

Department of
Community Development
Lori A. Moss, Director



Divisions
Building Permits & Inspection
Code Enforcement
County Engineering
Planning & Environmental Review

DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning and Environmental Review Division
NOTICE OF PREPARATION

JANUARY 8, 2013

TO: ALL INTERESTED PARTIES

**SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR
NEWBRIDGE SPECIFIC PLAN (CONTROL NUMBER: PLNP2010-00081)**

Sacramento County will be the CEQA Lead Agency for preparation of an Environmental Impact Report (EIR) for a project known as NEWBRIDGE SPECIFIC PLAN. This Notice of Preparation has been sent to responsible and trustee agencies and involved federal agencies pursuant to Section 15082 of the CEQA Guidelines. Agencies should comment on the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

The project description, location, and the probable environmental effects are contained in the attached materials and may also be viewed online at: <http://www.DERA.SacCounty.net>.

Please send your Agency's response to this Notice to:

Catherine Hack, Environmental Coordinator
Department of Community Development
Planning and Environmental Review Division
827 7th Street, Room 220, Sacramento, CA 95814
or via e-mail at: DERA@saccounty.net.

Your response should include the name of a contact person in your agency.

Agencies with specific questions about the project should contact Peter Morse, Environmental Review Project Manager, at (916) 874-7914 for further information.

PROJECT TITLE:

NEWBRIDGE SPECIFIC PLAN

CONTROL NUMBER:

PLNP2010-00081

PROJECT PROPONENT(S):

Owner:
East Sacramento Ranch, LLC
Attn: Michael Koewler

Applicant's Representative:
George Phillips/Kris Steward
Phillips Land Law, Inc.

Engineer:
MacKay & Soms Civil Engineers

REQUESTED 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:
 - NewBridge North Planning Area (664.8± acres)
 - NewBridge South Planning Area (132.3± acres)
 - NewBridge West Planning Area (298.2± acres)
2. A **General Plan Amendment** to add a Mixed Use land use designation to the General Plan, including the Land Use Element and Diagram.
3. A **General Plan Amendment** to amend the Land Use Diagram to:
 - a. Change the land use designations from Extensive Industrial (314.2± acres), General Agriculture (20 acre) (418.5± acres), Recreation (64.4± acres) to Low Density Residential (459.5± acres), Medium Density Residential (52± acres), Commercial & Offices (56.8± acres), Mixed Use (14.3± acres), Natural Preserve (100.5± acres), Cemetery, Public & Quasi-Public (3.1± acres), and Recreation (110.9± acres). *Note: The NewBridge West Planning Area (298.2 acres) will retain all existing General Plan Land Use Designations. See Table NOP-1: North and South Planning Areas* General Plan Designations.*
 - b. Remove the Aggregate Resource Areas combining land use designation on the area designated General Agriculture (20 acre) – Aggregate Resource Areas.
4. 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.
5. Amend the **General Plan Transportation Diagram** to change Kiefer Boulevard from developing post-2030 to developing pre-2030, as shown in the Transportation General Plan Amendment Diagram.
6. A **Community Plan Amendment** to amend the Vineyard Community Area 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) (418.5± acres), Permanent Agriculture (AG-80) (110.2± acres), Permanent Agriculture (AG-20) (4.8 acres), Heavy Industrial (314.2± acres), Light Industrial (188± acres), and Recreation (59.6± acres) to NewBridge Specific Plan Area (1,095.3± acres). See Table NOP-2: North, South and West Planning Areas.

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 Plan** for the NewBridge Specific Plan consisting of on-site construction of affordable units and/or dedication of land.
9. Adoption of a **Development Agreement** 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.

The project will also require the following:

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.
3. 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.
4. 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.

Table NOP-1: North and South Planning Areas* General Plan Designations

Existing General Plan Designations	Acres±	Requested General Plan Designations	Acres±
Extensive Industrial General Agriculture Recreation	314.2± 418.5± 64.4±	Low Density residential	459.5±
		Medium Density Residential	52.0±
		Commercial and Office	56.8±
		Mixed Use	14.3±
		Natural Preserve	100.5±
		Recreation	110.9±
		Public/Quasi Public	3.1±
Total Acres	797.1±		797.1±

*No changes in General Plan designations for West Planning Area

Table NOP-2: North, South and West Planning Areas Community Plan Designations

Existing Community Plan Designations	Acres±	Requested Community Plan Designations	Acre±
Permanent Agriculture-AG160	418.5±	NewBridge Specific Plan Area	1,095.3±
Permanent Agriculture-AG80	110.2±		
Permanent Agriculture-AG20	4.8±		
Heavy Industrial	314.2±		
Light Industrial	188.0±		
Recreation	59.6±		
Total Acres	1,095.3±		1,095.3±

PROJECT DESCRIPTION AND LOCATION:

The NewBridge Specific Plan project area is located in the Vineyard community of unincorporated southeastern Sacramento County, south of Mather Airport, and just west of the City of Rancho Cordova, in the northwest corner of Jackson Road and Sunrise Boulevard, as shown in Plate NOP-1: Location Map. The project is outside the Urban Policy Area (UPA), but is within the Urban Services Boundary (Plate NOP-2: Urban Service Boundary and Urban Policy Area Boundary). The proposed Specific Plan is bounded by Kiefer Boulevard to the north, Jackson Road to the south, and Sunrise Boulevard to the east. The western boundary of the Specific Plan is defined by parcel boundaries that are either adjacent or proximal to the west side of Eagles Nest Road. The project is approximately 17 miles from downtown Sacramento via Highway 50 and Jackson Road. Three Planning Areas referred to as North, South and West comprise the 1,095.3± acres NewBridge Specific Plan (Plate NOP-3: Specific Plan Planning Areas). Within the 1,095.3± acre Specific Plan the project proposes to develop only those properties within the North and South Planning Areas which encompass 797.1± acres.

Development is proposed in the area bordered by Eagles Nest Road, Jackson Road, Kiefer Boulevard and Sunrise Boulevard. The West Planning Area is within the Specific Plan but no change in land use designations is requested within it. Accordingly, the environmental analysis will be programmatic for the West Planning Area. The West Planning Area is comprised of a large, single parcel in the southwest corner of Kiefer Boulevard and Eagles Nest Road and ten smaller parcels in the northwest corner of Jackson Road and Eagles Nest Road that are not proposed for development at this time.

Within the North and South Planning Areas the applicant proposes land uses that include mixed use; low, medium and high-density residential; commercial; public/quasi-public, parks; and open space. General Plan Land Use designations within the West Planning Area will not change as part of the proposed project.

The applicant is requesting to amend the General Plan and Vineyard Community Plan to accommodate the NewBridge Specific Plan (Plate NOP-4: General Plan Amendment and Plate NOP-5: Community Plan Amendment). Additionally, the applicant is proposing to expand the Urban Policy Area (Plate NOP-6: Urban Policy Area Expansion). Of note is the request by the applicant to amend the General Plan Land Use Element and Diagram to include a 'Mixed Use' land use designation and standards. Currently, such a designation does not exist.

Plate NOP-1: Location Map

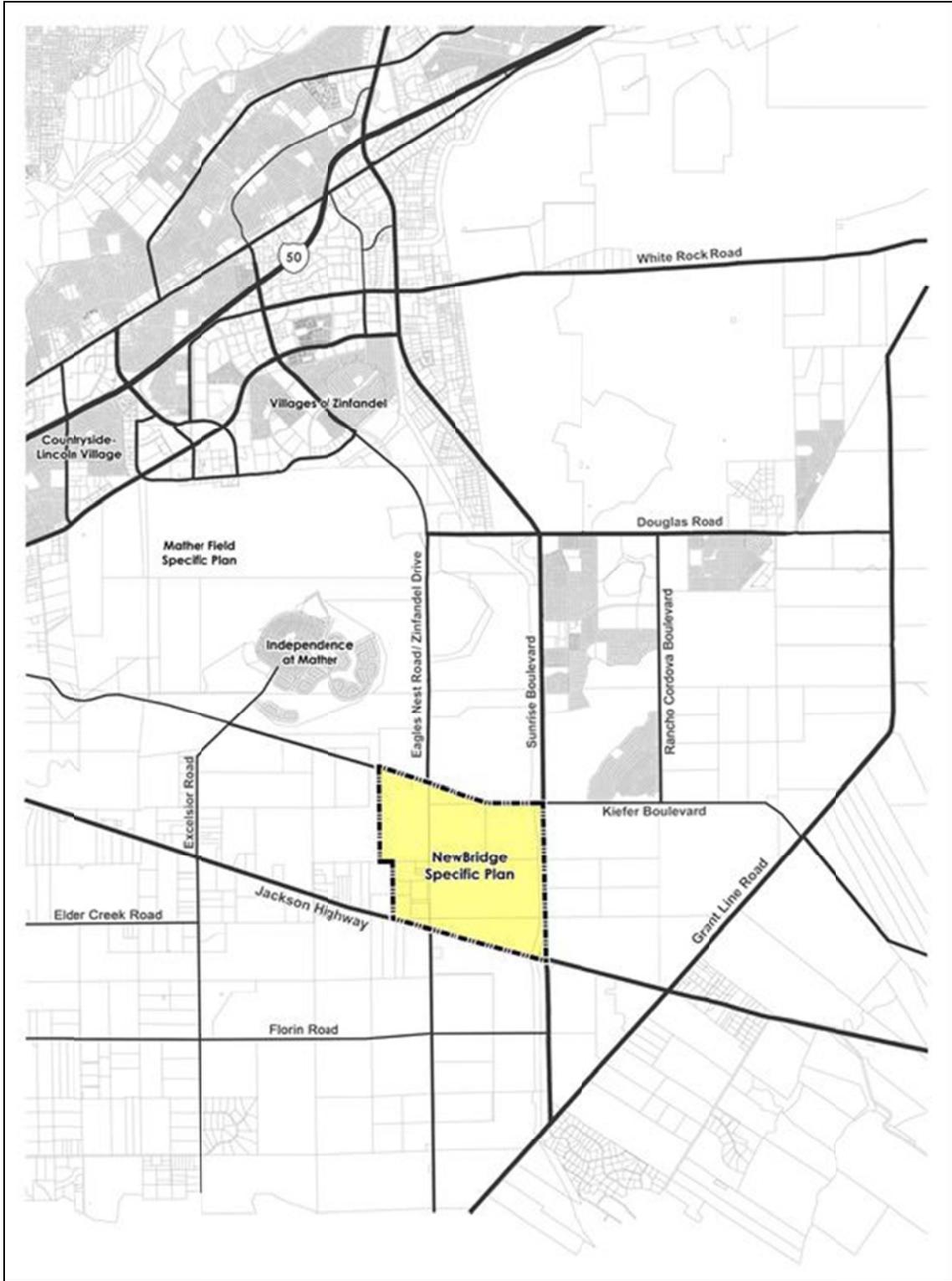


Plate NOP-2: Urban Service Boundary and Urban Policy Area Boundary

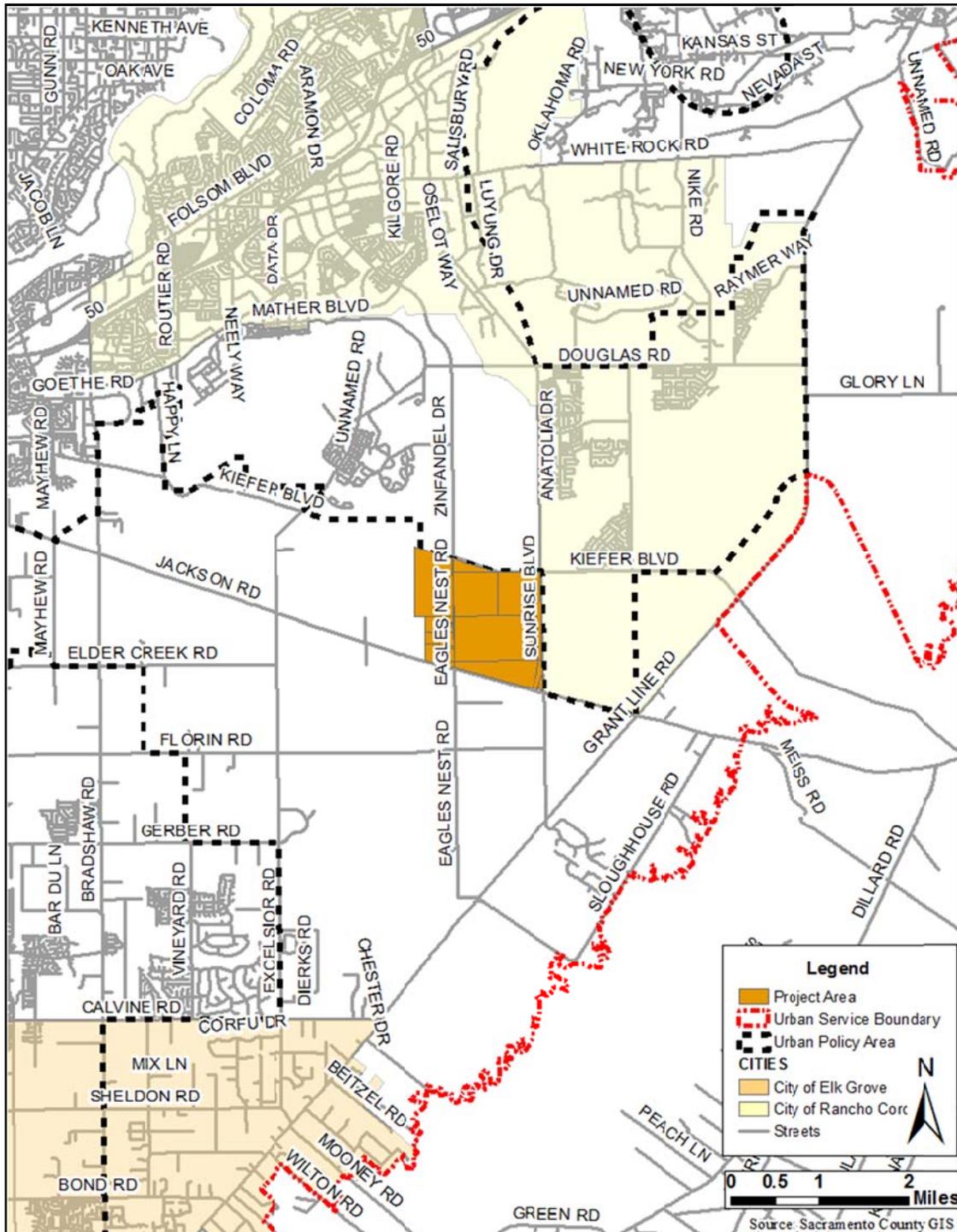


Plate NOP-3: Specific Plan Planning Areas

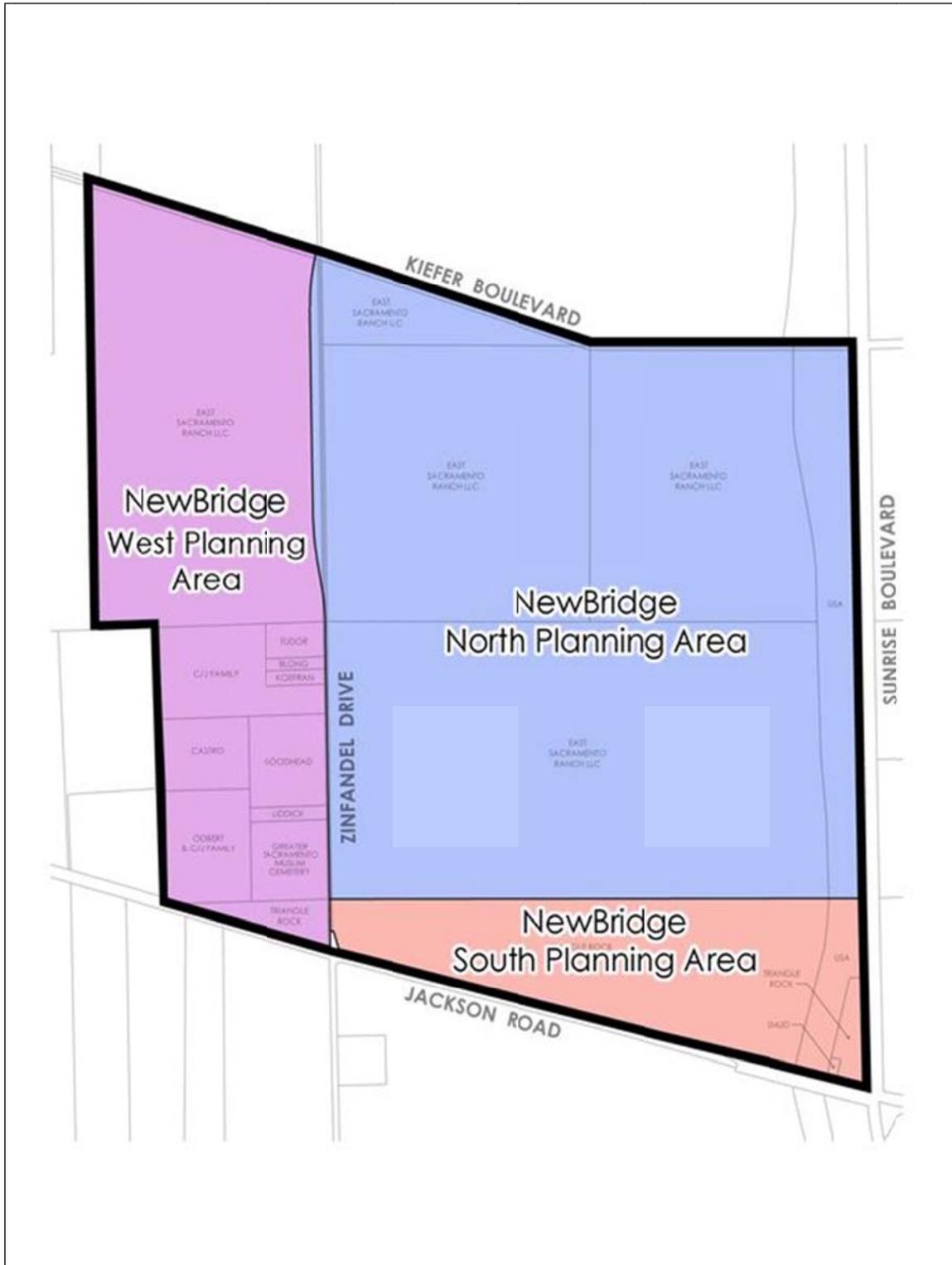


Plate NOP-4: General Plan Amendment

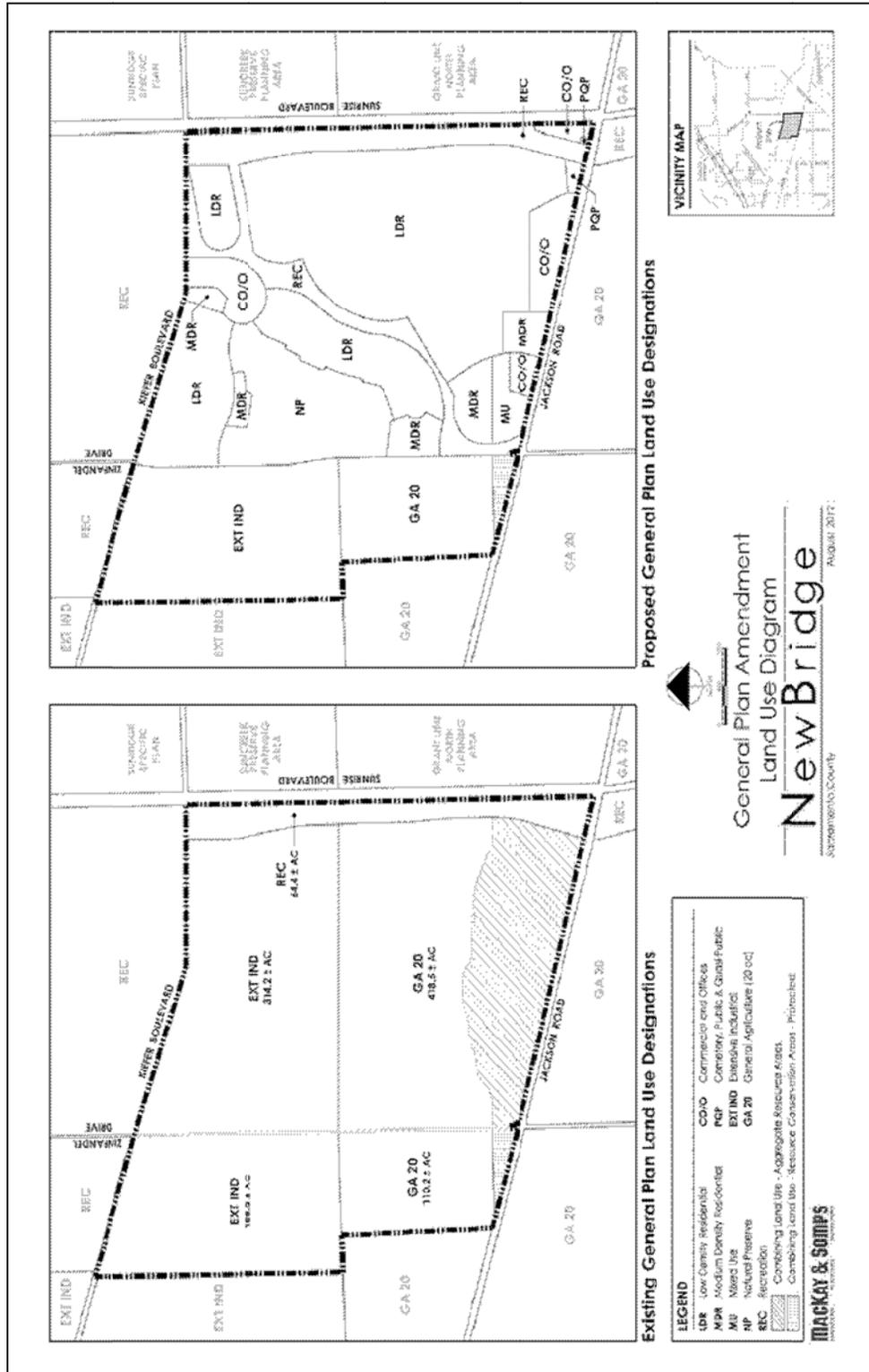


Plate NOP-5: Community Plan Amendment

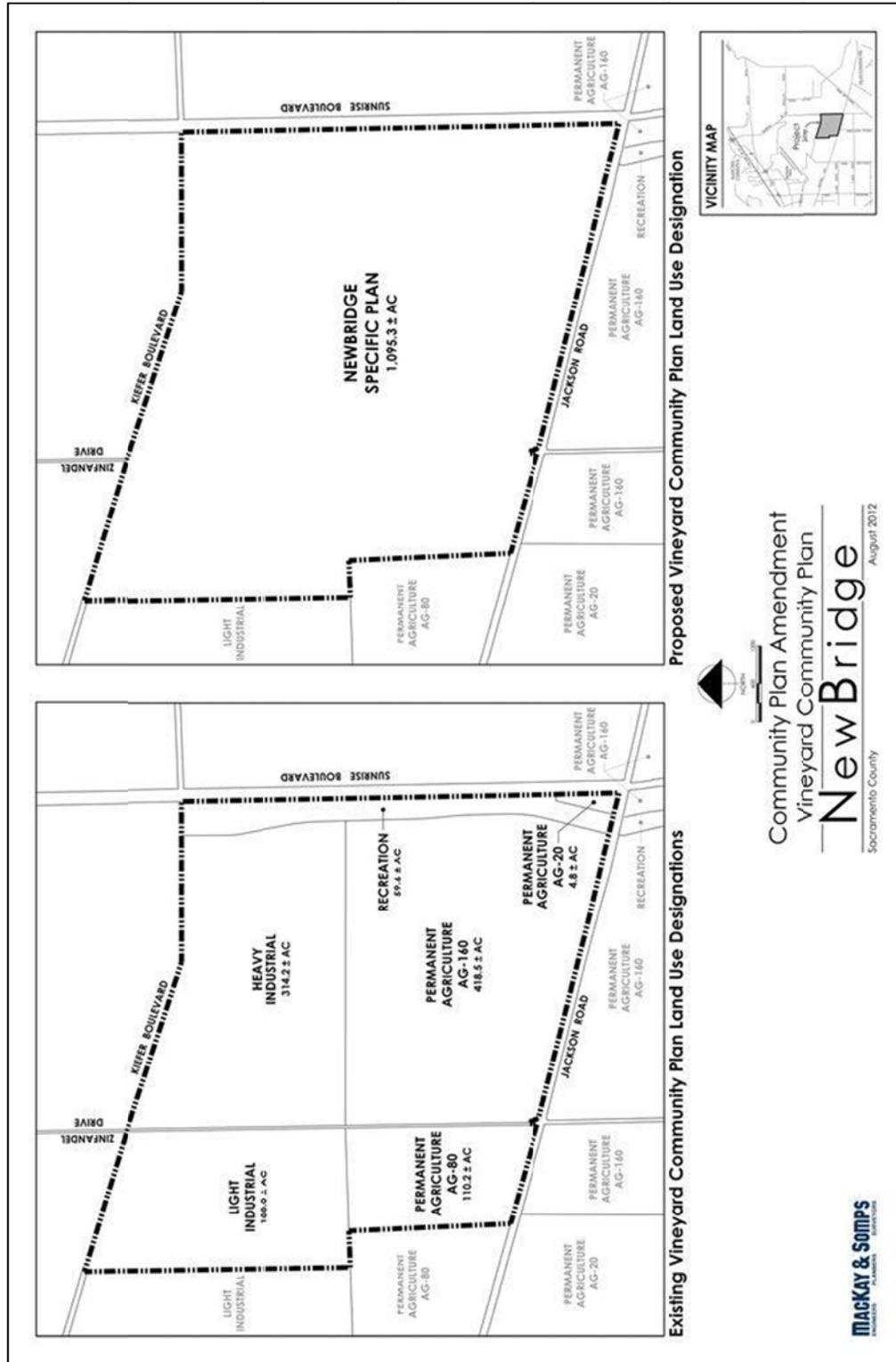
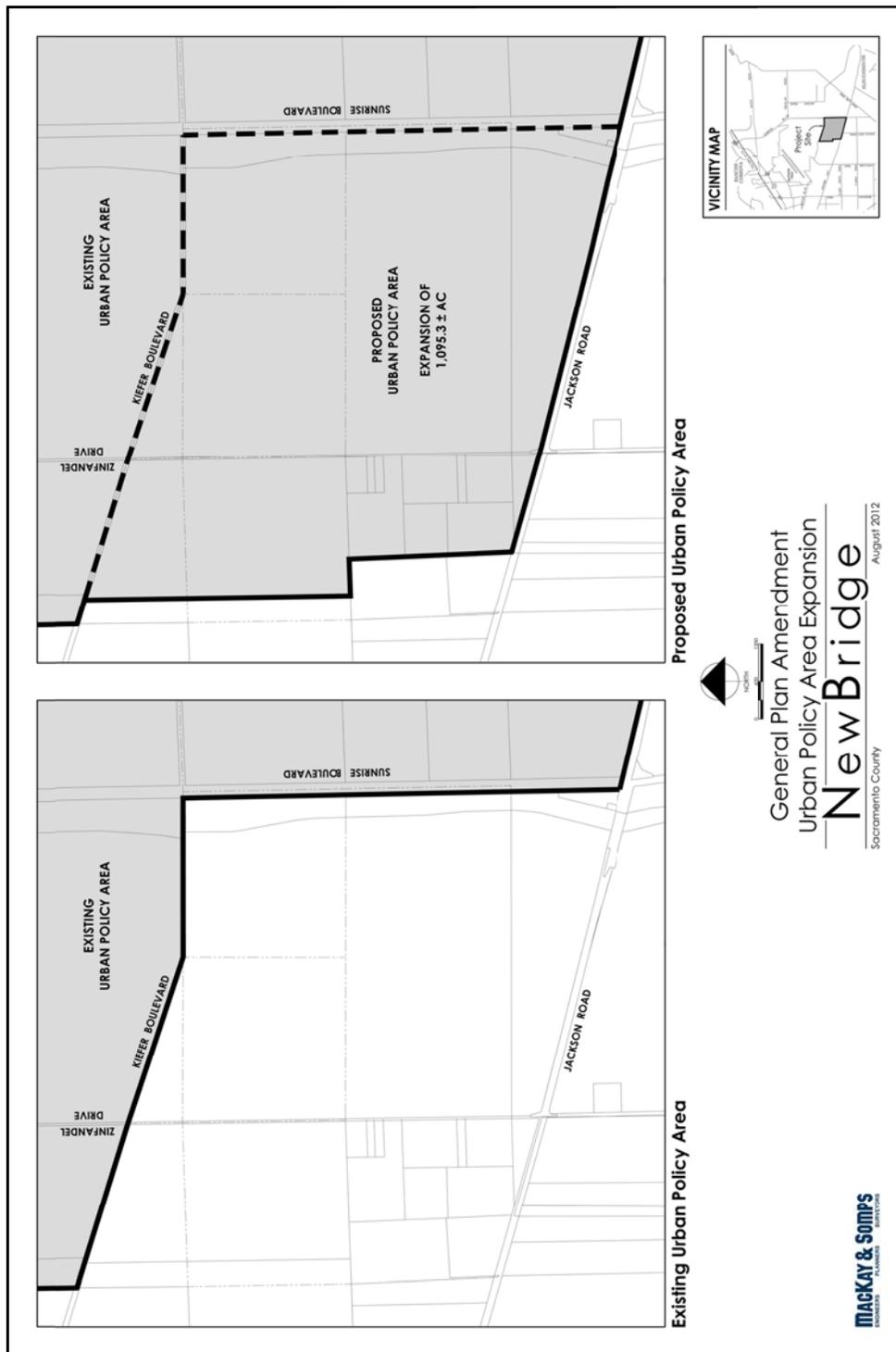


Plate NOP-6: Urban Policy Area Expansion



ENVIRONMENTAL/LAND USE SETTING:

The large northwestern parcel of the Specific Plan, west of Eagles Nest Road, is a relatively undisturbed vernal pool landscape. Livestock grazing is the typical land use for these vernal pool grasslands. A powerline trends northeast to southwest across the northern third of the Specific Plan. Within the southwest corner of the project site is the Sacramento Muslim Cemetery fronting Eagles Nest Road. A pet cemetery is just to the north. Small lot agricultural uses are also in the area. To the immediate south (off-site) across Jackson Road is an aggregate mine operated by Triangle Rock. Trees on site include various non-natives associated with residences or used to visually screen the rendering plant from traffic on Kiefer Boulevard.

Approximately 500± acres in the north part of the Specific Plan are zoned Light Industrial and Heavy Industrial, and contain numerous wetlands along with associated endangered species habitat. Frye Creek, an ephemeral drainage, partially transects the plan area from northeast to southwest, east of Eagles Nest Road. Typical vernal pool signatures shown as meandering swales between undulating hummocks are visible on both sides of Eagles Nest Road.

The 1,095.3±-acre project site is comprised of 20 parcels (Plate NOP-7: Project Parcel Boundaries). As shown in Plate NOP-8: Current Zoning the North and South Planning Areas are currently zoned M2 (Extensive Industrial) and AG-160 (Agricultural, 160 acre minimum). Currently the West Planning Area is zoned M1 (Intensive Industrial) and AG-80 (Agriculture, 80-acre minimum). Note that although parcels within the northwest corner of Eagles Nest Road and Jackson Road are zoned AG-80 the parcels range in size from 6 to 25 acres, less than the 80-acre minimum required by AG-80 zoning. These parcels are referred to as non-conforming parcels which typically were subdivided before the area was zoned AG-80.

As seen in Plate NOP-9: Location of Sacramento Rendering Plant within Project, an aerial image from 2009, most of the Sacramento Rendering Plant (SRP) is in the north central portion of the Northern Plan Area, including a series of water filtration/percolation ponds that extend to the south. Also shown on the aerial image are row crops to the east of the rendering plant and aforementioned ponds. In addition to the SRP, grazing is the other current land use which occurs in the North and South Planning Areas and northern half of the Western Planning Area.

Sacramento Rendering Plant

In the Northern Planning Area is the Sacramento Rendering Company Plant (SRP), which is owned by the Sacramento Rendering Company (SRC), an affiliate of East Sacramento Ranch, LLC (ESR), the project proponent. The SRP has been at its current location since 1955. Over the years encroaching urban development has come in conflict with the SRP and its associated processing of animal waste, such as dead livestock and butcher trimmings, for reuse and/or disposal. Although the rendering plant has been fitted with sophisticated water quality and odor controls through the application of multi-processing filtration and aeration ponds, as well as air emission scrubbers, the facility has been viewed as an incompatible neighbor to encroaching urban development.

Mather Airport

The project is approximately three miles southeast of the airport runways at Mather Airport, which was previously Mather Air Force Base but now serves as the region's air cargo facility and is also used as an Air Force training facility. Mather Airport's long runways can accommodate wide body and jumbo jets which are used by many of the private cargo carriers.

Plate NOP-7: Project Parcel Boundaries



Plate NOP-8: Current Zoning

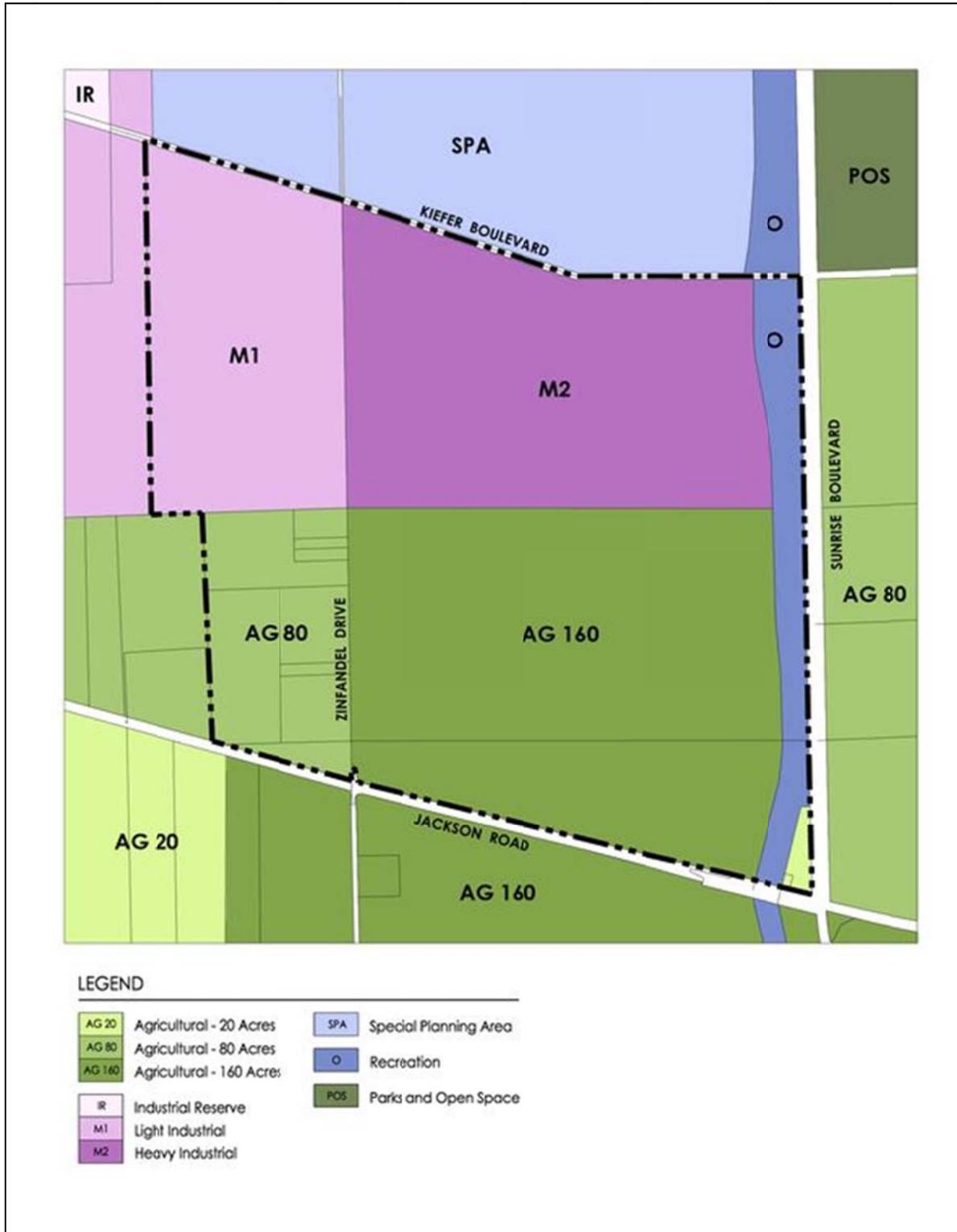
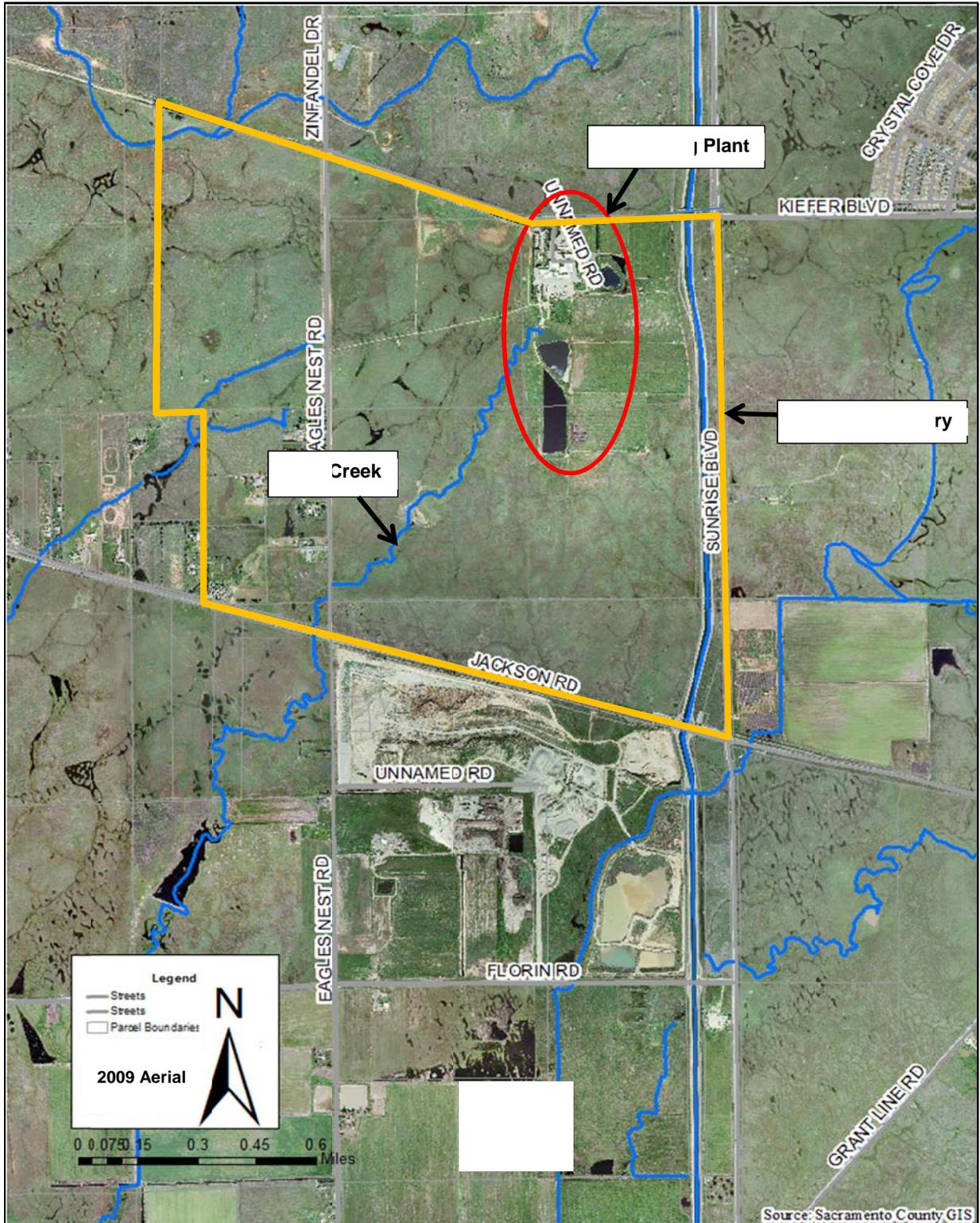


Plate NOP-9: Location of Sacramento Rendering Plant within Project



Although the runways are a sizeable distance from the proposed Specific Plan, noise from overhead air traffic is a component of the land use setting.

Urban Growth

To the east in Rancho Cordova are two proposed developments abutting Sunrise Boulevard known as Sun Creek and The Arboretum which, like NewBridge, are comprehensive plans with single-family residential, some higher density residential, commercial and office uses, and parkland. To the north the County is proposing the South Mather Specific Plan. West and contiguous to NewBridge is the Jackson Township Specific Plan (PLNP2011-00095). Further west and adjacent to Jackson Township is the West Jackson Highway Master Plan (PLNP2008-00240) (Plate NOP-10:). In addition, there are existing and approved residential developments to the northeast in the Rancho Cordova community of Anatolia.

PROPOSED LAND USES:

Plate NOP-11: Proposed Land Uses within Specific Plan Area identifies proposed land uses and Plate NOP-12: is an illustrative land use plan for NewBridge North and South Planning Areas. As noted previously, no development plans are proposed for the 298.2± West Planning Area. However, inclusion of this area in the Specific Plan indicates some type of development similar to what is proposed could occur provided it is consistent with the General Plan’s Growth Management Criteria. To analyze circulation and infrastructure within the Specific Plan area the following land uses are assumed for the West Planning Area:

- Open space preserve on 188 acres
- Urban and habitat uses on 110.2 acres
 - 660 residential units, including mixed use residential units
 - Consistency with RHNA requirements
 - Close proximity to community amenities, including a 9.5 acre school site
 - Habitat linkage corridor of approximately 300 to 700 feet in width.

Residential

The North and South Planning Areas of the NewBridge Specific Plan identify lower density residential uses toward the center of the project, which is identified as providing a public or quasi-public use (such as an elementary school) as well as a park. On the outer margins of the Specific Plan near intersections with planned and existing project boundary roadways are both medium and high density residential uses. Table NOP-3: Residential Uses, North and South Planning Areas identifies proposed residential acreage and densities for the New Bridge Specific Plan. The plan calls for 38.3 percent of the housing stock to be low density residential, which is less than 7 units per acre; 26.7 percent of the housing stock to be medium density residential, which is 7 to 22.9 units per acres; and 35 percent of the housing stock to be high density residential, which is 23 to 40 units per acre.

Table NOP-3: Residential Uses, North and South Planning Areas

Residential Use	NewBridge North		NewBridge South		Total	
	Dwelling Units	Acres	Dwelling Units	Acres	Dwelling Units	Acres
Low Density	1,200	216.5	140	21.3	1,340	237.8
Medium Density	520	59.0	175	19.4	695	78.4
High Density	755	30.1	185	7.6	940	37.7
TOTAL	2475	305.6	500	48.3	2,975	353.9

Plate NOP-10: Regional Context

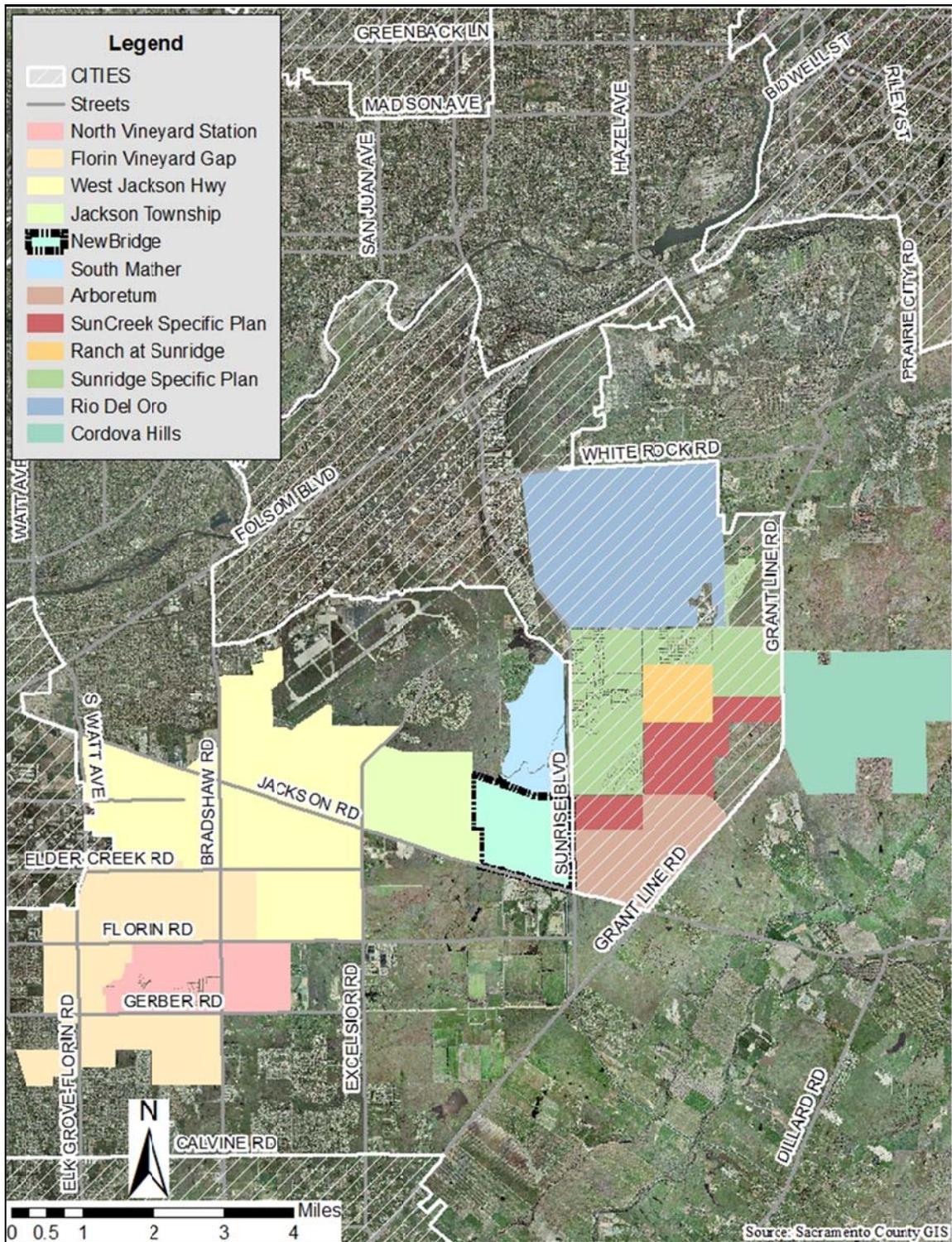


Plate NOP-11: Proposed Land Uses within Specific Plan Area



Plate NOP-12: NewBridge North and South Illustrative Land Use Plan



Additionally, the residential component of this project requires that it comply with the County's Affordable Housing Ordinance. In general, the program requires 15 percent of all new housing be available to residents with incomes defined as low, very low and extremely low income households. The ordinance provides a variety of ways to meet the obligation. Depending on the size and other characteristics of the development project, options include constructing affordable units, providing land for affordable developments, or paying a fee.

Office/Commercial/Mixed Use

The Specific Plan identifies commercial, office, and mixed use land designations which are located on the peripheral project boundaries and situated along project roadway and project boundary intersections. Office/commercial/mixed use acreage and square footage for such uses are listed in Table NOP-4: Commercial/Office/Mixed Uses, North and South Planning Areas. The commercial areas would accommodate neighborhood-serving uses.

Table NOP-4: Commercial/Office/Mixed Uses, North and South Planning Areas

Commercial Uses	NewBridge North		NewBridge South			Total Specific Plan		
	Acres	Square Feet	Dwelling Units	Acres	Square Feet	Dwelling Units	Acres	Square Feet
Commercial	14.5	120K		10.0	70K		29.5	190K
Mixed Use			160	10.5	130K	160	10.5	130K
Office				14.0	180K		14	180K
TOTAL	14.5	120K	160	34.5	380K	160	49.0	500K

In addition, the applicant is proposing to amend the General Plan to add a new mixed use designation with a focus on vertical integration of high density residential, office and commercial space. The applicant will work with the County to develop this new land use designation.

Parks and Open Space

East of Eagles Nest Road, the project identifies a north-south trending ephemeral drainage, known as Frye Creek. The channel of this creek will be modified but adjacent uplands will be included as open space. It also recognizes the Folsom South Canal as an open space/recreation amenity with its existing pathway/bikeway on the canal's western side, connecting the American River Parkway to the north with Rancho Seco Park to the south. Parks and open space associated with the Specific Plan is listed in Table NOP-5: Open Space and Parks, North and South Planning Areas below.

Table NOP-5: Open Space and Parks, North and South Planning Areas

Open Space & Park Uses	NewBridge North (acres)	NewBridge South (acres)	Total (acres)
Open space	95.4		95.4
Multi-use Area	65.4	11.2	76.6
Folsom S. Canal	47.2	12.4	59.6
Comm Garden	5.4		5.4
Parkway	29.9	9.6	39.5
Park	45.2	8.6	53.8
TOTAL	288.5	41.8	330.3

Circulation

As shown in the Plate NOP-12: NewBridge North and South Illustrative Land Use Plan, the interior design for primary roads in the eastern half of the proposed developed portion of the Specific Plan utilizes a circulation pattern that radiates westward out from a centralized location. Interior circulation design for primary roads in the western half of the proposed developed area either skirt the northern boundary of the open space preserve or follow Frye Creek. Exterior perimeter access into the site is from Kiefer Boulevard, Eagles Nest Road/Zinfandel Drive and Jackson Road. Access from Sunrise Boulevard is blocked by the Folsom South Canal. Plate NOP-13: Amendment to Transportation Diagram identifies proposed changes to the perimeter roadways and associated amendments to the General Plan Transportation Diagram. Table NOP-6: Roadway Use, North and South Planning Areas identifies acreage devoted to roadways.

As noted in the Requested Entitlements section of this NOP, the applicant is also requesting an amendment to the Bicycle Master Plan, as shown in Plate NOP-14: Amendment to Bicycle Master Plan, to expand off- and on-street bicycle paths.

Table NOP-6: Roadway Use, North and South Planning Areas

	NewBridge North	NewBridge South	Total
Major Roadway	46.8	4.9	54.7

PROPOSED PUBLIC SERVICE USES:

Schools

The project includes a proposed 9.4 acre elementary school site near the east side of the project area. The school site is within the Elk Grove Unified School District and is adjacent to a proposed park. In addition, a 9.5 acres elementary school site is assumed in the West Planning Area.

Electric Utility

The project includes an existing 0.3 acre electric facility owned by the Sacramento Municipal Utility District.

Plate NOP-13: Amendment to Transportation Diagram

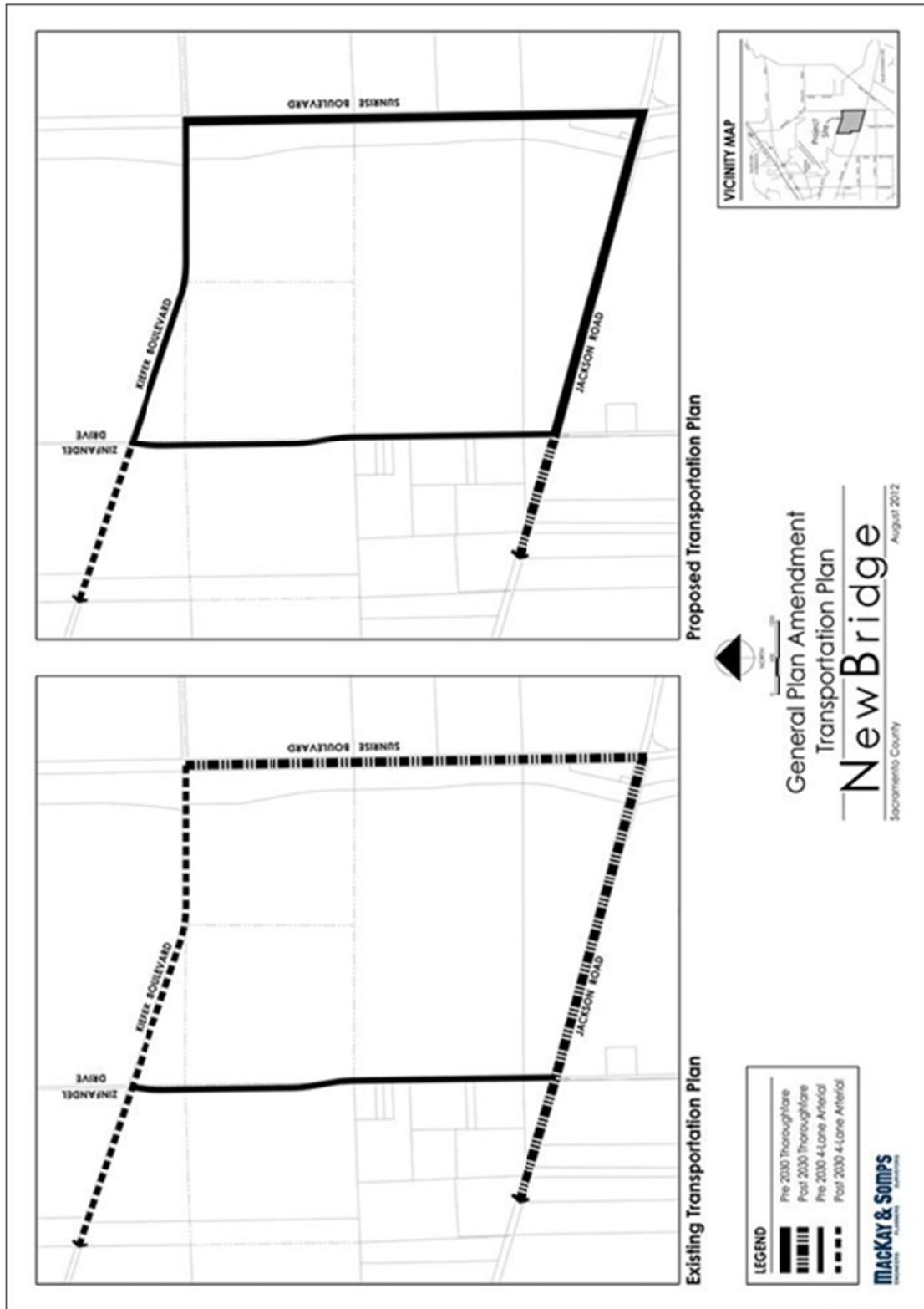
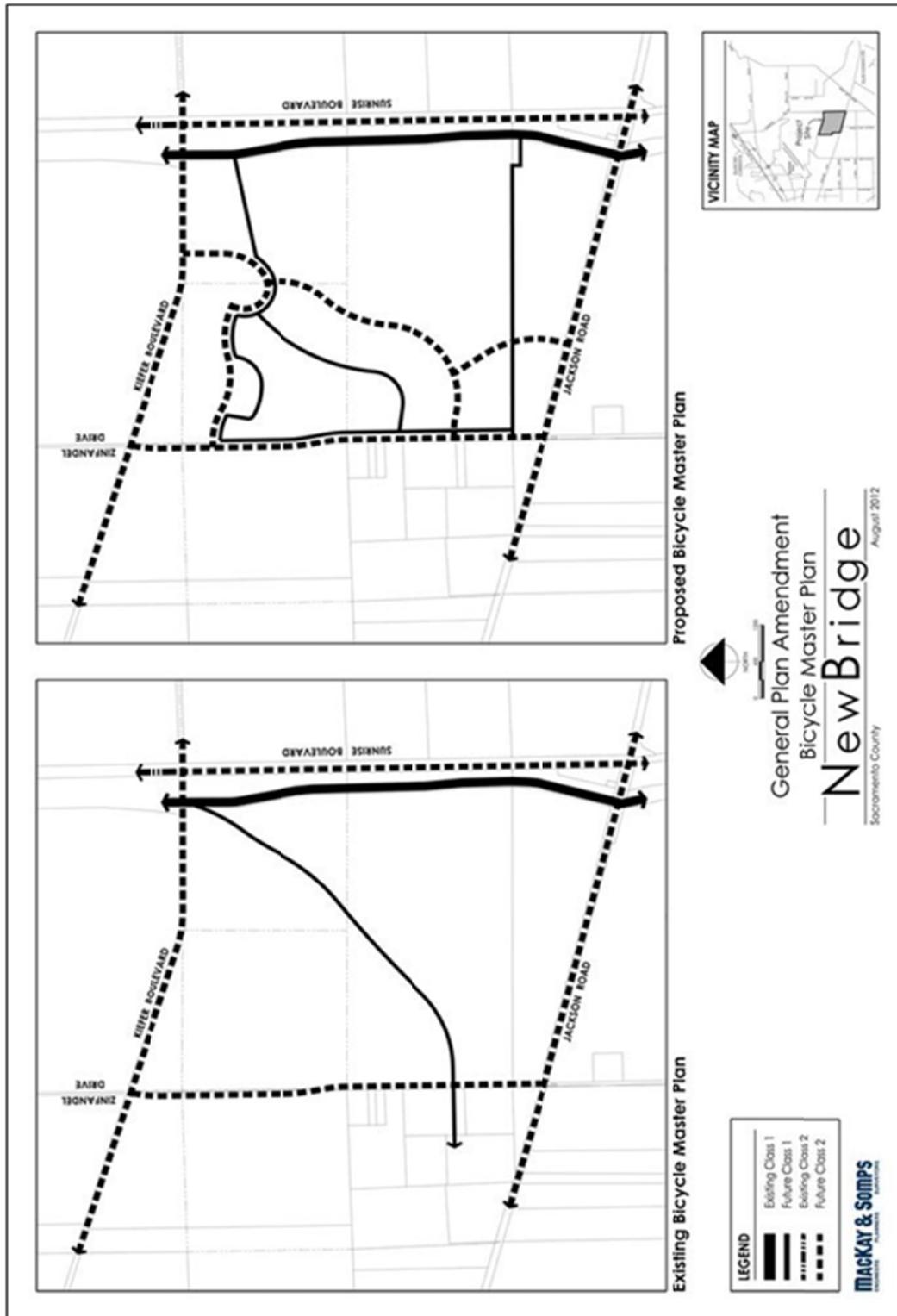


Plate NOP-14: Amendment to Bicycle Master Plan



Water Supply

The project would be provided water by the Sacramento County Water Agency (SCWA), as the project is within SCWA's Zone 40 geographic area. An initial water supply study was prepared by MacKay and Soms (November 2011). SCWA relies on a conjunctive use program utilizing both surface and groundwater as a comprehensive approach to maintain a regional balance of the groundwater basin underlying Zone 40. Further detailed water modeling will be required to determine configuration and size of water related infrastructure.

PROBABLE ENVIRONMENTAL EFFECTS/EIR FOCUS:

The analysis within the EIR will focus primarily upon issues associated with land use, traffic generation, air quality, climate change, noise, including air traffic noise, drainage, water quality, biological resources, hazardous materials, public services and cultural resources.

INTENDED USES OF THE EIR:

The Sacramento County Planning Commission and the Board of Supervisors will use the information contained in the EIR to evaluate the proposed project and render a decision to approve or deny the requested entitlements. Responsible agencies, such as the California Department of Fish and Game, the United States Fish and Wildlife Service, the United States Army Corps of Engineers, and the California Regional Water Quality Control Board, may also use the EIR for the following planning/permitting purposes:

1. Federal Clean Water Act Section 404 Permit (U.S. Army Corps of Engineers)
2. Federal Endangered Species Act Section 7 Consultation (U.S. Fish and Wildlife Service)
3. Section 401 Water Quality Certification (Regional Water Quality Control Board – Central Valley Region)
4. Section 402 National Pollutant Discharge Elimination System Permit (Regional Water Quality Control Board – Central Valley Region)