

## **2 PROJECT DESCRIPTION**

### **2.1 PROJECT LOCATION**

The Bilby Ridge Sphere of Influence Amendment (SOIA) (Bilby Ridge site or project site) consists of approximately 480 acres and is located in the unincorporated area of Sacramento County, just south of the City of Elk Grove (City) (see Exhibit 2-1). The City's existing jurisdictional boundaries are adjacent to the project site's western, northern, and eastern boundaries. Roadway access to the project site is provided by Willard Parkway, Bilby Road, Bruceville Road, and Kammerer Road.

### **2.2 PROJECT BACKGROUND**

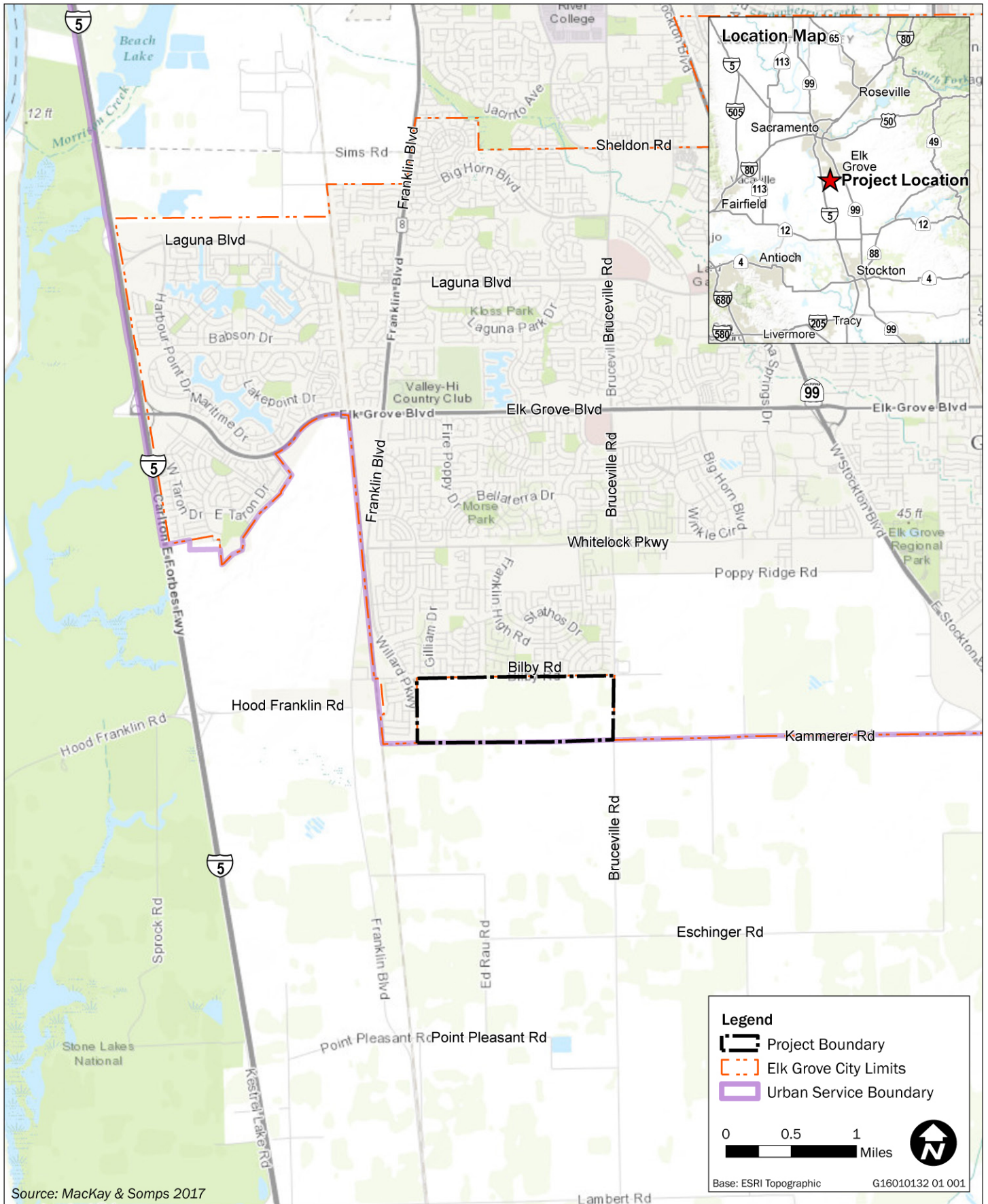
#### **2.2.1 Cortese-Knox-Hertzberg Local Government Reorganization Act**

Local agency formation commissions (LAFcos) are state-mandated quasi-judicial county-wide commissions who have the sole discretion to approve, modify and approve, or disapprove boundary changes of cities and special districts, the formation of new agencies, including the incorporation of new cities and districts, and the consolidation or reorganization of special districts and or cities as provided for under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. LAFcos are charged to ensure the orderly formation of local governmental agencies, to preserve agricultural and open space lands, and to discourage urban sprawl.

A SOI is defined under California Government Code Section 56425 as a plan for the probable physical boundary and service area of a local governmental agency. This includes areas adjacent to the existing service area of the jurisdiction where services might be reasonably be expected to be provided in the next 20 years.

#### **2.2.2 Previous Sphere of Influence Amendment Application**

The Bilby Ridge site was originally part of the 2008 City of Elk Grove SOIA application to the Sacramento LAFco that requested the amendment of the City's SOI for approximately 10,536 acres (LAFco application LAFc#04-08). Through that process, the application was subsequently modified to reduce the area under consideration for a SOI amendment to approximately 7,869 acres (LAFco application LAFc#09-10). Ultimately, the application was withdrawn by the City in 2013. Currently, the City's SOI boundary is coterminous with its existing jurisdictional boundaries (i.e., city limit boundaries) and consist of the project site's western, northern, and eastern boundaries.



Source: MacKay & Somps 2017

**Exhibit 2-1**

**Project Location**



## 2.3 EXISTING CONDITIONS

### 2.3.1 Bilby Ridge Site

Most of the Bilby Ridge site is currently in agricultural production (e.g., row crops, irrigated and non-irrigated pasture land) (see Exhibit 2-2). Two of the seven project site parcels are currently under Williamson Act contracts<sup>1</sup>. There are currently 10, single-family residences on the site as well as several accessory structures. The Sacramento County General Plan land use designation for the site is Agricultural Cropland, which designates lands most suitable for intensive agricultural activities, including row crops, tree crops, irrigated grains, and dairies. The project site is located within the County's Urban Services Boundary. Sacramento County's General Plan Land Use Element specifically designates the Urban Services Boundary as the ultimate boundary of the urban area of the County.

### 2.3.2 Surrounding Land Uses

Adjacent land uses to the project site include agricultural operations to the south and east, and single-family residential and related uses to the west and north. The City of Elk Grove East Franklin Specific Plan, Laguna Ridge Specific Plan, the Southeast Policy Area border the site and designate residential, park, and open space uses adjacent to the site (see Exhibit 2-3). Land areas south of the project site are designated Agricultural Cropland by the Sacramento County General Plan.

The alignment of the approved Capital SouthEast Connector (planned 35-mile multi-lane limited access roadway connecting Interstate 5, State Route 99, and US Highway 50 in El Dorado County) is located south of the Bilby Ridge site (see Exhibit 2-3). The Capital SouthEast Connector Joint Powers Authority (Connector JPA), City of Elk Grove, and Sacramento County are coordinating on the proposed Kammerer Road Extension Project that is located south of the project site and would consist of a four-lane expressway with a Class 1 bicycle and pedestrian trail along the expressway.

The project site is located within the current boundaries of the South Sacramento Habitat Conservation Plan (SSHCP) area that is under preparation. The SSHCP is a regional approach to addressing issues related to urban development, habitat conservation, and agricultural protection. The SSHCP is intended to consolidate environmental efforts to protect and enhance important habitat areas to provide ecologically viable conservation areas while streamlining the environmental permitting process for development projects.

Please refer to Section 3.9, "Land Use," for more detailed information about the specific surrounding uses and adopted land use plans.

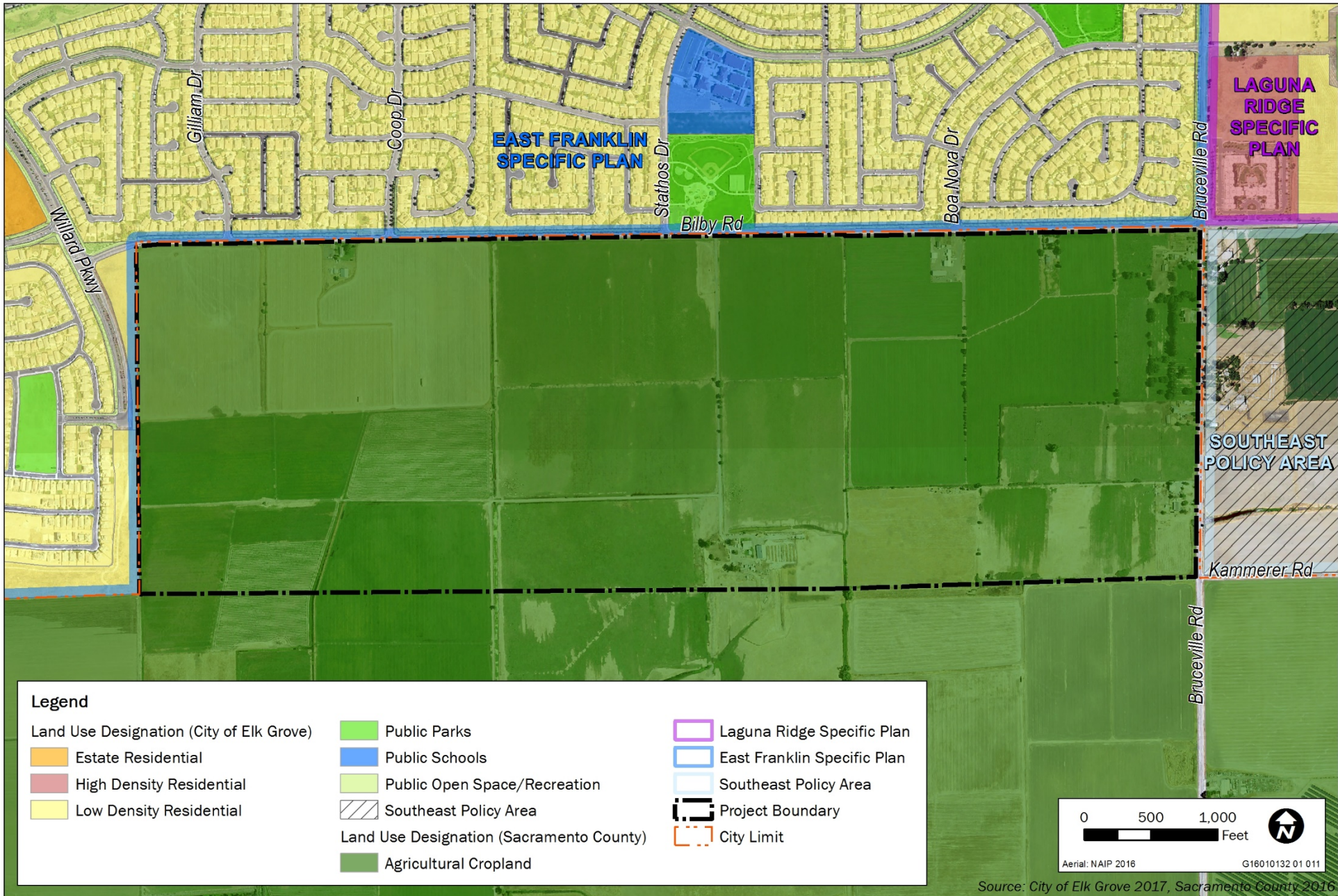
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<sup>1</sup> A Williamson Act contract is a long-term landowner commitment to maintain farmland in agricultural uses in exchange for the tax assessment of the property based upon use rather than market value. See Section 3.2, "Agricultural Resources," for further discussion.









**Exhibit 2-3**

**Surrounding Land Uses**



## 2.4 PROJECT OBJECTIVES

Sacramento LAFCo has identified the following project objectives for the project:

- ▲ amend the Sphere of Influence (SOI) boundary beyond the existing Elk Grove city limits to accommodate orderly and sustainable growth compatible with the Sacramento LAFCo, City of Elk Grove, and Sacramento County growth goals and policies, including promoting a sustainable jobs to housing ratio;
- ▲ implement the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 consistent with public service conditions present or reasonably foreseeable in the proposed Bilby Ridge SOIA area;
- ▲ establish a logical boundary within which future and annexation requests to the City of Elk Grove may be considered; and
- ▲ establish an expanded SOI for the City of Elk Grove that will facilitate the protection of important environmental, cultural, and agricultural resources.

## 2.5 PROJECT CHARACTERISTICS

### 2.5.1 Sphere of Influence Amendment

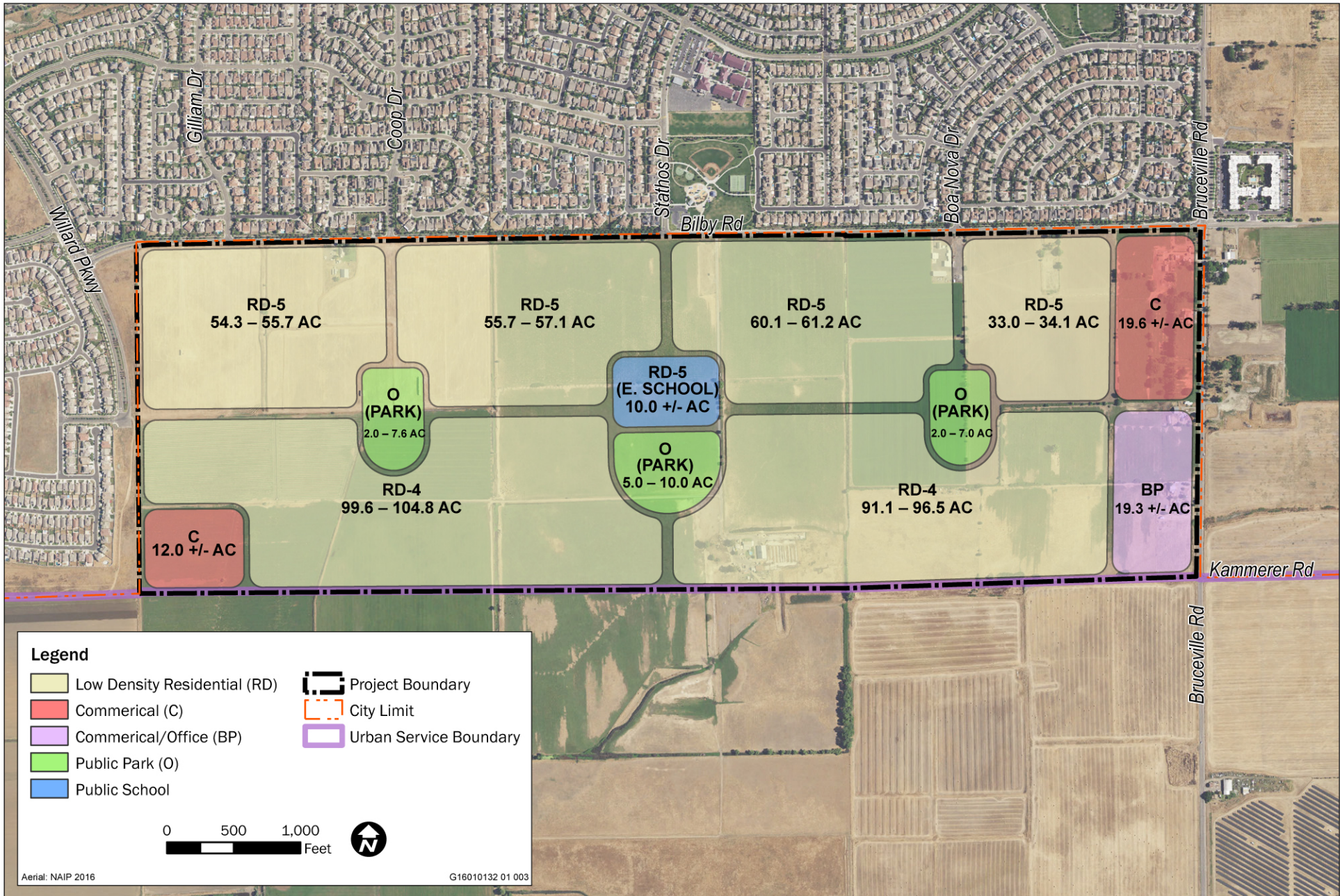
The Bilby Ridge SOIA would allow the City of Elk Grove and other service providers to plan for future urbanization of the approximately 480-acre site as an area planned for potential urban growth. However, approval of the SOIA would not authorize changes in land use or governance by the City unless the project site is annexed to the City. Annexation of the project site to the City is not an action under consideration for this project. Rather, LAFCo is requested to consider whether the Bilby Ridge site should be included in the SOI for the City as a logical expansion of potential urban growth for the City. If the SOIA were approved, land use activities within the project site would remain under the jurisdiction of Sacramento County until annexation is approved by LAFCo at some future time.

### 2.5.2 Land Use Assumptions

The Bilby Ridge SOIA does not include land use designations or zoning as specific approval actions. Proposed land use and zoning designations for a site are provided at the time a request for annexation of the site is submitted to LAFCo. However, for LAFCo to understand and fully evaluate the direct and indirect impacts associated with consideration of the Bilby Ridge SOIA, it must also consider the reasonable development pattern and intensity that could occur at the site from subsequent land use approvals.

To provide a framework for project evaluation, the project applicant has identified the following land use and development capacities for the project site (Table 2-1 and Exhibit 2-4). These proposed land uses are the applicant's representations of intended development for the site. However, it should be noted that this is not the City's official intention for development. The City's intention for development, and evaluation of a project's consistency with that development intention, would occur at the time an annexation application is submitted. Nonetheless, for purposes of evaluation of a reasonable development scenario that could occur on the project site, the land uses proposed by the applicant and identified in Table 2-1 and Exhibit 2-4 are intended to be consistent with existing adjacent City land use designations and development patterns.





**Exhibit 2-4**

**Bilby Ridge SOIA Conceptual Land Use Plan**

**Table 2-1 Conceptual Land Use Plan for Bilby Ridge SOIA Area**

Land Use	City Zoning	Acreage <sup>1</sup>	Maximum Development Potential <sup>2,3</sup>
Low Density Residential	Single-Family Residential Detached (RD-4) 4.0 dwelling units per acre	190.7 - 201.3	805 dwelling units 2,415 residents
	Single-Family Residential Detached (RD-5) 5.0 dwelling units per acre	203.1 - 208.1	1,041 dwelling units 3,125 residents
Commercial/Office/Business Professional	Business Professional (BP) <sup>2</sup>	19.3	3,474 employees
Commercial	Commercial (C) <sup>2</sup>	31.6	885 employees
Public Schools	-	10.0	-
Public Parks	Park (O)	9.0 - 24.6	-
<b>Total</b>		<b>479.3</b>	<b>1,846 dwelling units 5,540 residents 4,359 employees</b>

<sup>1</sup> Acreage range for residential uses and parks accounts for deviations based on anticipated park requirements. Development potential assumes the maximum amount of residential land.

<sup>2</sup> Population was estimated assuming three persons per dwelling unit.

<sup>3</sup> Employment assumptions based on SACOG Placetype model data for "Community/Neighborhood Commercial" (28 employees per acre) and "Moderate-Intensity Office" (180 employees per acre).

Source: Compiled by Ascent Environmental 2017

## 2.6 APPROVALS AND PERMITS

Sacramento LAFCo has sole authority to consider local agency reorganizations, including requests to amend an existing SOI under the Cortese-Knox Hertzberg Act. This project would be subject to review and approval by Sacramento LAFCo. No other governmental approvals would be required as part of this action.

If in the future, annexation is approved by Sacramento LAFCo, the site would be in the City's jurisdiction. Any proposed construction could require demolition and disposal of existing structures, grading and excavation, building foundations, trenching and installation of utilities, paving of parking lots and internal roadways, and lighting, subject to review under the City's zoning regulations and design requirements.