficient land in all employment generating categories to provide a minimum 1:1 corresponding ratio between <u>opportunities for</u> Elk Grove's working population and jobs in categories matching resident's employment level.</p>	City revisions
35	4-15	<p><i>Add a new Policy LU-1-10 under Policies: Employment Land Uses that reads as follows:</i></p> <p><u>Policy LU-1-10: The City discourages changes in the land use map that reduce or eliminate properties designated for employment uses.</u></p>	City revisions
36	4-16	<p>Add the following cross-reference in the margin against Policy LU-2-1 that reads "Also see policies in the Mobility Chapter under MOB-5 relative to transit corridors."</p>	City revisions
37	4-18	<p>Revise the section under Policies: Study Area Organizing Principles as follows:</p> <p>Policies: Study Area Organizing Principles Policy LU-3-1: Ensure that future development in the Study Areas is consistent with the City's Vision and Supporting Principles by implementing the Study Area organizing principles <u>provided herein.</u> as follows:</p> <p>Study Area Organizing Principles <u>The City envisions that future development within the Study Areas will occur within a broader organizing framework of land use principles (referred to as organizing principles). Development shall occur within one or more of the following three districts, which are described in more detail on the following pages. The following organizing principles describe general standards and requirements for the organization and distribution of future land uses in the Study Areas and the desired relationship between them. These principles describe planning policies that apply across all Study Areas.</u></p>	City revisions

		<p><u>Land uses in the Study Areas are divided into the following three districts:</u></p> <ol style="list-style-type: none"> 1. Activity District, <u>which focuses on higher densities and intensities of retail, services, employment, and residential uses.</u> 2. Residential Neighborhood District, <u>where residential development, with neighborhood-serving retail and parks and schools, occurs.</u> 3. Open Space/Conservation District, <u>which includes large urban parks, open spaces, and agriculture-related uses.</u> <p><u>Figure 4-4 Conceptual Illustration of General Siting Criteria</u> illustrates how these districts and other community components (including parks and roadways) shall be generally organized. This graphic is included primarily for illustrative purposes and does not reflect any specific development proposal. As future land planning and development entitlements occur, these districts, as they are found in each Study Area, will be refined into the specific land use designations of this General Plan. Development in each district shall comply with the general standards below, as well as with specific Land Use Programs unique to each Study Area.</p>									
38	4-19	Existing footnotes 1 and 2 are deleted in both text and from the Low Density Residential and Parks listings. A new Footnote 1 is added, which reads: "1. Parks, schools, and other supportive land uses are allowed in the various districts and land use designations as provided in the respective study area development patterns."	Comments 50, 51								
39	4-21	Additional bullet point added at end of Policy LU-3-5 stating: "Consistent with the Park Design Principles adopted by the Cosumnes Community Services District and the City, local and neighborhood parks shall be located within residential areas and not along arterial roads. Community parks may be located on arterials."	Comment 35								
40	4-27	"Sheldon/Rural Area Community Plan" changed to "Elk Grove Rural Area Community Plan."	Comment 92								
41		<i>This revision was removed by the Planning Commission at the hearing. No change is made.</i>									
42	4-27	Table 4-1 updated as follows:	Comment 42								
		<table border="1"> <thead> <tr> <th>Land Use District</th> <th>Designations Allowed in District</th> <th colspan="2">Desired Land Use Range (Gross Acreage Basis)^{1,2}</th> </tr> </thead> <tbody> <tr> <td>Residential Neighborhood District</td> <td>Rural Residential (RR)</td> <td>100%</td> <td><u>646 acres</u></td> </tr> </tbody> </table>	Land Use District	Designations Allowed in District	Desired Land Use Range (Gross Acreage Basis) ^{1,2}		Residential Neighborhood District	Rural Residential (RR)	100%	<u>646 acres</u>	
Land Use District	Designations Allowed in District	Desired Land Use Range (Gross Acreage Basis) ^{1,2}									
Residential Neighborhood District	Rural Residential (RR)	100%	<u>646 acres</u>								

Note:

1. Land use designations shall occur within the percentage range as listed.
2. Acreage range provided is based upon the gross acreage of the study area and the percent range listed. Where a discrepancy occurs between the two, the percent shall control.

43	4-29	<p><i>The first paragraph is modified to read as follows:</i></p> <p>The East Study Area and the location of Land Use Districts within it are shown in Figure 4-6. The planning objective for the East Study Area is to create <u>a mix of employment activities in the southwest area that transition to residential neighborhoods towards the northeast. Employment uses will function as an extension of an employment activity center envisioned for SEPA that meets SACOG’s MTP/SCS standards for a Major Employment Center adjoining industrial development to the north/northwest.</u> The employment uses envisioned for the East Study Area will focus on industrial, office, and regional retail uses and include a regional recreation and sports center.</p>	City revisions																												
44	4-29	<p>Figure 4-6 (East Study Area Land Use Diagram) corrected to remove the overlap between the Residential Neighborhood District and the Activity District</p>	Comment 41																												
45	4-30	<p><i>Table 4-2 updated as follows:</i></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Land Use District</th> <th style="width: 25%;">Designations Allowed in District</th> <th colspan="2" style="width: 50%;">Desired Land Use Range (Gross Acreage Basis)^{1,2}</th> </tr> </thead> <tbody> <tr> <td rowspan="5" style="text-align: center; vertical-align: middle;">Activity District</td> <td style="text-align: center;">Community Commercial (CC)</td> <td style="text-align: center;">3%-8%</td> <td style="text-align: center;"><u>50-150 acres</u></td> </tr> <tr> <td style="text-align: center;">Regional Commercial (RC)</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">Light Industrial/Flex (LI/FX)</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">Light Industrial (LI)</td> <td style="text-align: center;">10%-15%</td> <td style="text-align: center;"><u>170-265 acres</u></td> </tr> <tr> <td style="text-align: center;">Heavy Industrial (HI)</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">High Density Residential (HDR)</td> <td style="text-align: center;">1%-3% or as needed to meet RHNA</td> <td style="text-align: center;"><u>15-55 acres</u></td> </tr> <tr> <td></td> <td style="text-align: center;">Public Services (PS)</td> <td style="text-align: center;">1%-3% or as needed to support</td> <td style="text-align: center;"><u>15-55 acres</u></td> </tr> </tbody> </table>	Land Use District	Designations Allowed in District	Desired Land Use Range (Gross Acreage Basis) ^{1,2}		Activity District	Community Commercial (CC)	3%-8%	<u>50-150 acres</u>	Regional Commercial (RC)			Light Industrial/Flex (LI/FX)			Light Industrial (LI)	10%-15%	<u>170-265 acres</u>	Heavy Industrial (HI)				High Density Residential (HDR)	1%-3% or as needed to meet RHNA	<u>15-55 acres</u>		Public Services (PS)	1%-3% or as needed to support	<u>15-55 acres</u>	Comment 42
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	Public Services (PS)	1%-3% or as needed to support	<u>15-55 acres</u>																												

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		land uses	
Residential Neighborhood District	Community Commercial (CC)	1%-3%	<u>15-55 acres</u>
	Rural Residential (RR)	60%-65%	<u>1,050-1,150 acres</u>
	Estate Residential (ER)		
	Low Density Residential (LDR)		
	Medium Density Residential (MDR)	1%-3%	<u>15-55 acres</u>
	High Density Residential (HDR)	or as needed to meet RHNA	
	Parks and Open Space (P/OS)	8%-13% or as needed to support land uses	<u>140-230 acres</u>
	Public Services (PS)	1%-3% or as needed to support land uses	<u>15-55 acres</u>
Open Space/Conservation District	Resource Management and Conservation (RMC)	5%-10% or as needed to meet resource conservation standards and/or provide floodplain buffer	<u>85-175 acres</u>
	Public Services (PS)	1%-3% or as needed to support land uses	<u>15-55 acres</u>

Note:

1. Land use designations shall occur within the percentage range as listed. For

those land uses with a percent range listed “or as needed”, if an amount more than the range is required in order to achieve the necessary amount of parks or other public services necessary to serve the development, or increased higher density housing to comply with the RHNA, the other land use percentages shall be adjusted, as determined by the City Council, in order to achieve the development pattern for this study area.

- Acreage range provided is based upon the gross acreage of the study area and the percent range listed. Where a discrepancy occurs between the two, the percent shall control.

46

4-32

Table 4-3 updated as follows (note formatting correction in table):

Comment 42

Land Use District	Designations Allowed in District	Desired Land Use Range (Gross Acreage Basis) ^{1,2}	
Activity District	Community Commercial (CC)	3%-8%	<u>110-295 acres</u>
	Regional Commercial (RC)		
	Employment Center (EC)	5%-10%	<u>180-370 acres</u>
	Light Industrial/Flex (LI/FX)	3%-8%	<u>110-295 acres</u>
	Light Industrial (LI)		
	Heavy Industrial (HI)		
	Residential Mixed Use (RMU)	1%-5%	<u>35-185 acres</u>
	Village Center Mixed Use (VCMU)		
	High Density Residential (HDR)	1%-3% or as needed to meet RHNA	<u>35-110 acres</u>
	Public Services (PS)	1%-3% or as needed to support land uses	<u>35-110 acres</u>
Residential	Community Commercial	1%-5%	<u>35-185</u>

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Neighborhood District	(CC)		<u>acres</u>
	Rural Residential (RR)	45%-50%	<u>1,650 –</u>
	Estate Residential (ER)		<u>1,840 acres</u>
	Low Density Residential (LDR)		
	Medium Density Residential (MDR)	8%-13% or as needed to meet RHNA	<u>295-480</u>
	High Density Residential (HDR)		<u>acres</u>
	Residential Mixed Use (RMU)		
	Park and Open Space (P/OS)	5%-10% or as needed to support land uses	<u>185-370</u>
Public Services (PS)	1%-3% or as needed to support land uses	<u>35-110</u>	
Open Space/Conservation District	Resource Management and Conservation (RMC)	3%-8% or as needed to meet resource conservation standards and/or provide floodplain buffer	<u>110-295</u>
	Public Services (PS)	1%-3% or as needed to support land uses	<u>35-110</u>

Note:

1. Land use designations shall occur within the percentage range as listed. For

those land uses with a percent range listed “or as needed”, if an amount more than the range is required in order to achieve the necessary amount of parks or other public services necessary to serve the development, or increased higher density housing to comply with the RHNA, the other land use percentages shall be adjusted, as determined by the City Council, in order to achieve the development pattern for this study area.

2. Acreage range provided is based upon the gross acreage of the study area and the percent range listed. Where a discrepancy occurs between the two, the percent shall control.

47

4-34

Table 4-4 updated as follows:

Comment 42

Land Use District	Designations Allowed in District	Desired Land Use Range (Gross Acreage Basis) ^{1,2}	
Activity District	Community Commercial (CC)	1%-3%	<u>20-60 acres</u>
	Employment Center (EC)	3%-8%	<u>58-155 acres</u>
	High Density Residential (HDR)	1%-3% or as needed to meet RHNA	<u>20-60 acres</u>
	Public Services (PS)	1%-3% or as needed to support land uses	<u>20-60 acres</u>
Residential Neighborhood District	Community Commercial (CC)	1%-3%	<u>20-60 acres</u>
	Rural Residential (ER)	50%-55%	<u>950-1,050 acres</u>
	Estate Residential (ER)		
	Low Density Residential (LDR)		
	Medium Density Residential (MDR)	15%-20% or as needed	<u>285-385 acres</u>
High Density Residential	to meet RHNA		

	(HDR)		
	Park and Open Space (P/OS)	1%-5% or as needed to support land uses	<u>20-95 acres</u>
Open Space/Conservation District	Resource Management and Conservation (RMC)	3%-8% or as needed to meet resource conservation standards and/or provide floodplain buffer	<u>60-155 acres</u>
	Public Services (PS)	1%-3% or as needed to support land uses	<u>20-60 acres</u>

Note:

1. Land use designations shall occur within the percentage range as listed. For those land uses with a percent range listed "or as needed", if an amount more than the range is required in order to achieve the necessary amount of parks or other public services necessary to serve the development, or increased higher density housing to comply with the RHNA, the other land use percentages shall be adjusted, as determined by the City Council, in order to achieve the development pattern for this study area.
2. Acreage range provided is based upon the gross acreage of the study area and the percent range listed. Where a discrepancy occurs between the two, the percent shall control.

48 4-36

Additional criterion for proposed annexations added to end of Policy LU-3-26:

Comment 89

Criteria 6. The annexation proposal identifies the source of future water supply for areas proposed for new development, in compliance with the Sustainable

<u>Groundwater Management Act.</u>			
49	4-41	<p><i>Revise Standard LU-5-3.b to read:</i></p> <p>Standard LU-5-3.b: Require that existing overhead utility facilities be undergrounded as a condition of project approval. This shall include electrical service lines under 69kV. Electrical service lines of 69kV and higher are encouraged to be undergrounded.</p>	City revisions
50	4-41	<p><i>Add a cross reference in the margin next to LU-5-3.b that read "Also see Policy CIF-2-1"</i></p>	City revisions
51	4-47	<p><i>Revise Policy H-1-3 to read as follows:</i></p> <p>Policy H-1-3: Promote development where affordable housing is located in close proximity to services, shopping, and public transportation.</p> <p><u>Standard H-1-3.a: Utilize the following non-binding guidelines in the analysis process of identifying opportunity locations for new multifamily housing:</u></p> <ol style="list-style-type: none"> <u>1. Proximity to public transit or bus service.</u> <u>2. Proximity to commercial and social services.</u> <u>3. Parcel size and configuration that enhances the feasibility of development.</u> <u>4. Lack of physical constraints (e.g., noise, wetlands).</u> <u>5. Provision for a variety of housing types and affordable housing opportunities.</u> <u>6. An appropriate size to provide for on-site management.</u> <u>7. Integration into and compatibility with surrounding development.</u> <u>8. Proximity to other multifamily development.</u> <p><u>The City may also consider other criteria, as it deems appropriate, in order to determine the feasibility and potential constraints of new multifamily development.</u></p>	City revisions
Chapter 5: Economy and the Region			
52	5-3	<p>In <i>Overview</i> section "it is a bedroom community..." changed to "it is currently a bedroom community..."</p>	Comment 109
53	5-3 to 5-6	<p>Additional photos added of office and industrial development in Elk Grove.</p>	Comments 98 and 106
54	5-10	<p>Correct the formatting error with regard to Policies ED-1-3 through ED-1-5.</p>	City revisions
55	5-11	<p><i>Policy ED-3-2 revised to read as follows:</i></p> <p>Policy ED-3-2: Support existing and prospective small and home-based businesses and</p>	Comments 111, 113

		enable them to launch and grow into larger <u>thriving, successful</u> companies and employers.	
56	5-13	Update Figure 5-2 <i>Desired Future MTP/SCS Employment Centers</i> to use the correct version of Figure 3.5/Figure 9.1 from the 2016 MTP/SCS.	City revisions
57	5-15	Correct the formatting error with regard to Policy RC-2-3.	City revisions
58	5-15	<i>Policy RC-2-4 revised to read as follows:</i> Policy RC-2-4: Improve interagency coordination during the development review process for major commercial developments, to provide <u>faster</u> , more streamlined, cost-effective, and predictable review and approval processes, thereby making it easier for large businesses to locate or expand in Elk Grove.	Comments 108, 112
Chapter 6: Mobility			
59	6-3	<i>Correct the formatting in the second paragraph to read as follows:</i> Elk Grove’s mobility strategy is informed by each of the following factors that affect how people and go <u>cars</u> move <u>goods</u> move around:	City revisions
60	6-3	<i>Under “Land Use Distribution,” bullet point first sentence, changed to read as follows:</i> • Land use distribution: The ease <u>of use</u> , cost, and functionality of the mobility system is driven by the distribution of current and planned land uses. ...	Comment 131
61	6-7	<i>Second paragraph of Policy MOB-1-1 revised to clarify that the Vehicle Miles Traveled (VMT) limits discussed in this chapter are daily limits, as follows:</i> Projects that do not achieve the <u>daily VMT</u> limits outlined below shall be subject to all feasible mitigation measures necessary to reduce the VMT for, or induced by, the project to the applicable limits.	Comment 132
62	6-10	<i>Text in sidebar revised as follows:</i> Transportation projects that are exempt from these requirements because they are not likely to lead to a substantial or measurable increase in VMT are listed in the <u>Transportation Impact Assessment Analysis Guidelines</u> .	Comment 117
63	6-14	<i>New Figure 6-1, Aviation Facilities around the City, is added and the paragraph on this page is revised as follows:</i> Although no airports exist within the City limits as of 2017, a general aviation airport, Franklin Field, is located within 3 miles of the Planning Area. This airport affects land	Comment 120

		uses within the City and provides an opportunity for general aviation uses near the city City. Additionally, a number of larger regional and international airports, including the Sacramento International Airport, Sacramento Executive Airport, and Mather Airport, are outside the Planning Area but produce frequent overflights of approaches and departures. <u>Figure 6-1 identifies the location of these aviation facilities and their proximity to the City.</u>	
64	6-15	<p><i>Modify as follows:</i></p> <p>The City is required by the Complete Streets Act to plan for a balanced, multimodal transportation network that meets the needs of all users (e.g., motorists, pedestrians, bicyclists, children, individuals with disabilities, seniors, movers of commercial goods, and users of public transportation).¹ The City must identify how streets, roads, and highways will accommodate the needs of all users for safe and convenient travel in a manner that is suitable to the surrounding rural, suburban, and/or urban context. <u>Therefore, the policies contained herein shall apply to all types of streets in the City, including both public and private streets.</u></p>	Comment 121
65	6-15	<p>Standard MOB-3-2.a revised to reflect new proposed requirements in the draft Climate Action Plan:</p> <p>Standard MOB-3-2.a: Require new commercial development for projects equal to and greater than 100,000 square feet to provide an electric vehicle charging station and new development to install conduits residential development to pre-wire for plug-in-future installation of electric vehicles charging equipment.</p>	Comment 122
66	6-18	Policy MOB-4-1 revised to read "promote <u>context-sensitive</u> pedestrian and bicycle movement...."	Comment 133
67	6-20	<p><i>Revise Policy MOB-5-1 to read as follows:</i></p> <p>Policy MOB-5-1: Support a pattern of land uses and development projects that are conducive to the provision of a robust transit service. <u>Consider amendments to the land use plan, as appropriate, that increase the density and intensity of development along the City's fixed transit</u></p>	<p>Based upon discussions between City staff and the Sacramento Area Council of Governments (SACOG)</p> <p>City revisions</p>

<u>alignment and other major transit corridors.</u>				
68	6-21	<p><i>Add a new Policy MOB-5-6 under Policies, Transit-Supportive Land Use Planning, as follows; renumber successive policies:</i></p> <p><u>Policy MOB-5-6: The City shall work to incorporate transit facilities into new private development and City project designs including incorporation of transit infrastructure (for example, electricity, fiber-optic cable), alignments for transit route extensions, new station locations, bus stops, and transit patron waiting area amenities (for example, benches, real-time traveler information screens).</u></p>	Based upon discussions between City staff and the Sacramento Area Council of Governments (SACOG)	City revisions
69	6-21	<p><i>Add a new Policy MOB-5-12 under Policies, Effective Transit Operation, as follows (reflects new numbering from Revision 68):</i></p> <p><u>Policy MOB-5-12: The City will work towards the enhancement and improvement of transit service with the objective of creating major transit corridors with frequent services (e.g., less than 30-minute headways) and street segments where transit is prioritized.</u></p>	Based upon discussions between City staff and the Sacramento Area Council of Governments (SACOG)	City revisions
70	6-21	<p><i>Add a new Policy MOB-5-13 under Policies, Effective Transit Operation, as follows (reflects new numbering from Revisions 68 and 69):</i></p> <p><u>Policy MOB-5-13: Consider the implementation of traffic signal priority, queue jumps, and exclusive transit lanes to reduce transit passenger delay and improve transit speed, reliability, and operating efficiency.</u></p>	Based upon discussions between City staff and the Sacramento Area Council of Governments (SACOG)	City revisions
71	6-23	<p><i>Revise Standard MOB-7-1.a to read as follows:</i></p> <p>Standard MOB-7-1.a: Generally, new roadway construction or road widening shall be completed to the ultimate width as provided in this General Plan and shall also provide required bicycle and pedestrian improvements and paths. However, phased improvements may be allowed based upon the timing of development and facility demand as determined by the City Engineer <u>or as otherwise provided in this General Plan or an applicable specific plan or other area plan.</u> Regardless, all roadways,</p>		City revisions

		pedestrian facilities, and bike routes or bikeways shall be constructed in logical and complete segments, connected from intersection to intersection, to provide safe and adequate access.	
72	6-24	<p><i>Revise Policy MOB-7-4 as follows:</i></p> <p>Policy MOB-7-4: Require new development projects to provide funding or to construct roadway/intersection improvements to implement the City's Transportation Network Diagram. The payment of adopted roadway development or similar fees, including the City Roadway Fee Program and the <u>voluntary</u> I-5 Subregional Fee, shall be considered compliant with the requirements of this policy with regard to those facilities included in the fee program, provided the City finds that the fee adequately funds required roadway and intersection improvements. If payment of adopted fees is used to achieve compliance with this policy, the City may also require the payment of additional fees if necessary to cover the fair share cost of facilities not included in the fee program.</p>	City revisions
73	6-25	<p><i>Sidebar added with the following definitions:</i></p> <p>Road pricing refers to road user charges, such as road tolls, distance or time-based fees, congestion charges, and other charges to discourage use of certain travel modes. Parking pricing refers to charging a user fee for parking. These types of programs have been shown in other regions to help in increasing vehicle share/occupancy load for commutes or otherwise reducing driving. "</p>	Comment 134
Chapter 7: Community and Resource Protection			
74	Throughout Chapter 7	<p>Minor text revisions made throughout the chapter to emphasize the concept of livability and preservation of neighborhood character, and to emphasize the ways in which the various policies in the chapter support both preservation of both the natural environment and the built environment, as follows:</p> <p><i>p. 7-3, third paragraph:</i> This chapter of the General Plan establishes goals and policies to foster effective governance; and to maintain and preserve natural resources, parks and open spaces, trails and other recreational amenities, cultural and historic assets, and the character of neighborhoods and districts; <u>and to promote sustainability and livability.</u></p> <p><i>p. 7-11, second paragraph:</i> Historic resources exist in and around the City, including ranches, transportation features, burial sites and cemeteries, religious structures, cultural landscapes, and agricultural, residential, educational, commercial, industrial,</p>	Comment 167

		<p>and civic facilities. <u>These historic places lend a strong sense of character and place to Elk Grove, reinforcing our community’s roots and identity.</u></p> <p><i>p. 7-11, last paragraph:</i> Preservation of local historic resources, including the Old Town historic district, the agricultural heritage community of Sheldon, and the many individual State-designated landmarks in the community, contributes to the ongoing <u>community</u> legacy of Elk Grove <u>and helps to enhance community livability.</u></p> <p><i>p. 7-14, first paragraph:</i> “Parks and trails in Elk Grove are a significant point of pride for the community and contribute to the health and quality of life of residents and visitors. <u>Access and proximity to recreational facilities is one of the most important ways to foster a livable community.</u>”</p> <p><i>p. 7-18, last paragraph:</i> In addition to their numerous environmental benefits, trees are a scenic resource and enhance Elk Grove’s visual character, and <u>aesthetic quality, and livability.</u></p> <p><i>p. 7-25, third paragraph:</i> Rooftop solar panels and other forms of small-scale renewable energy ultimately save money, reduce dependence on utility companies and large-scale power plants, and can <u>help increase the value of a-buildings, and improve community livability through cleaner energy sources.</u></p> <p><i>p. 7-38, first paragraph:</i> The challenge is to incorporate the three components of sustainability “the environment, the economy, and the community” into City policies and actions. All three components work together as an integrated system to achieve a sustainable <u>and livable</u> community.</p>	
75	7-7	<p><i>Revised Policy GOV-1-3 to read as follows:</i></p> <p>Policy GOV-1-3: Require that major planning efforts, policies, or projects (<u>for example, General Plan updates, development of specific plans, large commercial development projects</u>), include an outreach effort.</p>	City revisions; Planning Commission Comments
76	7-8	<p><i>Revise Policy GOV-2-1 as follows:</i></p> <p>Policy GOV-2-1: Distribute important information on government actions and processes in multiple <u>open data</u> formats using digital and physical venues to reflect diverse community needs and preferences.</p>	City revisions; Planning Commission Comments
77	7-9	<p><i>Text under Goal ART-1 revised to read as follows:</i></p> <p>The City sponsors or supports a number of arts and culture programs and events in</p>	Comment 173

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		the community. Building on the success of these events, the City can continue to support and promote expanded arts in Elk Grove, creating that provide amenities for existing and future residents and celebrate the City as a cultural destination in the region.	
78	7-9 and 7-10	Additional photos of arts and cultural events in Elk Grove included.	Comment 175
79	7-11	Revise the fifth paragraph to read as follows: A number of community institutions are dedicated to the preservation of historical and cultural resources, including the California Native American Heritage Commission, the Elk Grove Historical Society, <u>the Old Town Foundation</u> , and the Elk Grove Historic Preservation Committee.	City revisions; Planning Commission Comments
80	7-12	Revise Policies HR-1-2 and HR-1-3 as follows: Policy HR-1-2: <u>Encourage the appropriate, adaptive reuse of historic resources and buildings.</u> Strive to preserve historic buildings and resources through adaptive re-use. Policy HR-1-3: Encourage appropriate adaptive reuse of historic resources to <u>Encourage efforts that prevent the misuse, disrepair, and demolition of historic resources and buildings.</u>	City revisions; Planning Commission Comments
81	7-12	Revise Policy HR-2-2 as follows: Policy HR-2-2: Consult when appropriate with local Native American tribes, the <u>California</u> Native American Heritage Commission, and any other appropriate organizations and individuals to minimize potential impacts to cultural and tribal resources.	City revisions; Planning Commission Comments
82	7-15	Revise Policy PT-1-8 as follows: Policy PT-1-8: Encourage the CCSD to develop self-supporting recreation programs for activities that go beyond basic recreation needs. Examples include outdoor and indoor swimming lessons or sports teams, and classes (such as a preschool or day care facility) or reading groups at community centers. The City may also develop and operate such programs independently <u>To the extent appropriate and mutually agreed, partner with the CCSD on programs and activities that benefit residents and/or improve services.</u>	CCSD Parks Comment letter
83	7-16	Correct the formatting inconsistencies on this page as follows:	City revisions

		<ul style="list-style-type: none"> • <i>Bold the titles of policies PT-1-13 and PT-1-14</i> • <i>Correct the font type in Policy PT-2-2</i> 	
84	7-18	<p><i>New paragraph about Habitat Conservation Plans generally and background information on the South Sacramento Habitat Conservation Plan (SSHCP) added after second paragraph:</i></p> <p><u>Some jurisdictions elect to adopt Habitat Conservation Plans (HCPs), a tool for the management and preservation of lands providing valuable natural habitat that seek to balance the needs of endangered or threatened species with the needs and desired uses of the property owner. The adoption and implementation of HCPs is provided under the federal Endangered Species Act (ESA). An HCP is a voluntary agreement between the federal government and a party (private or state/local government) that allows development projects to obtain an incidental take permit under the ESA in exchange for establishing protections and management strategies for endangered and threatened species. A local example of an HCP is the South Sacramento Habitat Conservation Plan (SSHCP), adopted by the County of Sacramento and other public agency partners (including the City of Rancho Cordova, City of Galt, Sacramento County Water Agency, and others) in October 2018. The City may consider adopting a Habitat Conservation Plan to enhance management and protection of lands within the Planning Area that are known to contain habitat for threatened or endangered species.</u></p>	Comment 184
85	7-18	<p><i>Update the (existing) second paragraph under Open Space and Habitat Conservation as follows:</i></p> <p>Some streams and creeks in Elk Grove are surrounded by dense riparian vegetation, and these areas provide wildlife habitat as well as recreational opportunities for residents and visitors. <u>Maintenance in these areas is often necessary for flood protection and fire prevention, to limit homeless activity, and to address other unsafe conditions.</u> In addition, there are plant and animal species in the Planning Area that are listed as threatened or endangered at the State and/or national level, including Swainson’s hawk and the valley elderberry longhorn beetle. These special-status species require special consideration when planning future development.</p>	City revisions; Planning Commission Comments
86	7-21	<p><i>Revise the first paragraph as follows:</i></p>	

	<p>Greenhouse gas (GHG) emissions contribute to local air quality concerns. The Global Warming Solutions Act (Assembly Bill [AB] 32) requires that California significantly reduce its emissions of GHGs in order to minimize the impacts of climate change. To ensure the City is taking steps to meet its fair share of the State’s GHG reduction goals, Elk Grove has completed an inventory of GHG emissions and adopted a Climate Action Plan (CAP). Table 7-1 categorizes Citywide GHG emissions by sector as of 2013 (<u>listed as metric tons of carbon dioxide equivalents, or MTCO₂e</u>), the most recent year for which an inventory has been completed.</p>	
<p>87 7-22</p>	<p><i>Water Supply section on p. 7-22 revised as follows:</i></p> <p>Water supply in Elk Grove consists of both surface water and groundwater sources. Runoff from precipitation and snowmelt from the Sierra Nevada are the main sources of surface water supply in the City. However, a majority of the City’s water supply comes from groundwater. <u>The South American Subbasin of the Sacramento Valley Groundwater Basin is the hydrologic basin underlying this area.</u></p> <p>There are three water service providers in the Planning Area: the Elk Grove Water District (EGWD), which is managed by the Florin Resource Conservation District; the Omochumne-Hartnell Water District (OHWD); and the Sacramento County Water Agency (SCWA) (see Figure 7-1). The EGWD serves residents and businesses in a triangular area of approximately 13 square miles within the 2018 City limits. The service area is bounded to the north by Sheldon Road, to the east by Grant Line Road, to the south by Union Industrial Park, and to the west by State Route (SR) 99. The SCWA’s South Service Area provides water service to all other portions of incorporated Elk Grove, as well as to the area to the north and east of the City boundaries. The OHWD, which expands across the eastern portion of the Planning Area, overlaps with parts of the SCWA. The OHWD serves only agricultural users while the SCWA serves customers in both the incorporated City and the Planning Area. The notable exception is the Rural Area, which is located within the service territory of these water agencies but, consistent with City policies, is not provided service for residential hookups where water is provided from individual wells. There are no water providers to the south of the City past Kammerer Road; this portion of the Planning Area is occupied primarily by agriculture and properties utilize water from on-site wells. The South American Subbasin of the Sacramento Valley Groundwater Basin is the hydrologic basin underlying this area.</p>	<p>Comment 181</p>

		<p><u>The State of California's Sustainable Groundwater Management Act (SGMA), signed into law in 2014, requires governments and water agencies of high and medium priority basins to stop the practice of overdrawing groundwater and to balance levels of groundwater pumping and recharge. Under the SGMA local Groundwater Sustainability Agencies that manage critical groundwater basins in California are required to adopt Groundwater Sustainability Plans.</u></p> <p><u>The California Department of Water Resources has classified the South American Subbasin as high priority under the draft 2018 SGMA Basin Prioritization framework. In 2018 the Sacramento Central Groundwater Authority initiated development of a Groundwater Sustainability Plan for the South American Subbasin, which is expected to be completed in 2022.</u></p>	
88	7-26	<p><i>Remove Standard NR-1.2b as follows:</i></p> <p>Standard NR-1.2b: Develop a Noxious Weed Ordinance that includes regulatory standards for construction activities that occur adjacent to natural areas to inhibit the establishment of noxious weeds through accidental seed import.</p>	City revisions
89	7-29	<p>Standard NR-1-6.d revised as follows:</p> <p><i>Standard NR 1-6d: To the extent possible, retain natural drainage courses in all cases where preservation of natural drainage is physically feasible and consistent with the need to provide flood protection. <u>Where a stream channel is to be created, such man-made channels shall be designed and maintained such that they attain functional and aesthetic attributes comparable to natural channels.</u></i></p>	Comment 157
90	7-30	<p>Provision related to clustering in the Rural Area under Policy NR-1-9 deleted; policy states that clustering shall not be allowed in the Rural Area:</p> <p>Policy NR-1-9: Encourage development clustering where it would facilitate on-site protection of woodlands, grasslands, wetlands, stream corridors, scenic areas, or other appropriate features such as active agricultural uses and historic or cultural resources under the following conditions and requirements. Except as provided below, cClustering shall not be allowed in the Sheldon/Rural Area.</p>	Comments 159, 160, 161, 166, 169, 171, 276, 295, 319

- Urban infrastructure capacity is available for urban use. ~~If clustering is allowed in the Rural Area, those properties shall be exempt from providing urban water and sewer connections in accordance with the policies of the Sheldon/Rural Area Community Plan (see Chapter 9).~~
- On-site resource protection is appropriate and consistent with other General Plan policies.
- The architecture and scale of development are appropriate for and consistent with the intended character of the area.
- Development rights for the open space area are permanently dedicated and appropriate long-term management, with funding in perpetuity, is provided for by a public agency or another appropriate entity

91 7-31

Revise the section Policies: Tree Preservation as follows:

Comment 168

Policies: Tree Preservation and Canopy Expansion

- Policy NR-2-1:** Preserve large native oak and other native tree species as well as large non-native tree species that are an important part of the City's historic and aesthetic character. When reviewing trees for preservation, consider the following general criteria:
- Health of the tree
 - Safety hazards posed by the tree
 - Suitability for preservation in place
 - Biological value
 - Aesthetic value
 - Shade benefits
 - Water quality benefits
 - Runoff reduction benefits
 - Air quality benefits (pollutant reduction)

Policy NR-2-2: Maximize ~~and maintain~~ tree canopy coverage on public lands and in open spaces by continuing to plant

		<p><u>new trees and ensuring sufficient right-of-way width for new developments to provide tree plantings.</u></p> <p>Policy NR-2-3: Maintain tree health and canopy coverage throughout Elk Grove by managing and caring for all trees on public lands.</p> <p>Policy NR-2-4: Preserve and plant trees in appropriate densities and locations to maximize energy conservation and air quality benefits.</p> <p>Policy NR-2-5: Ensure that trees that function as an important part of the City's or a neighborhood's aesthetic character or as natural habitat on public and private land are retained or replaced to the extent possible during the development of new structures, roadways (public and private, including roadway widening), parks, drainage channels, and other uses and structures.</p> <p>Policy NR-2-6: Promote the planting of drought resistant shade trees with substantial canopies as part of private development projects and require, where feasible, site design that uses trees to shade rooftops, parking facilities, streets, and other facilities.</p> <p>Policy NR-2-4: Maintain and enhance an urban forest by preserving and planting trees in appropriate densities and locations to maximize energy conservation and air quality benefits.</p>	
93	7-31	<p><i>New Policy NR-2-7 added as follows:</i></p> <p><u>Policy NR-2-7: Support regional and community-led arborization efforts, including the joint annual campaign by the Sheldon Community Association and the Greater Sheldon Road Estates Homeowners Association to increase native oak tree cover in the Rural Area.</u></p>	Comment 170

94	7-32	<p><i>New Policy NR-3-6 added as follows:</i></p> <p><u>Policy NR-3-6: Support and coordinate with the efforts of the Sacramento Central Groundwater Authority in the development, adoption and ongoing implementation of the Groundwater Sustainability Plan for the South American Subbasin.</u></p>	Comment 181
94A	7-34	<p><i>Policy NR-4-2 is revised to read as follows:</i></p> <p>Policy NR-4-2: Minimize air pollutant emissions from all City facilities and operations <u>(including in-house and contracted)</u> to the extent feasible and consistent with the City's needs to provide a high level of public service.</p>	Comments from SMAQMD
94B	7-35	<p><i>Policy NR-4-9 is revised to read as follows:</i></p> <p>Policy NR-4-9: Prohibit the future siting of sensitive land uses, such as hospitals, schools, day care facilities, elderly housing, convalescent facilities, and all residential facilities within the distances recommended by the California Air Resources Board <u>and applicable guidance from SMAQMD</u> for air pollutant emission sources, unless adequate mitigation measures are adopted and implemented.</p>	Comments from SMAQMD
94C	7-35	<p><i>Standard NR-4-10a is revised to read as follows:</i></p> <p>Standard NR-4-10.a: Require the provision of buffers between sensitive land uses and sources of odor <u>and toxic air contaminants</u>. The City shall implement this policy when siting future sensitive land uses within the proximity of existing odor <u>and toxic air contaminant</u> sources or when siting new odor-producing or <u>toxic air contaminant</u> land uses within the proximity of existing sensitive land uses.</p>	Comments from SMAQMD
Chapter 8: Services, Health, and Safety			
95	8-17	<p><i>Revise the second and third paragraph as follows:</i></p> <p>Figure 8-1 shows areas within the 100-year floodplain zones. The map uses Flood Insurance Rate Map 100-year floodplain data produced by FEMA. The Flood Insurance Rate Map is the only official mapping for the purposes of National Flood Insurance Program regulations and coverage areas. Additional flood risk data, including 200-year flood data shown in Figure 8-2, described below, is not approved by FEMA for use in relation to the National Flood Insurance Program. Figure 8-2 shows areas within the 200-year floodplain that are potentially subject to urban level of flood protection requirements when flood depths of 3 feet or greater could occur. This map identifies</p>	Comment 242

		<p>areas where higher standards of development and flood protection may be required prior to the issuance of building permits.</p> <p>Figure 8-2 was developed using data provided by the DWR, supplemented by floodplain studies commissioned by the City, covering local creek systems that have watershed areas of at least 10 square miles. These areas include the Laguna Creek and Deer Creek/Cosumnes River watersheds, North Delta, and Shed C Channel, as well as the Sacramento River watershed, which affects local creek systems.</p>	
96	8-19 and 8-20	Figure 8-2 updated to show essential facilities and utilize the latest 200-year floodplain data dated Fall 2018.	Comment 244
97	8-21	<p><i>Last sentence of first paragraph revised to read as follows:</i></p> <p>...the levees and dams along the Sacramento and American Rivers <u>north of the City (except as described below)</u> do not fail.</p>	Comment 243
98	8-23	<p><i>First sentence of second paragraph revised to read as follows:</i></p> <p>Failure of the regulation dams at Folsom (<u>along the American River and influencing the Sacramento River</u>) and Sly Parks (<u>along the Cosumnes River and influencing Deer Creek</u>) on the Sacramento River and one of the tributaries along the Cosumnes River has the potential to cause human injury or loss of life in Elk Grove.</p>	Comment 245
99	8-31	<p><i>Policy ER-2-14 revised as follows:</i></p> <p>Policy ER-2-14: Parcels should not be created where any of the parcel's access or preservation easements, floodplain, marsh or riparian habitat, or other features would leave insufficient land to build and operate structures. This policy shall not apply to open space lots, <u>landscape corridors, or other City-approved use specifically created for dedication to the City or another appropriate party entity</u> for habitat protection, flood hazard management, drainage, or wetland maintenance.</p>	Comment 225
100	8-32	<i>Formatting of text font type in Policy ER-2-16 revised for consistency.</i>	City revisions
101	8-32	<p><i>Policy ER-2-17 revised as follows:</i></p> <p>Policy ER-2-17: Require all new urban development projects to incorporate runoff control measures to minimize peak flows of runoff and/or assist in financing or otherwise implementing comprehensive drainage plans.</p>	Comment 228
102	8-32	<i>Policy ER-2-18 revised as follows:</i>	Comment 226

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		Policy ER-2-18: Drainage facilities should <u>shall</u> be properly maintained to ensure their proper operation during storms.	
103	8-36	<i>First paragraph, revise to read as follows:</i> Fire planning and preparation-prevention activities in Elk Grove are primarily undertaken-provided by the Cosumnes Fire Department, part of the CCSD.	Comments 194, 216
104	8-38	<i>Policy ER 6-3 revised to read as follows:</i> Policy ER-6-3: Participate in the regional leadership organization, Valley Vision, which has launched the Business Resiliency Initiative (BRI) activities and initiatives to help reduce risks and economic impacts of potential disasters related to extreme weather.	Comment 252
105	8-39	In Policy ER-6-6, "Elk Grove Water Agency" changed to "Elk Grove Water District."	Comment 254
106	8-39	<i>Policy ER-6-9, revise to read as follows:</i> Policy ER-6-9: <u>Participate in the development and facilitate implementation of measures identified in the Metro Fire's Cosumnes Fire Department's Community Wildfire Protection Plan (CWPP) for the protection of human life and reduction in loss of property, critical infrastructure, and natural resources associated with wildfire.</u>	Comments 194, 216
107	8-40	<i>Revise the second paragraph to read as follows:</i> Fire, rescue and emergency medical services are provided to Elk Grove through the CCSD, an independent special district. The Cosumnes Fire Department provides public information to residents about fire and injury prevention and responds to emergency calls in Elk Grove and Galt. The CCSD provides fire protection, fire prevention, and emergency medical, and rescue services to the cities of Elk Grove and Galt, as well as unincorporated areas in the region covering over 157 square miles. The CCSD Fire Department operates out of eight fire stations: six in Elk Grove area, and two in the City of Galt, and a state-of-the-art fire training facility. The fire stations are currently located in Elk Grove, East Franklin, East Elk Grove, Laguna Creek, Lakeside, the Elk Grove-West Vineyard area and Galt.	Comments 194, 216
108	8-40	<i>Revise the last paragraph to read as follows and move to immediately below the first paragraph under the Fire Protection header, and revise as follows:</i>	Comments 194, 216

		<p>Due to the area's rapid growth and subsequent increase in traffic congestion, the Cosumnes Fire Department responds to more emergency call than the State average. The established response time goal for the department is <u>the first unit should arrive on scene within seven minutes of receipt of the 911 call in the dispatch center, 90 percent of the time. 6 minutes or less for 90 percent of the calls in urbanized areas of the District. The response time goal for rural areas is 12 minutes or less for 90 percent of calls.</u></p>	
109	8-41	<p><i>First paragraph, revise as follows:</i></p> <p><u>Automatic and Mutual Aid Agreements</u> The Cosumnes Fire Department is part of a regional mutual aid agreement ("Agreement") for emergency response. This Agreement ensures that each participating agency has access to the supplies, equipment, materials, and personnel it needs when additional resources become immediately necessary due to the magnitude of the emergency. Mutual aid for supplemental fire prevention, fire investigation, EMS, hazardous materials control, water rescue, technical rescue, and/or other emergency support during a major fire, disaster, or other emergency are all covered under the Agreement. <u>The CCSD is the primary fire protection and emergency medical response service within the SOIA Area. Sacramento Metropolitan Fire District (SMFD), the City of Sacramento Fire Department (SFD), and the CCSD share common jurisdictional boundaries and participate in a regional automatic/ mutual aid agreement. The CCSD Fire Department also has a mutual aid agreement with the surrounding volunteer fire districts in southern Sacramento County, including Wilton, Courtland, Walnut Grove, and Herald Fire Districts. As a result of the existing automatic and mutual aid agreements the closest unit available is dispatched to an incident and fire district boundaries are not an issue when an incident occurs.</u></p>	Comments 194, 216
110	8-42	<p><i>First paragraph under Goal INF-1, revise to read as follows:</i></p> <p>Domestic water service in Elk Grove is provided by two public water service providers: the Sacramento County Water Agency (SCWA) and the Elk Grove Water Service District (EGWD). No residential water service is provided in the Rural Area consistent with City policies. The southern portion of the Planning Area (west of SR-99) is outside of any water district, although is managed by the Sacramento Central Groundwater Authority; homes and businesses located in this area are generally on private well systems but will transition to water service upon urban development.</p>	Comment 258

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111	8-43	<p><i>Policy INF-1-3 revised to read as follows:</i></p> <p>Policy INF-1-3: Protect the quality and quantity of groundwater resources, including those which serve households and businesses which rely on private wells. <u>The City shall support and participate in local efforts to implement the State’s Sustainable Groundwater Management Act.</u></p>	Comment 209
112	8-43	<p><i>Policy INF-1-4 revised to read as follows:</i></p> <p>Policy INF-1-4: <u>Work with Regional San and SCWA to</u> Establish and expand recycled water infrastructure for residential, commercial, industrial, and recreational facilities and support the use of reclaimed water for irrigation wherever feasible.</p>	Comment 261
113	8-44	<p><i>Revise Policy INF-2-1 as follows:</i></p> <p>Policy INF-2-1: Sewage conveyance and treatment capacity shall be available in time to meet the demand created by new development, or shall be assured through the use of bonds or other sureties to the City’s satisfaction.</p>	City revisions
114	8-45	<p><i>Policy INF-2-4 revised to read as follows:</i></p> <p>Policy INF-2-4: Residential development on lots smaller than 2 gross acres shall be required to connect to public sewer service, except in the Rural Area. <u>This policy shall not apply to lots smaller than 2 gross acres within the Rural Area Community Plan that existed as legal lots as of November 19, 2003 and these lots shall not be required to connect to public sewer service as a condition of development.”</u></p>	Comment 229
115	8-46	<p>Add the following note in the margin against Policy CIF-2-1:</p> <p><u>See Standard LU-5-3.b regarding private undergrounding of existing overhead utilities as part of development project approval.</u></p>	Comment 230
116	8-50	<p><i>Revise Policy IFP-1-3 as follows:</i></p> <p>Policy IFP-1-3: Require secure financing for all components of the transportation system through the use of special taxes, assessment districts, developer dedications, or other appropriate mechanisms in order to provide for the completion of required major public facilities at their full planned widths or capacities in one phase <u>consistent with this General Plan and any applicable service master plan.</u> For the purposes of this policy, “major” facilities shall include the following:</p>	City revisions

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		<ul style="list-style-type: none"> • Any roadway of an arterial/collector classification or above, including any roadway shown on the Transportation Network Diagram (Figure 3-6). • All wells, water transmission lines, treatment facilities, and storage tanks needed to serve the project. • All sewer trunk and interceptor lines and treatment plants or treatment plant capacity. 	
117	8-50	<i>Relocate the “What are zipper streets”? box to follow Policy IFP-1-5 (move to next page).</i>	City revisions
118	8-51	<i>Fix the formatting on IFP-1-5 to remove the second:</i>	City revisions
119	8-52	<i>Revise Policy IFP-1-9 to read as follows:</i>	Comment 264
		<p>Policy IFP-1-9: Public facilities, such as drainage, water, sewer and roadways, should be phased in a logical manner which avoids “leapfrog” development and encourages the orderly development of roadways, water and sewer, and other public facilities. The City shall not provide public financing or assistance for projects that do not comply with the planned phasing of public facilities. Interim facilities may be used only if specifically approved by the City Council.</p>	
120	8-54	<i>Revise Policy HTH-1-7 to read as follows:</i>	Comment 267
		<p>Policy HTH-1-7: Strive to increase the number of farmers markets and community gardens throughout the City and provide for urban farming opportunities.</p>	
121	8-55	<i>Revise Policy CS-1-1 to read as follows:</i>	Comments 214 and 268
		<p>Policy CS-1-1: Cooperate with the Sacramento Public Library Authority in the planning, financing and implementation of future library facilities and facility expansions in Elk Grove.</p>	
122	8-58	<i>Revise the second paragraph to read as follows:</i>	City revisions
		<p>However, noise sources associated with minor maintenance and operation of residential real property such as HVAC, pool equipment, and lawn maintenance equipment are exempt during reasonable daytime hours. Proper land use practices can minimize the proximate placement of conflicting uses. This chapter contains policies that promote methods other than sound walls in all cases and discourage their construction in existing neighborhoods. While the City discourages the use of sound walls because of the potential for unsightly streetscapes they may create,</p>	

		particularly if they are installed in front yard areas and redirect noise to other parts of the community, in some instances their benefits may outweigh their drawbacks, therefore making them the most viable solution to achieve the policies and standards of this General Plan.	
123	8-52	Revise the title of Table 8-4 to read "NOISE LEVEL PERFORMANCE STANDARDS FOR NEW PROJECTS AFFECTED BY OR INCLUDING NONTRANSPORTATION NOISE SOURCES*" Add a new note that reads "** Applies to noise-sensitive land uses only."	City revisions
Chapter 9: Community and Area Plans			
124	Throughout Chapter 9	Name "Sheldon/Rural Area" changed to "Rural Area." Goals and Policies numbered "SRA" revised to "RA"	Comments 294, 310
125	9-11	Revise Standard SEPA 1-2.e to read as follows: Standard SEPA 1-2.e: Roadways shall consist of the full section from curb to curb, streetlights, sidewalks, and median landscaping, where applicable. Phased construction of sidewalks, temporary asphalt sidewalks, and other measures may be allowed at the discretion of the City. Roadside landscaping (and walls where required) shall be installed concurrent with adjacent development consistent with project phasing. The City may allow the design and construction of portions of arterial or thoroughfare roadways to be deferred where capacity associated with such portions is not immediately needed, to meet Level of Service goals provided such deferral is consistent with General Plan Standard MOB-7-1.a, as set forth in the General Plan, and/ or applicable environmental document(s). If the deferral involves improvements within or adjacent to a development and the improvements are not eligible under the Elk Grove Roadway Fee Program, the City will require the developer to make an in-lieu payment pursuant to Elk Grove Municipal Code Chapter 12.03 (Street Improvements) or establish and/or participate in a finance mechanism acceptable to the City to fund the differed improvements.	City revisions
126	9-14	Standard SEPA-5-3.a revised as follows to clarify that all the provisions listed are required: Standard SEPA-5-3.a: Amendments to the land plan affecting employment-generating land (e.g., office, light industrial/flex) shall: <ul style="list-style-type: none"> • Not result in a reduction of acreage for employment-generating land from 	Comment 334

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		<p>that provided at initial adoption in July 2014; and-</p> <ul style="list-style-type: none"> • Be located on a site or sites with equal or higher development potential (e.g., along arterials, collectors, and/or transit corridors; land configuration and size allows for efficient and practical development); and- • Require a super-majority (4/5) vote of the City Council to approve. 	
127	9-19	<p><i>First line of second paragraph under Plan Setting section revised to read as follows:</i></p> <p>The Sheldon/Rural Area <u>as a matter of policy</u> lacks the infrastructure typically found in an urban or suburban community, such as sidewalks, <u>curbs and gutters</u>, and widened improved roads.</p>	Comments 273, 283
128	9-20	<p><i>Under Preservation of the Rural Lifestyle and Heritage section, bullet points revised as follows:</i></p> <ul style="list-style-type: none"> • Support the rural area as a key feature of the community's <u>City's</u> identity. • Maintain agricultural and related uses, such as horticulture, animal husbandry, and the keeping of large animals. • <u>Promote conservation and restoration of native flora and fauna and of both surface and ground water resources.</u> • Create and foster agricultural and farming <u>conservation</u>-related community activities and educational events. • Continue to prohibit urban sewer services. • Identify service needs in the rural area that reflect rural values. • Develop design standards that retain the visual character of the area but provide for needed services. 	Comments 284, 307
129	9-22	<p><i>Revise the paragraph following Goal SRA-1 (An Established Rural Community) to read as follows:</i></p> <p>The Sheldon/Rural Area reflects Elk Grove's rural and agricultural heritage and culture and contributes to the diversity of the community and its values by offering residents a rural lifestyle characterized by farm-style homes on lots generally 2 acres and larger with open space or farmland nearby. <u>The City desires to conserve the heritage and culture of the rural lifestyle for future generations as a way of celebrating community history and providing diversity of housing stock. This occurs through the preservation of this area through area planning and limiting the potential for conversion to more intensive uses and densities. Policies that recognize and support the continuation of</u></p>	Comment 287

		this rural lifestyle and agricultural heritage are necessary to preserve the character of this area.	
130	9-22	<p><i>Policy RA-1-2, third bullet point, revised as follows:</i></p> <p>Policy SRA-1-2: As expansion occurs, ensure <u>require</u> that new development in the North Study Area is compatible with the character of the Sheldon/Rural Area <u>with lots a minimum of two gross acres.</u></p>	Comment 275, 302
131	9-23	<p><i>Policy RA-1-5 revised to read as follows:</i></p> <p>Policy SRA-1-5: Support the establishment or continuation of land uses unique to the Sheldon/Rural Area, including horticulture, keeping of large animals, and other uses that support ongoing <u>agricultural and conservation activities.</u></p>	Comment 289
132	9-23	<p><i>Policy SRA-1-6 revised to read as follows:</i></p> <p>Policy SRA-1-6: Celebrate Elk Grove’s farming <u>and ranching</u> heritage and include it as part of the City’s overall economic strategy.</p>	Comment 303
133	9-23	<p><i>Add a new Policy RA-1-8 that reads as follows:</i></p> <p><u>Policy RA-1-8: Prohibit gated neighborhoods and subdivisions in the Rural Area.</u></p>	Comment 277
134	9-24	<p><i>Revise the paragraph under Goal RA-2 to read as follows:</i></p> <p>The Sheldon/Rural Area lacks the infrastructure typically found in an urban or suburban community, such as connection to a sewer system; rather, parcels utilized septic systems. parcels use individual or small combined septic systems. Most residents also maintain their own water wells. This lack of urban infrastructure is consistent with the character of the community, and continuing this approach for services is a key component to preservation of the Sheldon/Rural Area’s unique setting in the larger community.</p>	Comment 278
135	9-24	<p><i>Revise Policy SRA-2-1 to read as follows:</i></p> <p>Policy SRA-2-1: Prohibit the extension of sewer service into the Sheldon/Rural Area. Lots in the Sheldon/Rural Area should <u>shall</u> be large enough to accommodate septic systems. This policy shall not be construed to limit the ability of any sewer agency to construct interceptor lines through or adjacent to the Sheldon/ Rural Area, <u>(provided that no trunk or service lines are included) in order to serve other areas of the City or</u></p>	Comment 271, 312

136	9-24	<p><u>region.</u></p> <p><i>Revise Policy SRA-2-4 to read as follows:</i></p> <p>Policy SRA-2-4: Limit the extension of water service into the Sheldon/Rural Area. Lot sizes should <u>shall</u> be large enough to accommodate private water wells. This policy shall not be construed to limit the ability of any water agency to construct <u>transmission</u> lines through or adjacent to the Sheldon/Rural Area <u>in order to serve other areas of the City.</u></p>	Comment 290
137	9-24	<p><i>Policy SRA-2-5 revised to read as follows:</i></p> <p>Policy SRA-2-5: Lots should <u>shall</u> be large enough to accommodate be at least two gross acres to accommodate <u>both private water wells and septic systems with adequate spacing to minimize the potential for groundwater depletion in order to minimize the potential for groundwater contamination.</u></p>	Comments 281, 291
138	9-25	<p><i>Policy SRA-4-1 revised to read as follows:</i></p> <p>Policy SRA-4-1: Improve, develop, and reuse Community Commercial areas in a manner compatible in design and scale with the existing character of the Sheldon town area and the various City regulations relative to development in the area, <u>consistent with the Old Town Sheldon Supplemental Design Guidelines and the Rural Commercial Combining Zone (RUC).</u></p>	Comments 282, 292
139	9-26 to 9-28	<p><i>Revise the introduction and Goal EEG-1 sections as follows:</i></p> <p>EASTERN ELK GROVE COMMUNITY PLAN</p> <p>The Eastern Elk Grove (EEG) Community Plan incorporates the prior East Elk Grove Specific Plan area (between Waterman Road, Bond Road, Bradshaw Road, and Grant Line Road) and the Elk Grove Triangle (Bradshaw Road, Bond Road, and Grant Line Road). These areas have been combined into one common community plan area <u>which serves as a to illustrate and manage the transition from urban Elk Grove to the west, rural Sheldon to the north, and the future development areas and the Cosumnes River corridor to the southeast.</u></p> <p><u>PLAN SETTING AND ORGANIZATION</u></p>	Comment 293

The EEG Community Plan consists of approximately 2,165 acres located in the eastern portion of the Planning Area, as illustrated on Figure EEG-1. The EEG Community Plan is made up of two distinct sub-areas as follows:

• The East Elk Grove Sub-Area: This Community Plan supersedes the East Elk Grove Specific Plan adopted by the County of Sacramento in 1996. This sub-area is created to retain the development capacity limitations that were provided in the East Elk Grove Specific Plan and incorporate other policies relevant to the sub-area.

• Triangle Sub-Area: The Plan Area also incorporates the Triangle neighborhood recognizes the historic rural character of the area by incorporating a variety of Estate and Low Density Residential densities and neighborhood-serving commercial uses. The EEG Community Plan is bound by Grant Line, Waterman, and Bond Roads. The EEG Plan Area also borders the Sheldon/Rural Area to the north and east.

GUIDING PRINCIPLES

The following Guiding Principles identify the overall objectives of the Community Plan and guide the formulation of the land use plan and the policies and standards in the Community Plan.

- Provide a diverse set of housing types that address demographic trends and market needs.
- Transition residential lot sizes between the western portion of the Plan Area and the Sheldon/Rural Area to the north and east.
- Provide adequate public facilities (e.g., parks, schools).
- Promote a pattern of land uses and streets that support walking, bicycling, and transit, within the context of the planned density and intensity of development, as well as convenient automobile use.
- Create an integrated open space and recreation network.
- Offer convenient shopping opportunities for residents and employees.
- Provide employment opportunities within the Plan Area, specifically along the western edge.
- Encourage flexibility in the design of drainage corridors in the area to permit recreational uses and create attractive open spaces.

LAND USE PLAN

The EEG Community Land Use Plan map, as shown in Figure EEG-1, is based on the land use categories described in Chapter 3: Planning Framework. The Estate Residential designation as it occurs within the Triangle sub-area has been further divided into the following minimum lot sizes:

- Estate Residential (ER-1) with a 1-gross acre minimum lot size
- ~~Estate Residential (ER-1/3) with a 1/3-acre minimum lot size~~
- Estate Residential (ER-1/4) with a 1/4-gross acre minimum lot size
- Low Density Residential (LDR) with a maximum density of 5 units per gross acre

Land uses within the EEG Community Plan are implemented through the City's Zoning Code. A SPA implements the Triangle sub-area of the EEG Community Plan and an overlay zoning district implements the prior East Elk Grove Specific Plan sub-area. Each zoning mechanism provides further guidance on development of land uses in each sub-area, including allowed uses, density and intensity, and development standards

GOALS AND POLICIES: EASTERN ELK GROVE

GOAL EEG-1: DEFINED RESIDENTIAL COMMUNITIES

The EEG Community Plan comprises two residential communities: the East Elk Grove sub-area and the Triangle sub-area. East Elk Grove is governed by a set of residential unit caps, while the Triangle is governed by minimum residential lot sizes that can be used to establish a maximum development level. The East Elk Grove sub-area has a total maximum buildout of 4,378 dwelling units with unit allocations designated to individual properties, as established under the East Elk Grove Specific Plan. The City tracks residential development in this sub-area and maintains records to ensure compliance with the maximum allowable dwelling units for each designated property. Individual property accounting will continue to be tracked by the City. Table EEG-1 summarizes the status of total dwelling units approved against the maximum allowable dwelling units in the East Elk Grove subarea as of the date of adoption of this Community Plan. The anticipated dwelling unit capacity for the Triangle sub-area

is also included.

Policies: Community Plan Land Use and Character

Policy EEG-1-1 (East Elk Grove Sub-Area): Encourage larger lots to be provided adjacent to rural residential uses outside the Plan Area. Development within the East Elk Grove sub-area shall conform to the development capacity limits provided in Table EEG-1 and the land use map provided in Figure EEG-1. Uses shall generally transition from commercial and industrial development along Waterman Road (west of the powerline corridor) to suburban residential development in the central area, to larger residential lots along Bradshaw Road. Residential development shall be designed with more suburban development patterns and characteristics, including curb and gutters, sound walls along arterial roadways, sidewalks, and street lights.

Policy EEG-1-2 (Triangle Sub-Area): Development within the Triangle sub-area shall transition from Low Density and Estate Residential developments in the south and southwest to larger lots in the north and northeast. This area shall recognize the historic rural character of the area and incorporate more rural characteristics, including roadside ditches for drainage, sidewalks generally constrained to one side of the street, street lighting limited to intersections, and other, similar, improvements that reflect a more rural character.

140	9-29	<i>Update Figure EEG-1 to reflect revisions to Figure 3-4, Land Use Diagram.</i>	City revisions
141	9-30	First and second paragraphs revised as follows: The EEG Community Plan is crossed by two major stream corridors, as shown in Figure EEG-2. The northerly corridor is an unnamed tributary to Laguna Creek; the southerly branching corridor is the upstream reach of Elk Grove Creek. Both corridors are to be reconstructed as natural-appearing riparian channels to improve local drainage and flood control. <u>Reconstructed channels are often necessary in the vicinity of Elk Grove, since some stream corridors have been modified over time by farming activities. Reconstruction of these channels can return more natural elements to these corridors. The cost of stream channel reconstruction work that is performed in conjunction with land development projects is to be borne by the developer.</u>	Comment 342

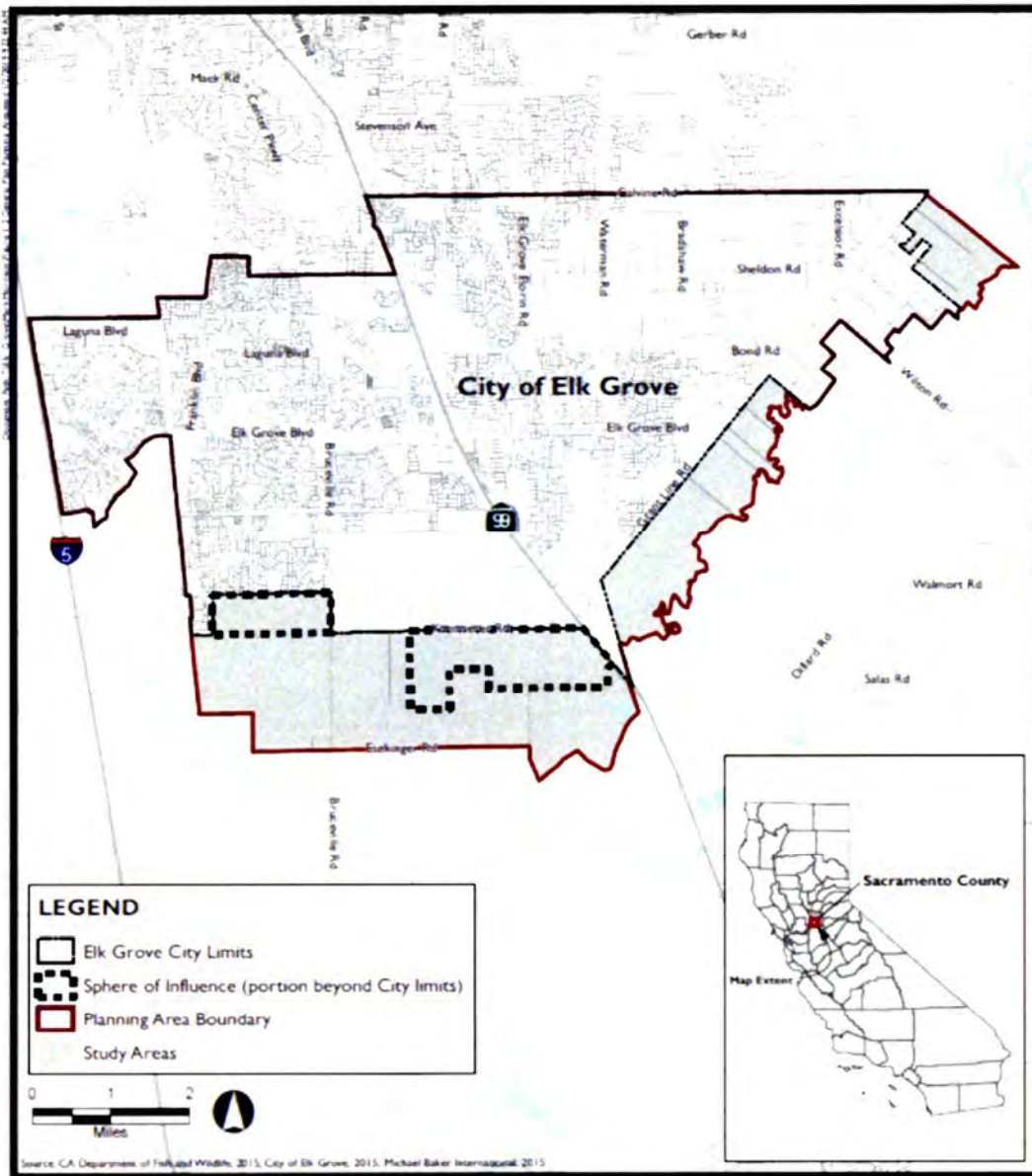
		<p><u>Meandering stream channels are preferred from an environmental standpoint because this pattern provides for the slowing of water flows and reduces the sediment carried through the water, which in turn improves water quality.</u> The reconstructed meandering channels <u>also</u> create an important visual open space, and functionally establish a habitat link to the various outlying detention ponds and to the power transmission corridor. The wide channel section contains a meandering low-flow channel or multithreaded channel to create random islands of vegetation and ponds along the bottom. Just above the low-flow channel, terraced areas provide habitat zones for wetland flora and fauna. Planted side slopes and riparian areas beyond the banks act as an ancillary habitat zone and also serve as a protection buffer for created wetlands.</p>	
Chapter 10: Implementation Strategy			
142	10-4	<p><i>Last paragraph, third sentence revised to read:</i></p> <p>Each source provides additional guidance, either for a specific topic or for <u>geographic</u> subareas of the City, with varying levels of regulatory authority.</p>	Comment 352
143	10-17	<p><i>New Implementation Action added as follows; Actions 1.5 and 1.6 renumbered accordingly.</i></p> <p><u>1.5 Development Review Process Streamlining.</u> <u>The City will regularly review and evaluate the process for development projects and identify specific ways to decrease review time, increase efficiency for staff, and increase certainty for applicants.</u> <u>Related Policies and Standards: RC-2-4</u> <u>Time Frame: On Going</u> <u>Action Lead: Development Services</u> <u>Action Support: Economic Development</u></p>	Comment 108
143A	10-17	<p><i>Implementation Action 1.6 (previously 1.5) revised to read as follows:</i></p> <p><u>1.56 Update Standard Conditions of Approval. Update the City's Standard Conditions of Approval (COA) list/ template for development projects for consistency with General Plan policies. The COA list/template should include standard conditions that apply to all projects, and thresholds/criteria for conditions that apply in specific circumstances and/or for specific types of projects. New or updated conditions may include the following:</u></p>	Comments from SMAQMD

		<ul style="list-style-type: none"> • Undergrounding utilities. (LU-5-3) • Mitigation of loss of qualified agricultural lands at 1:1 ratio. (AG-1-5) • A requirement for development projects to comply with the Sacramento Metropolitan Air Quality Management District’s (SMAQMD) rules and thresholds for preparing AQ-15 plans. (NR-4-84-1) • A requirement for utilities and infrastructure improvements to be financed and constructed prior to occupancy of new development. (INF-1-1, INF-2-1, IFP-1-8) 	
144	10-17	<i>Implementation Action 1.7 – Community Benefit Agreements for Public Realm Improvements deleted. Actions 1.8 through 1.10 renumbered accordingly.</i>	Comment 363
145	10-37	<p><i>New Implementation Action added:</i></p> <p><u>6.5 Urban Farming Standards.</u> <u>Develop locational, site planning, and performance standards to guide appropriate development of urban farming uses of various types and sizes and to minimize potential adverse impacts on adjacent and surrounding properties.</u> <u>Related Policies and Standards: AG-2-2</u> <u>Time Frame: FY-19/20</u> <u>Action Lead: Development Services</u> <u>Action Support: Strategic Planning</u></p>	Comment 357
146	10-43	<i>Implementation Action 8.4 – Sheldon/Rural Area Clustering Study deleted.</i>	Comments 347 and 350
147	10-45	<p><i>Implementation Action 9.10 revised to read as follows:</i></p> <p>9.10 Response Procedures for Extreme Heat and Severe Weather Conditions. Develop a guide of City procedures to be followed in the event of severe weather conditions, such as excessive heat, <u>extreme cold and heavy rain</u>; including emergency services deployment, opening of local cooling shelters <u>and warming shelters</u>, and community notifications.”</p>	Comment 383
147A	10-53	<p><i>Action 12.1 is revised to read as follows:</i></p> <p>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), <u>informed by guidance from the Sacramento Tree Foundation and SMAQMD</u></p>	Comments from SMAQMD
147B	10-53	<i>Action 12.3 is revised to read as follows:</i>	Comments

		<p>12.3 Sustainable City Procurement. Implement an environmentally preferable purchasing program. Consider the inclusion of standards for locally produced goods, environmentally friendly cleaning products, recycled content for paper products, street furnishings, roadways, and construction materials, alternative fuel <u>and/or zero emission</u> vehicles, and hiring local and/ or sustainable businesses for contract services. Balance the use of local and environmentally friendly products and services with their financial impact to the City and their benefits and effectiveness.</p>	from SMAQMD
Chapter 11: Glossary			
147C	11-6	<p><i>Revise the definition of Compatible to read as follows:</i></p> <p>Compatible Capable of existing together without conflict or ill effects. <u>The characteristics of different uses or activities or design that allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, and odor. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals and limiting conflict with existing development. For instance, an apartment complex may be located next to a single family home if it addresses elements such as lighting, noise, and building mass along the shared property line.</u></p>	City revision
148	11-6, 11-8, 11-9	<p><i>Terms and definitions added to the glossary as follows:</i></p> <p>Clustering: <u>A form of planned development that concentrates buildings on a portion of the site (cluster area) to allow the remaining, undeveloped land to be preserved to protect sensitive land areas, preserve historic or cultural resources, preserve agricultural operations, or provide passive open space and recreation.</u></p> <p>Dry Sewer: <u>Public and/or private sewer facilities designed and constructed in accordance with standards and specifications for future connection into the public sanitary sewer system. The facilities are constructed from the future connection point in the existing public right-of-way or easement to each structure they serve. Sewer services are not operational at the time of construction and the pipe remains “dry” until public service is extended and connected to the improvements.</u></p>	Comments 396 and 397

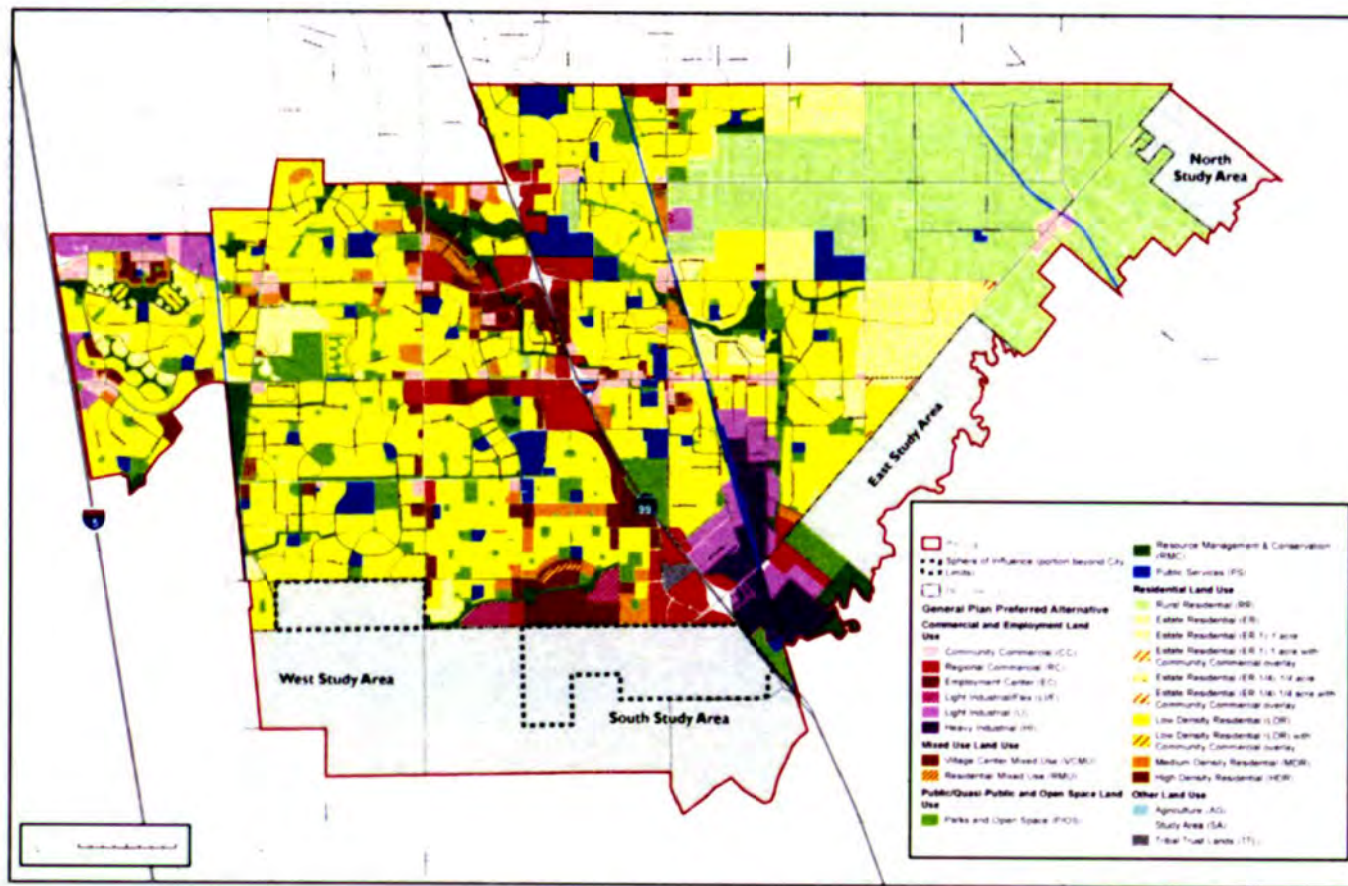
		<p>Greenfield; Greenfield Development: <u>A greenfield is a large area of open land (typically vacant or in agricultural production) where there has been very limited or no prior development. Greenfield development is development on undeveloped greenfield parcels.</u></p> <p>Islanding: <u>The creation of an island of land surrounded by potential flood waters.</u></p>	
149	11-7	<p><i>Definition of "development" revised to read as follows:</i></p> <p>Development The physical extension and/or construction of urban land uses<u>Any building, construction, renovation, mining, extraction, dredging, filling, excavation or drilling activity or operation; or any material change in the use or appearance of any structure or in the land itself.</u> Development activities include, <u>but are not limited to,</u> subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities).</p>	Comment 301

REVISED FIGURE 1-2: GENERAL PLAN PLANNING AREA

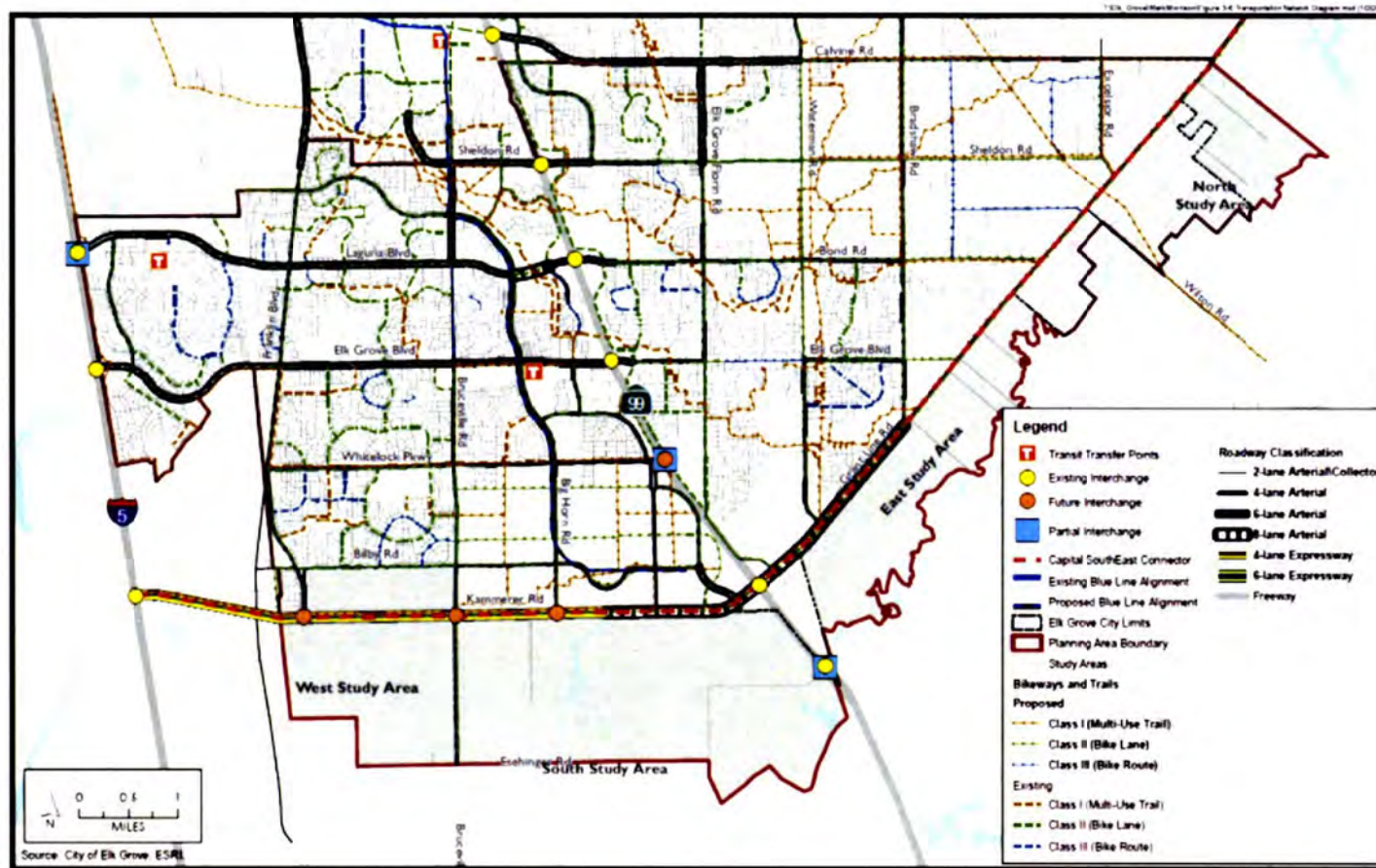


REVISED FIGURE 3-4: LAND USE DIAGRAM

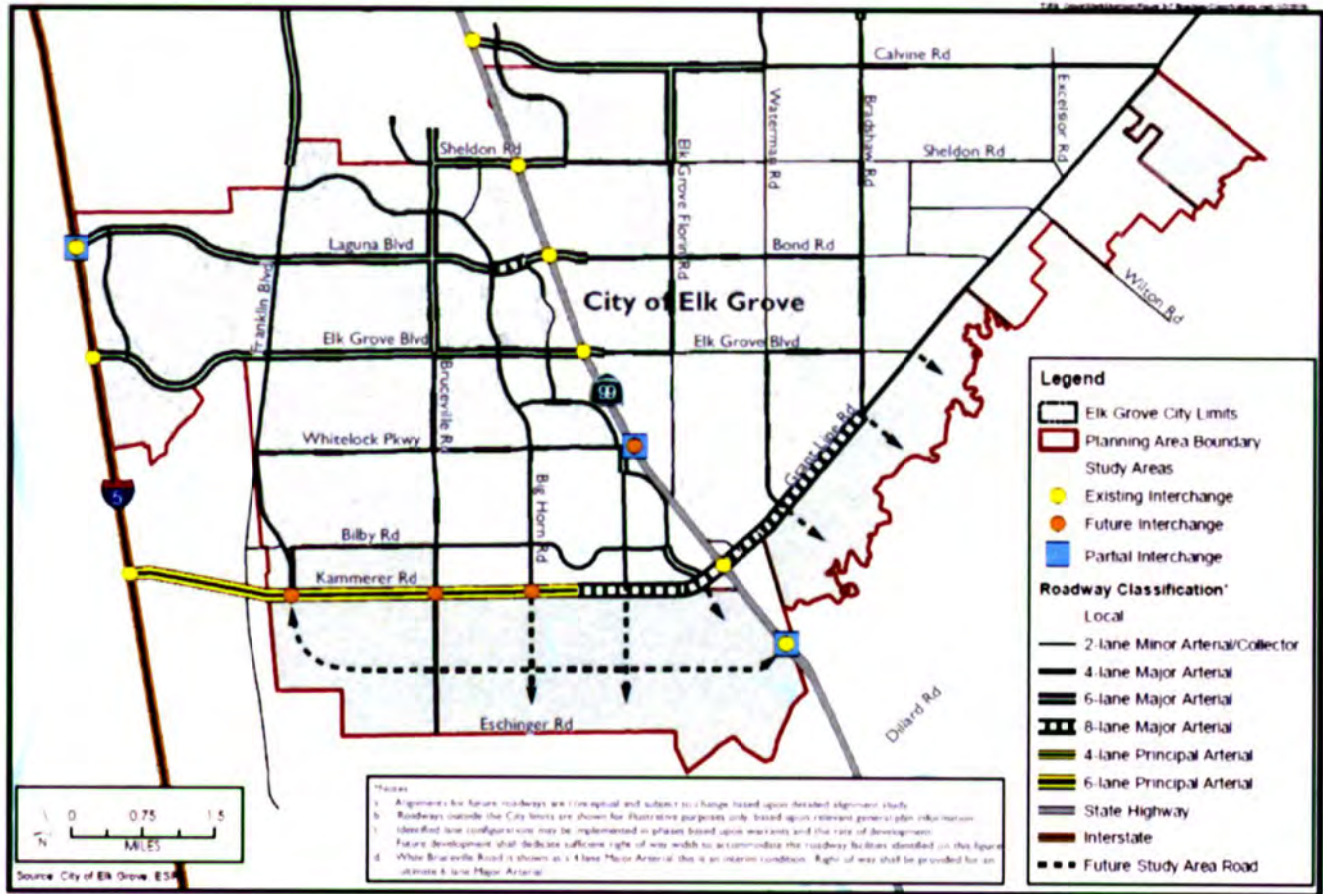
(Note, figure 3-2 to be updated to reflect this exhibit and changes in Figure 3-8)



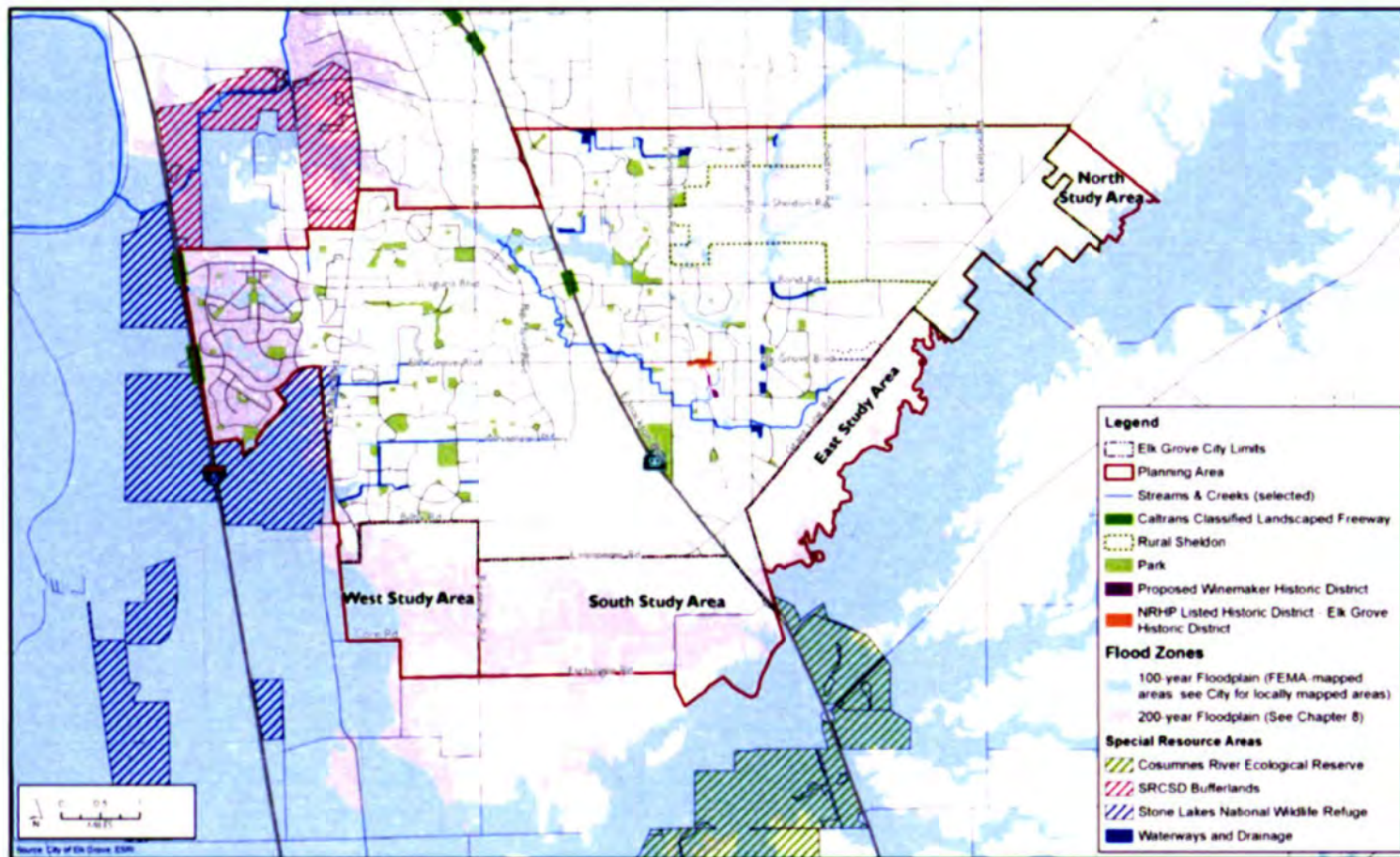
REVISED FIGURE 3-6: TRANSPORTATION NETWORK DIAGRAM



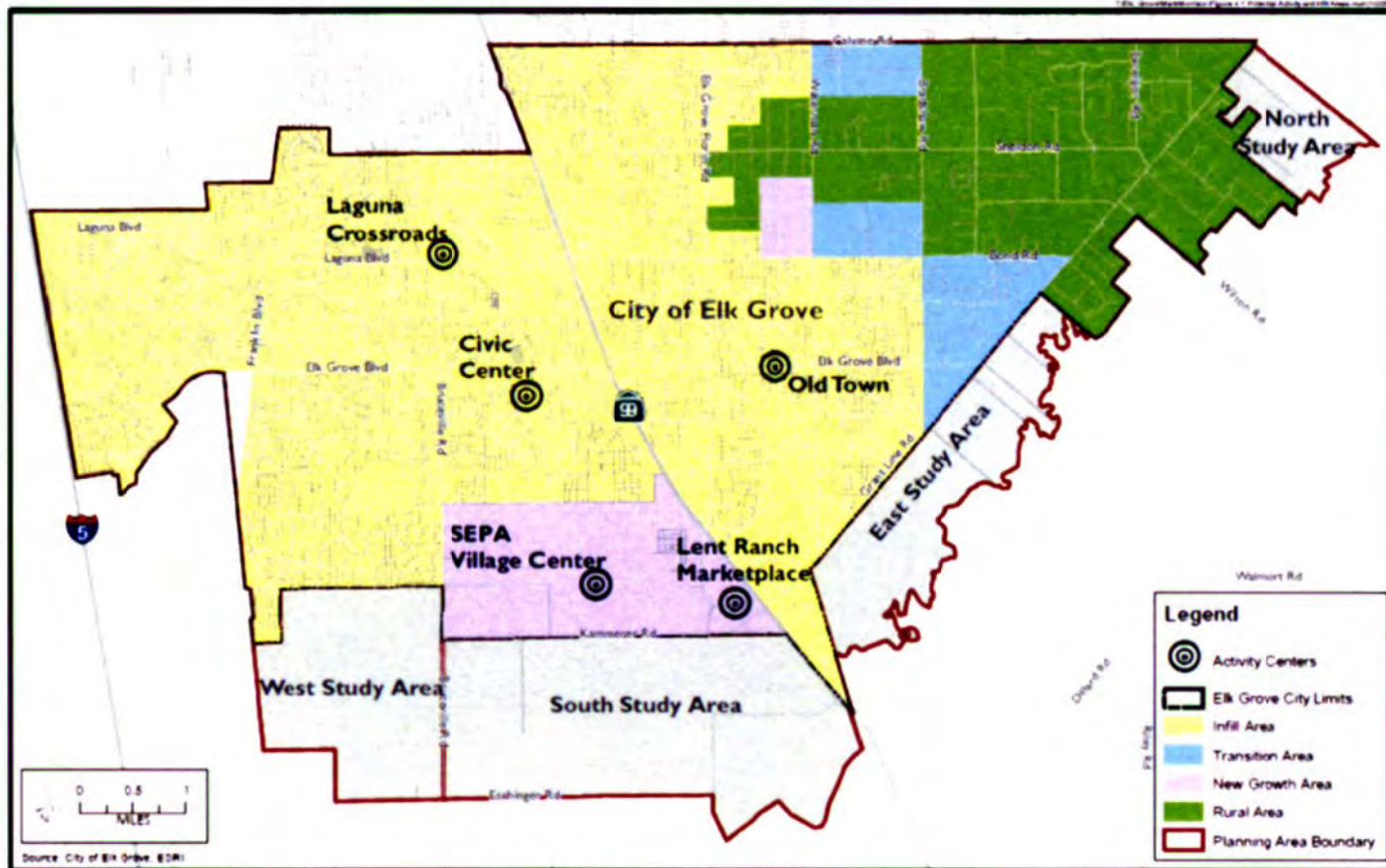
REVISED FIGURE 3-7: ELK GROVE ROADWAY CLASSIFICATIONS



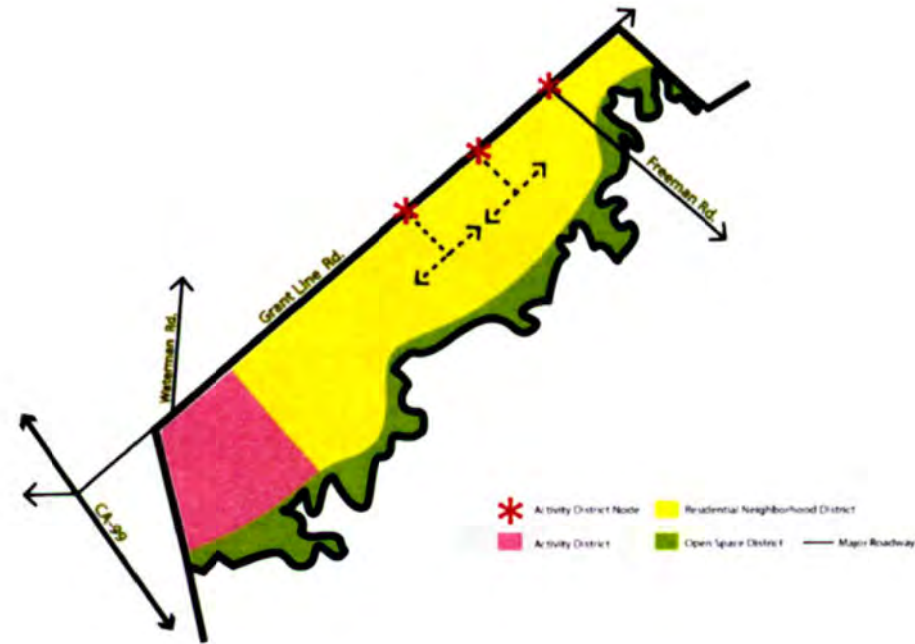
REVISED FIGURE 3-8: RESOURCE CONSERVATION DIAGRAM



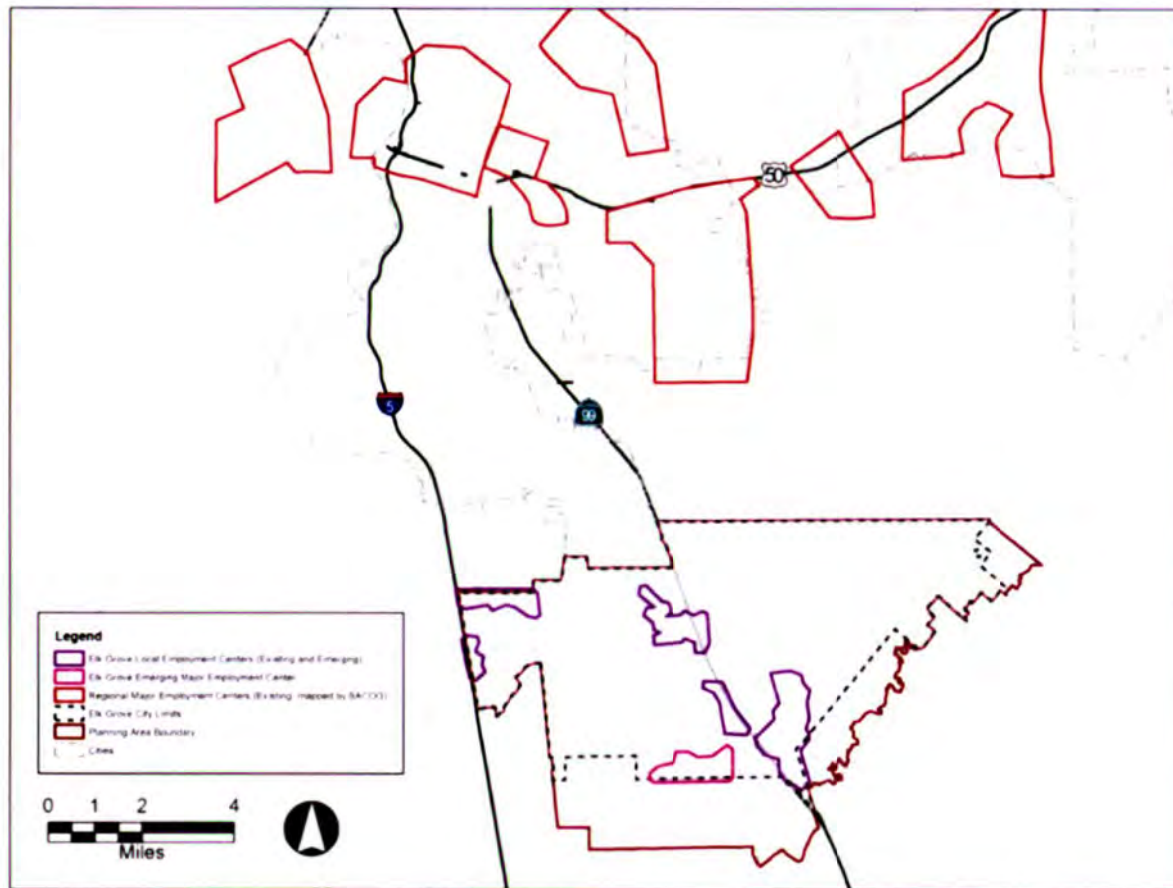
REVISED FIGURE 4-1: POTENTIAL ACTIVITY AND INFILL AREAS IN ELK GROVE



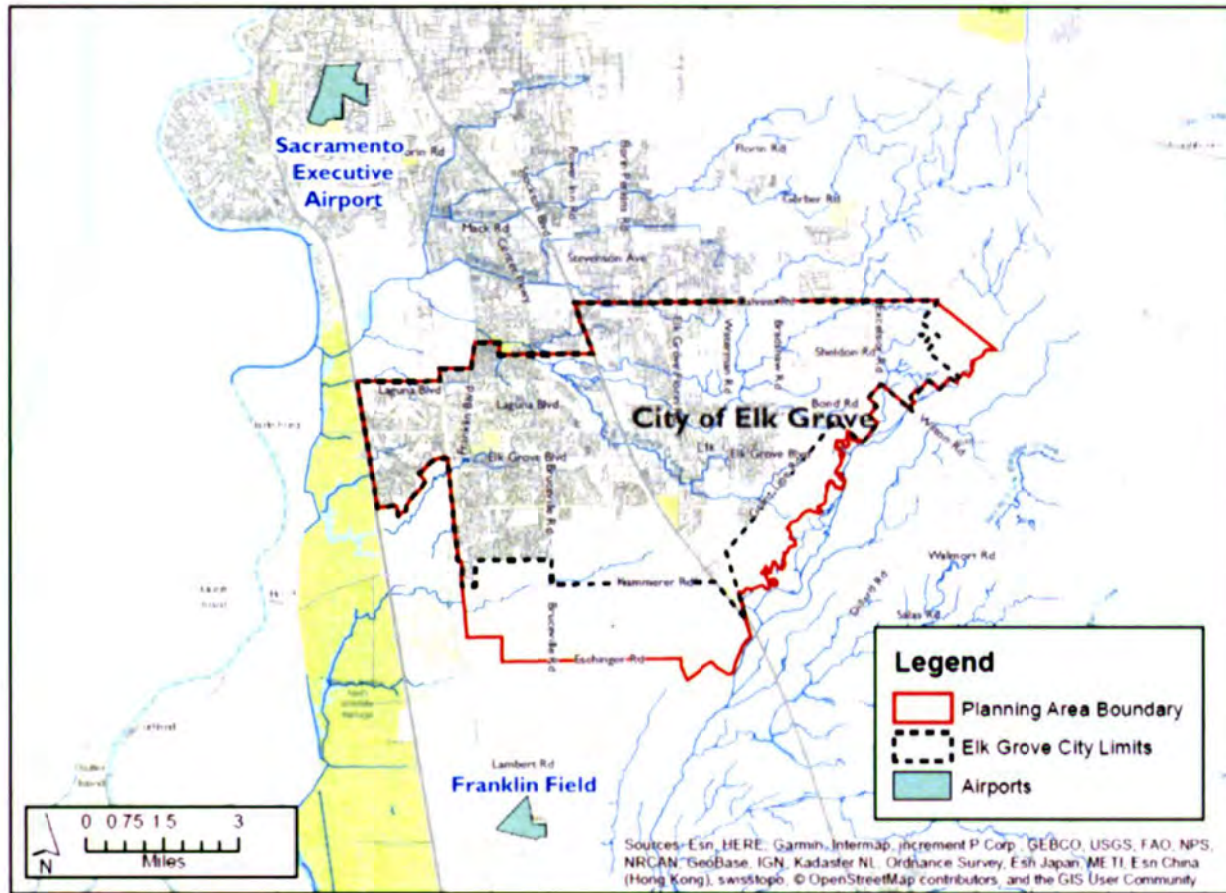
REVISED FIGURE 4-6: EAST STUDY AREA LAND USE DIAGRAM



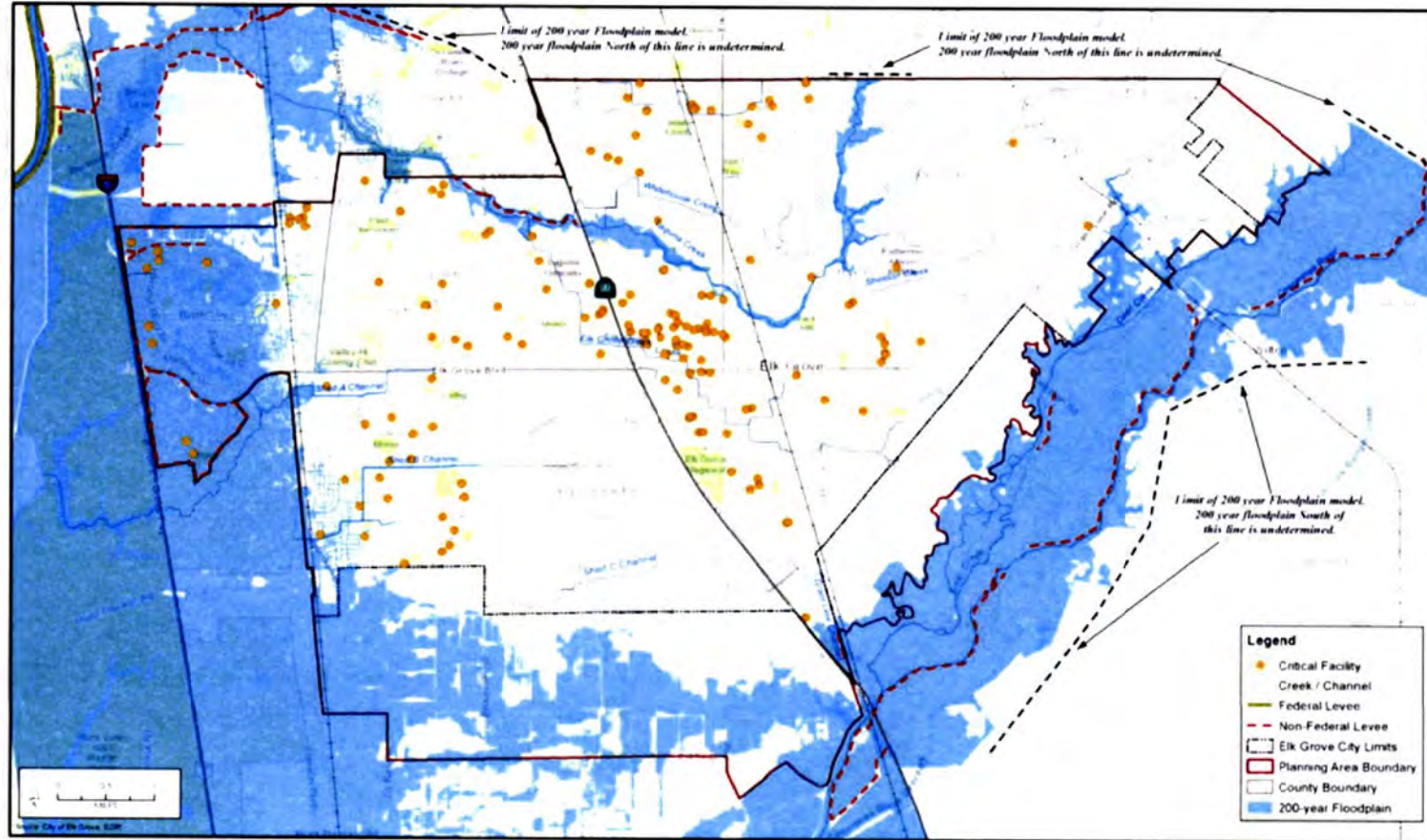
REVISED FIGURE 5-2: EXISTING AND EMERGING EMPLOYMENT CENTERS



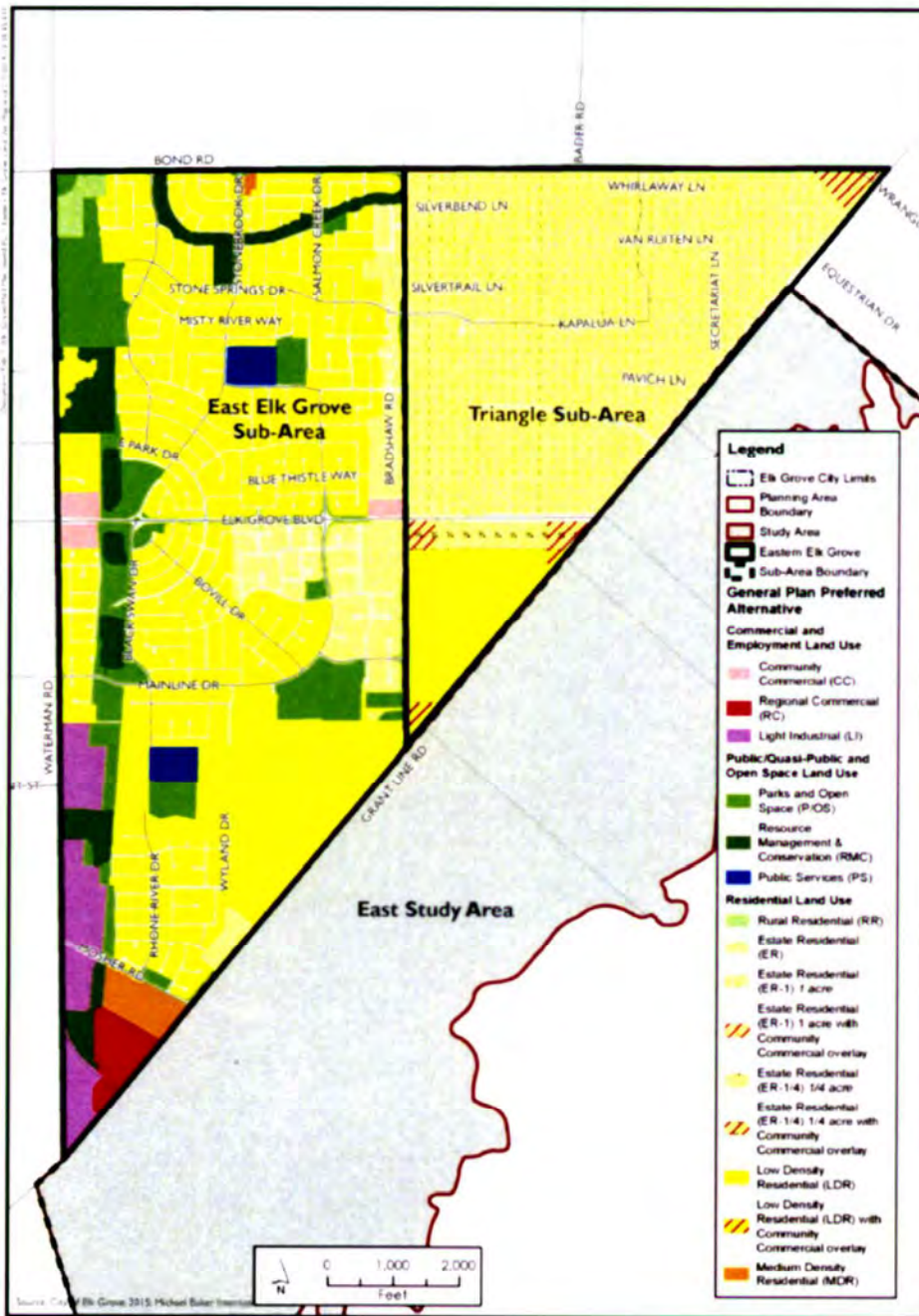
NEW FIGURE 6-1: AVIATION FACILITIES NEAR ELK GROVE



REVISED FIGURE 8-2: 200-YEAR FLOODPLAIN ZONES



REVISED FIGURE EEG-1: EASTERN ELK GROVE LAND USE MAP



CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2019-036

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on February 27, 2019 by the following vote:

AYES: **COUNCILMEMBERS:** *Ly, Hume, Detrick, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *Nguyen*



Jason Lindgren, City Clerk
City of Elk Grove, California