



## City of Elk Grove City Council Policy Growth Management

June 2, 2004

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### Policy Intent

It is the intent of the City Council of the City of Elk Grove to control future development in the City in a manner consistent with the adopted General Plan and implementation measures.

### Introduction

Since the incorporation of Elk Grove, taking control of growth in the city has been a central theme. The “Local Control” sought by the proponents of incorporation was a response to the growth that had occurred under the jurisdiction of the County of Sacramento—growth which was viewed by Elk Grove residents as being uncontrolled and resulting in traffic congestion and other ills associated with a lack of proper planning and infrastructure coordination.

The City Council is hereby addressing the impacts of undesirable land use decisions that occurred before Elk Grove incorporated.

Reflecting this concern, the Preface to the Elk Grove General Plan, which provides the community’s Vision for the future, includes the following statement on Controlling and Managing Growth:

*VISION FOR ELK GROVE— The future envisioned in this General Plan is one in which the City **carefully manages the growth** of new residential and commercial areas in the City—to the extent possible—by directing growth to those areas where new development can be supported and in a manner which does not cause or add to traffic congestion or other problems. Land use and*

*economic development policies will play a key role in achieving this vision, by directing growth to appropriate areas and by directing economic development efforts. This vision also includes a future in which the planning and financing of public infrastructure is accomplished in a manner that supports the "up front" development of major infrastructure facilities, such as roadways, ahead of need.*

This **Growth Management Policy** provides an overview of the General Plan policies which implement this Vision for the future, and how these policies will be implemented.

### **Growth Control in the Elk Grove General Plan**

The Elk Grove General Plan contains a number of key policies which together form a comprehensive strategy to control future growth. The General Plan:

- Seeks to balance land uses, providing both new housing *and* new employment opportunities to serve Elk Grove residents.
- Limits residential growth in the city's rural Sheldon area.
- Requires that new infrastructure (roads, water and sewer lines, etc.) be built "up front" so that problems related to inadequate roadways and other facilities can be avoided.
- Provides for the planning and financing of infrastructure in a logical manner which avoids "leapfrog" development and allows growth to remain within the capacity of the systems that serve it.
- Coordinates the provision of infrastructure and services with other agencies serving the City such as the Elk Grove Unified School District.

General Plan policies dealing with controlling growth include:

#### *LAND USE ELEMENT:*

- Reduced development potential in Elk Grove (the General Plan allows the development of fewer homes than the prior County of Sacramento General Plan)
- Balanced community: More office uses have been planned
- Fiscally sound mix of land uses (Policy LU-8)
- Land Use Map directs growth into appropriate areas
- Jobs-Worker Balance (Policy LU-10)
- Rural character for Sheldon (LU-18)
- Protection for Old Town Elk Grove (LU-19)

- Mix of housing types for all income levels, including low- and high-income families

*CIRCULATION ELEMENT:*

- Coordinated planning for all types of travel: car, transit, bicycle, pedestrian (CI-1)
- Level of Service "D" for less congestion on city roadways (CI-13)
- Requiring construction of full-width roadways to eliminate "zipper streets" (CI-16)
- Light rail to employment and retail centers (CI-9)

*CONSERVATION/AIR QUALITY ELEMENT:*

- Protection for sensitive habitat (CAQ-9 and -10)
- Retaining natural stream corridors
- Energy conservation (CAQ-27)
- Carpooling (CAQ-28)

*ECONOMIC DEVELOPMENT ELEMENT:*

- Balanced mix of land uses (ED-1)
- Full use of vacant and underutilized parcels (ED-3)
- More jobs-creating uses (ED-7)

*PARKS, TRAILS, OPEN SPACE ELEMENT:*

- More parkland per capita than in the past (PTO-2)
- Assured funding for park maintenance (PTO-3)
- Preservation of open space lands in and near Elk Grove (PTO-15)
- Regional Open Space (PTO-17)

*PUBLIC FACILITIES/FINANCE ELEMENT:*

- Water supply and delivery in time to meet demand (PF-3)
- Sewer facilities in time to meet demand (PF-8)
- No sewer in Sheldon area (PF-10)
- Phase infrastructure (PF-19)
- Financing for major roadways (PF-20)
- New development pays its fair share for required infrastructure (PF-21)
- Phasing plans required in new growth areas (PF-22)
- Fee programs (PF-25)

## Growth Control Implementation

The growth control policies in the Elk Grove General Plan recognize that growth is caused by a wide variety of factors, ranging from the state of the economy to interest rates to the availability of infrastructure systems to serve new homes and businesses. The City also recognizes that most of these factors are beyond the control of the City; in response, the General Plan focuses its growth control efforts into those areas over which the City can exert control: primarily, the planning of land uses and the financing and construction of new roads and other infrastructure.

Growth control as it is typically applied addresses three factors:

- The **rate** of growth, which is generally “controlled” by placing a cap on the number of homes or businesses which can be built annually
- The location of growth, which includes the designation of planned land uses in the General Plan and which may also include the phasing of development (e.g., which areas will be allowed to build first, second, and so on).
- The timing of growth, which is essentially a combination of rate and location, and is typically tied to the construction of public infrastructure.

It is the growth control policy of the City of Elk Grove to regulate rate, location, and timing of growth as follows:

1. In the area of the city south of Elk Grove Boulevard and west of Hwy 99, the City shall require that all new development (with the exception of Lent Ranch Mall and the South Pointe Policy Area) shall occur within an approved Specific Plan. (Lent Ranch Mall was approved through a Special Planning Area. All future development within Lent Ranch will be required to prepare detailed District Development Plans and to provide detailed phasing and financing plans.) These Specific Plans shall address rate, location, and timing of growth, and shall include financing provisions which comply with and implement the City’s General Plan policies regarding levels of service, provision of infrastructure ahead of need, maintenance of ongoing operations, etc. Each Specific Plan may contain policies and/or requirements as deemed necessary by the City to regulate the rate of development; this may include a numeric cap, a cap on percentage of growth from year to year, or any other method deemed appropriate.

2. In all other areas of Elk Grove, the rate, location, and timing of growth shall be reviewed on a case-by-case basis as development projects are reviewed by the City. All projects shall be required to comply with and implement General Plan policies regarding levels of service, provision of infrastructure ahead of need, maintenance of ongoing operations, etc.

### **Monitoring**

The City Council shall be provided with an Annual Growth Report no later than 60 days after the DOF publishes its annual estimates of population for California cities and counties entitled "E-1 City/County Populations Estimates" which is published May 1<sup>st</sup> of each year. The report to the City Council shall include information on at least the following:

- The rate and location of residential and non-residential growth, both in numerical terms (e.g., number of housing units) and in terms of percentage increase. The rate of growth shall be compared to historical rates.
- The development of new infrastructure and other public facilities (including schools and parks) over the past year.
- The ability of existing infrastructure and public facilities to accommodate demand. This may include a report on the congestion on streets and highways in Elk Grove, the level of overcrowding at public schools, and other information.
- Planned infrastructure and public facilities construction for the coming year.

The City Council may, after reviewing the Annual Growth Report, provide direction to staff to ensure the proper implementation of the Growth Control Strategy.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 2nd day of June 2004.