

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
--------------

**Project Title:** Bilby Ridge Specific Plan

Lead Agency: City of Elk Grove Contact Person: Kyra Killingsworth  
 Mailing Address: 8401 Laguna Palms Way Phone: (916) 478-3684  
 City: Elk Grove, CA Zip: 95758 County: Sacramento

**Project Location:** County: Sacramento City/Nearest Community: Elk Grove  
 Cross Streets: Bilby Road and Bruceville Road Zip Code: 95757

Longitude/Latitude (degrees, minutes and seconds): 38 ° 22 ' 40 " N / 121 ° 25 ' 48 " W Total Acres: 490

Assessor's Parcel No.: 132-0132-006; 132-0132-007; 132-0300-002, -001, -003, -005, -004 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: I-5 Waterways: Cosumnes River and Shed C Channel  
 Airports: N/A Railways: N/A Schools: Carroll, Toby Johnson, Franklin, Cosumnes Oaks,

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 2,844 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres 27.7 Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: Public Facilities, Open Space: 490 acres; Parks: 2.4 to 23 acres  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW  
 Waste Treatment: Type \_\_\_\_\_ MGD  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: Community Commercial: 16.6 acres and Employment Center: 11.1 acres

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Cultural and Tribal Cultural Resources,

**Present Land Use/Zoning/General Plan Designation:**

General Agriculture, 80-acre minimum

**Project Description:** *(please use a separate page if necessary)*

The applicant proposes a Specific Plan for 484 acres on on southern side of the City. Additional Information is on a separate sheet.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

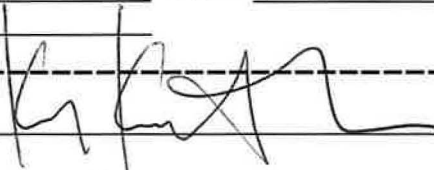
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                         | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                |
| <input checked="" type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input checked="" type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>3</u>                | <input type="checkbox"/> Public Utilities Commission                         |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics            | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>                 |
| <input checked="" type="checkbox"/> Caltrans Planning                           | <input checked="" type="checkbox"/> Resources Agency                         |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input checked="" type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                               | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input checked="" type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>               | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                        | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                         | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                        |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date January 13, 2023 Ending Date February 13, 2023

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>AECOM</u>	Applicant: <u>Katherine Bardis</u>
Address: <u>2020 L Street, Suite 400</u>	Address: <u>10630 Mather Blvd</u>
City/State/Zip: <u>Sacramento, CA 95811</u>	City/State/Zip: <u>Mather, CA 95655</u>
Contact: <u>David Rader</u>	Phone: <u>(831) 229-4778</u>
Phone: <u>(916) 266-4942</u>	

Signature of Lead Agency Representative:  Date: 1/13/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## Project Description:

The Bilby Ridge Specific Plan proposes low-, medium-, and high-density residential development; community commercial uses; employment center uses; parks and open space; resource management and conservation; and public services. The Project objectives include: provide for approximately 3,000 residential units and 30 acres of commercial and employment-generating uses integrated with public uses and open space; organize schools, parks, open space, and landscape corridors into a cohesive interconnected system that promotes connectivity and active transportation; provide a framework that implements the applicable goals and policies of the City of Elk Grove General Plan and that is consistent with the City's Vision and Supporting Principles, as represented by Study Area organizing principles, consistent with General Plan Policy LU-3-1; create a land use plan with a balance of residential and employment uses located and configured to create an attractive, vibrant, complete community, in furtherance of General Plan Goal LU-1 and Policy LU-1-2; develop complementary neighborhood-serving commercial uses adjacent to residential areas that include a diverse mix of housing densities and styles, as directed by General Plan Policy LU-1-6 and the Residential Neighborhood District General Components; consistent with Policy MOB-3-1, establish a balanced transportation network with a wide variety of options to ensure the safety and mobility of all users, including pedestrians, cyclists, motorists, children, seniors, and people with disabilities; and define an implementation strategy that is flexible and able to respond to future economic and social changes. The proposed Bilby Ridge land use plan includes parks and open space, commercial uses, a mix of residential densities, a proposed 10-acre elementary school site, a fire station, and flood control and water quality facilities.