



RECORDING REQUESTED  
WHEN RECORDED MAIL TO:

## COUNTY OF SACRAMENTO

OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW  
827 SEVENTH STREET, ROOM 225  
SACRAMENTO, CA 95814  
WWW.PER.SACCOUNTY.NET

CONTACT PERSON: TODD SMITH  
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

# NOTICE OF DETERMINATION

FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE

**PROJECT TITLE:** NewBridge Specific Plan

**CONTROL NUMBER:** PLNP2010-00081

**STATE CLEARINGHOUSE NUMBER (IF SUBMITTED):** 2013012028

**PROJECT LOCATION:** The project is located Vineyard community of unincorporated Sacramento County, southeast of Mather Airport, and just west of the City of Rancho Cordova. The Project is bounded on the east by Sunrise Boulevard (the City of Rancho Cordova and County boundary line); to the south by Jackson Road; to the north by Kiefer Boulevard; and the west boundary is 2,000 feet west of Eagles Nest Road.

**APN:** 067-0050-048; 067-0080-013, 014, 015, 016, 025, 029, 030, 037, and 047; 067-0090-002, 005, 018, 019, and 021; 067-0120-018, 059, 060, 066, and 067

**DESCRIPTION OF PROJECT:** The NewBridge Specific Plan (NSP) will be the primary land use document which stipulates uses, design guidelines and development standards within the 1,095.3± acre project area. The Project requests the following Entitlements:

1. A **General Plan Amendment** to move the Urban Policy Area (UPA) boundary south and west to include approximately 1,095.3 acres encompassing the NewBridge Specific Plan area which includes:
  - a. NewBridge North Planning Area (658 acres)
  - b. NewBridge South Planning Area (132.3 acres)
  - c. NewBridge West Planning Area (305 acres)
2. A **General Plan Amendment** to amend the Land Use Diagram to:
  - a. Change the land use designations from Extensive Industrial (513.3 acres), General Agriculture (20 acre) (411.6 acres), Recreation (65 acres) to Low Density Residential (470.0 acres), Medium Density Residential (42.1 acres), Commercial & Offices (47.9 acres), Mixed Use (13.5 acres), Natural Preserve (294.2 acres), Cemetery, Public & Quasi-Public (5.0 acres), and Recreation (116.0 acres). *Note: A portion of the NewBridge West Planning Area on the northwest corner of Jackson Road and Eagles Nest Road (105.6 acres) will retain all existing General Plan Land Use Designations.*
  - b. Remove the Aggregate Resource Areas combining land use designation on the area designated General Agriculture (20 acre) – Aggregate Resource Areas.
3. A **General Plan Amendment** to change the Bicycle Master Plan to add and amend on- and off-street bikeways as shown in the Bicycle Master Plan Amendment Diagram.
4. **Amend the General Plan Transportation Diagram** to change:
  - a. Kiefer Boulevard between Eagles Nest Road to Sunrise Boulevard from developing post-2030 (4-lane arterial) to developing pre-2030 (4-lane arterial), as shown in the Transportation General Plan Amendment Diagram.
  - b. Sunrise Boulevard between Kiefer Boulevard to Jackson Road from developing post-2030 (thoroughfare) to developing pre-2030 (thoroughfare).
  - c. Jackson Road between Eagles Nest Road and Sunrise Boulevard from developing post-2030 (thoroughfare) to developing pre-2030 (thoroughfare).
5. A **General Plan Amendment** to amend the General Plan, including the Land Use Diagram, to include a Mixed Use Diagram Designation.

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 State of California OPR, 1400 Tenth Street, Room 121 Sacramento, CA 95814

6. A **Community Plan Amendment** to amend the Vineyard Community Plan to change the Community Plan designation of the parcels located within the NewBridge Specific Plan area (1,095.3 acres) from Permanent Agriculture (AG-160) (411.6 acres), Permanent Agriculture (AG-80) (105.4 acres), Permanent Agriculture (AG-20) (5.0 acres), Heavy Industrial (313.7 acres), Light Industrial (199.6 acres), and Recreation (60.0 acres) to NewBridge Specific Plan Area (1,095.3 acres).
7. Adoption of the NewBridge Specific Plan for the approximately 1,095.3± acre NewBridge Specific Plan area including a Specific Plan Land Use Diagram, Design Guidelines and Development Standards.
8. Acceptance of an Affordable Housing Strategy for the NewBridge Specific Plan consisting of on-site construction of affordable units and/or dedication of land.
9. Adoption of a Development Agreement(s) for the NewBridge Specific Plan by and between the County of Sacramento and the landowners.
10. Adoption of a Public Facilities Financing Plan for the NewBridge Specific Plan area.
11. Adoption of an Urban Services Plan for the NewBridge Specific Plan Area.
12. Adoption of a Water Supply Master Plan Amendment: Amends the existing Zone 40 Water Supply Master Plan to include provision of water service to the NewBridge Specific Plan Area. Requires Sacramento County Water Agency Board of Directors approval.
13. Approval of a Water Supply Assessment for the NewBridge Specific Plan. Required by the California Water Code to link land use and water supply planning activities. Requires Sacramento County Water Agency Board of Directors approval.

The project will also require the following future actions:

1. Annexation into or creation of a County Service Area (CSA). A subsequent action may be required by the County Board of Supervisors to establish a Benefit Zone, to implement funding and service provision.
2. Annexation into Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Requires SASD and SRCSD Board of Directors approval.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:** SACRAMENTO COUNTY / [CEQA@SACCOUNTY.NET](mailto:CEQA@SACCOUNTY.NET)

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:**

East Sacramento Ranch, LLC  
 Attn: Michael Koewler  
 11350 Kiefer Boulevard  
 Sacramento, CA 95830

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on October 6, 2020 and has made the following determinations concerning the above described project.

1. The project **will** have a significant effect on the environment.
2. A **Revised Final Environmental Impact Report was prepared and certified** for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were** made a condition of the approval of the project.
4. A mitigation monitoring and reporting program **was** adopted.
5. A statement of Overriding Considerations **was** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA.
7. California State Department of Fish and Wildlife Fees (Fish & Game Code Section 711.4)
  - a. **The project is not de minimis and is, therefore, subject to the following fees:**
    - i. **\$3,168.00 for review of an Environmental Impact Report**
    - ii. **\$40 for County Clerk processing fees.**

The Revised Final Environmental Impact Report and record of project approval or the Negative Declaration is available to the General Public at the physical and internet addresses located above.

**[Original Signature on File]**

**Todd Smith**  
 Interim Environmental Coordinator  
 Sacramento County, State of California

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