

PROJECT DESCRIPTION PROVIDED BY APPLICANT

NEWBRIDGE SPECIFIC PLAN

PROJECT DESCRIPTION

SEPTEMBER 24, 2012

Project Location

The NewBridge Specific Plan project area consists of 1,095.3 acres south of Mather Airport between Kiefer Boulevard and Jackson Road, west of Sunrise Boulevard. The west boundary of the project area is approximately 2,000 feet west of Eagles Nest Road (future Zinfandel Drive), as shown on Figure 1.

Within the NSP, East Sacramento Ranch, LLC, owns approximately 806 acres, Vulcan Materials Company/Triangle Rock Products owns approximately 117 acres, the United States (Bureau of Reclamation – Folsom South Canal) owns approximately 60 acres and 110 acres west of Eagles Nest Road/Zinfandel Drive consist of small parcels owned by a variety of owners.

Project Setting

The northeastern portion of the property contains the Sacramento Rendering Company facility on approximately sixty acres. The facility includes several structures, settling ponds, paved parking areas, concrete flatwork and landscaping. Sacramento Rendering Company has operated the rendering plant at this location since 1955. The rendering plant operation is accessed from Kiefer Boulevard. Figure 2 is an aerial photo of the project site.

West of Eagles Nest Road and south of Kiefer Boulevard there is a 188± acre undeveloped parcel. South of the undeveloped parcel and north of Jackson Road there is a 110-acre of rural uses including agricultural-residential home sites, a Muslim cemetery and a pet cemetery. These uses are accessed from Eagles Nest Road.

High voltage electrical lines traverse the northern portion of the site in a northeast to southwest direction. The Folsom South Canal and parallel bike trail are located adjacent to Sunrise Boulevard along the eastern edge of the site. Sacramento Municipal Utility District (SMUD) has a small electric facility in the southeast corner of the site adjacent to the Folsom South Canal.

The property is located in the gently rolling to almost flat portions of the southern and eastern Sacramento Valley at elevations between 126 and 150 feet above sea level. Most of the project site contains nonnative annual grassland. Vernal pools, swales, and seasonal wetlands occur in the annual grassland that covers much of the property and are concentrated in the north and northwest portions of the site. Seasonal wetlands that do not function as either pools or swales also occur on the site. The site contains approximately 8.61 and 13.62 acres of wetland features, west and east of Eagles Nest Road, respectively.

Aside from landscaping around the rendering plant, very little woody vegetation occurs on the property. A row of eucalyptus trees was planted along Kiefer Boulevard as a screen to the rendering plant. Small clusters of walnut and locust trees grow in scattered locations. No woody species are present adjacent to the tributary or Frye Creek drainage.

Figure 1: Project Location

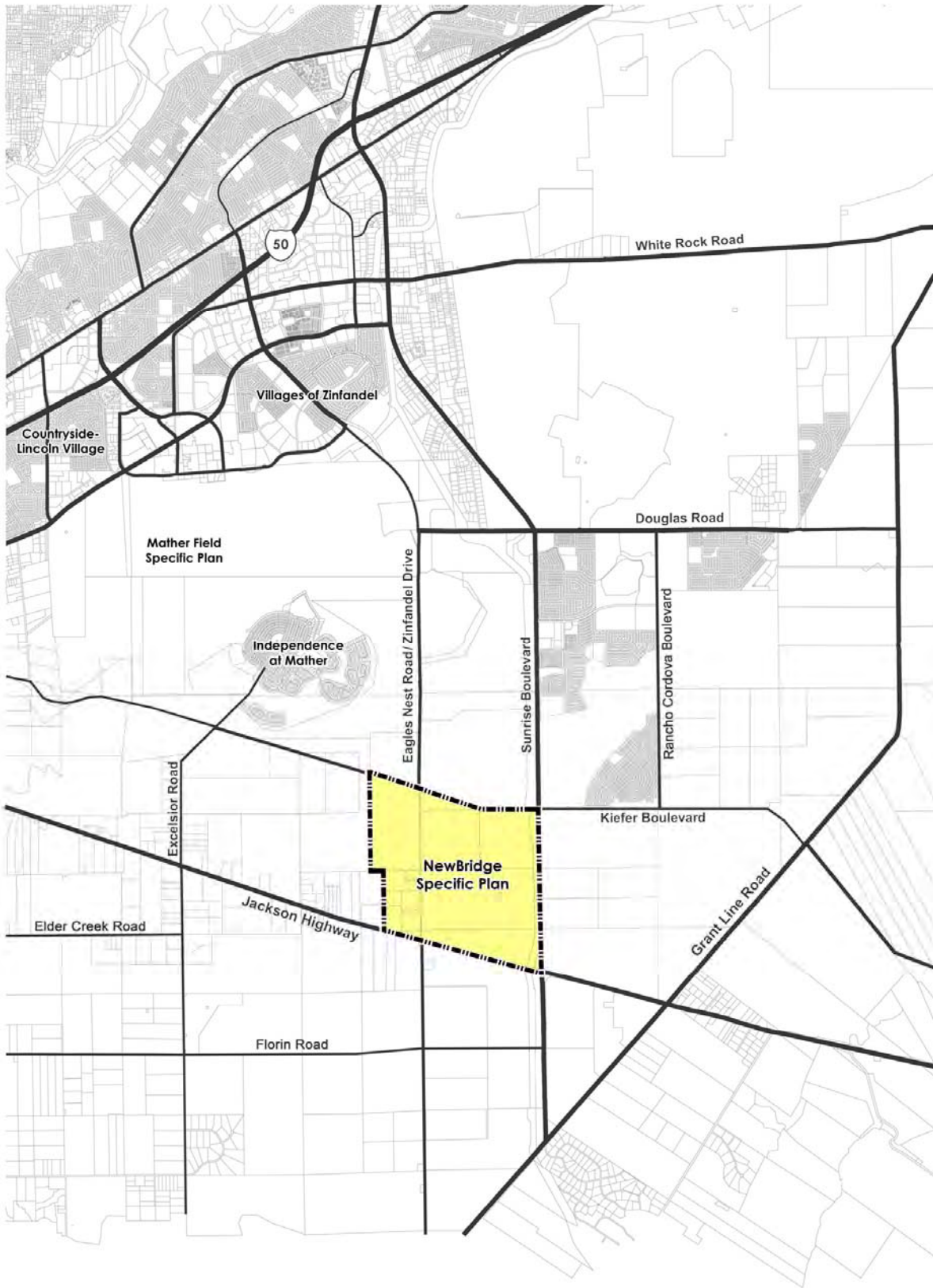
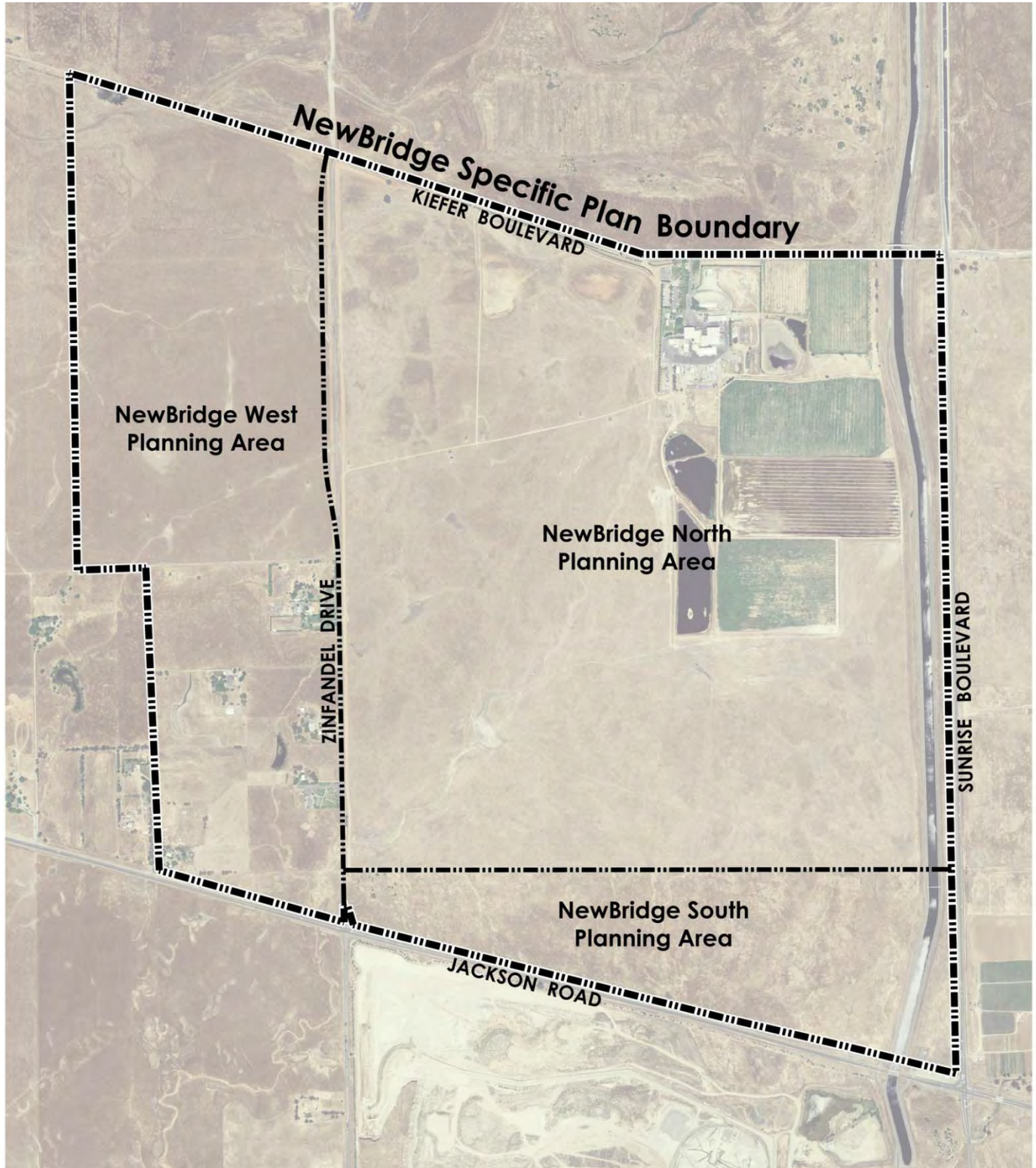


Figure 2: Aerial Photo with NewBridge Specific Plan Boundary



The eastern portion of the site drains directly into Laguna Creek east of Sunrise Boulevard. The northwest corner drains into Morrison Creek tributary. The portion of the property along Eagles Nest Road drains to a tributary of Elder Creek, which is a tributary of Morrison Creek. Most of the central portion of the site is drained by the Frye Creek drainage. On-site, the Frye Creek drainage and a tributary to Morrison Creek both carry winter/spring flows and are dry in the summer and neither supports riparian vegetation. The Frye Creek drainage flows through a culvert under Eagles Nest Road and is tributary to Laguna. Vernal pools, swales and seasonal wetlands are scattered throughout the site with a concentration in the northwestern portion of the site.

Adjacent Uses

Kiefer Boulevard is located at the northern edge of the site. North of Kiefer Boulevard is the Mather Airport, Mather preserve and the Mather South community proposed for a mixed use residential development including a university site. Lands east of Sunrise Boulevard are within the City of Rancho Cordova and include urban uses within the Sunrise Douglas Community Plan (Anatolia, Sunridge) and the proposed Arboretum and Suncreek Specific Plans. The Jackson Township Master Plan is proposed west of the project site, between Kiefer Boulevard and Jackson Road. South of the project, south of Jackson Road, Triangle Rock operates an aggregate mining operation.

General Plan Designations

The project site is located within the Urban Services Boundary (USB) and outside the Urban Policy Area (UPA). The project is coterminous with the existing UPA boundary on Kiefer Boulevard and Sunrise Boulevard.

The General Plan Land Use Diagram designates the site as Extensive Industrial, General Agriculture (20 acres) and Recreation. Resource Conservation Area and Aggregate Resource Area combining zones are designated in the southern portion of the site.

Zoning

The northern portion of the site is zoned Light Industrial (M-1) and Heavy Industrial (M-2) and the southern portion of the site is zoned Agriculture (AG-20, AG-80, AG-160). The Folsom South Canal is zoned Recreation (O). Existing zoning is shown on Figure 3.

Vineyard Community Plan

The project site is located within the Vineyard Community and designated on the Community Plan as Permanent Agricultural (AG-160), Permanent Agriculture (AG-80), Permanent Agriculture (AG-20), Heavy Industrial, Light Industrial, and Recreation.

Figure 3: Existing Zoning



LEGEND

<table border="0"> <tr> <td style="background-color: #d9ead3; padding: 2px;">AG 20</td> <td>Agricultural - 20 Acres</td> </tr> <tr> <td style="background-color: #d9ead3; padding: 2px;">AG 80</td> <td>Agricultural - 80 Acres</td> </tr> <tr> <td style="background-color: #d9ead3; padding: 2px;">AG 160</td> <td>Agricultural - 160 Acres</td> </tr> </table>	AG 20	Agricultural - 20 Acres	AG 80	Agricultural - 80 Acres	AG 160	Agricultural - 160 Acres	<table border="0"> <tr> <td style="background-color: #d9ead3; padding: 2px;">SPA</td> <td>Special Planning Area</td> </tr> <tr> <td style="background-color: #d9ead3; padding: 2px;">O</td> <td>Recreation</td> </tr> <tr> <td style="background-color: #d9ead3; padding: 2px;">POS</td> <td>Parks and Open Space</td> </tr> </table>	SPA	Special Planning Area	O	Recreation	POS	Parks and Open Space
AG 20	Agricultural - 20 Acres												
AG 80	Agricultural - 80 Acres												
AG 160	Agricultural - 160 Acres												
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M1	Light Industrial												
M2	Heavy Industrial												

Williamson Act Contract

The southern portion of the site (approximately 115± acres) is subject to a Land Conservation Contract (Contract 72-AP-026) under the state Williamson Act, which restricts the use of the property to agricultural for the duration of the contract period, in exchange for a reduction in assessed value for property tax purposes. The Williamson Act contract will terminate on March 1, 2022, as a result of the non-renewal request filed on January 3, 2012. The area covered by the Williamson Act contract is shown in Figure 4.

Entitlement Request

The NSP includes the following entitlement request:

1. A **General Plan Amendment** to move the Urban Policy Area (UPA) boundary south and west to include approximately 1,095.3± acres within the NewBridge Specific Plan area which includes (Figure 5):
 - 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 amend the Land Use Diagram to (Figure 6):
 - a. Change the land use designations from Extensive Industrial (314.2± acres), General Agriculture (20 acres) (418.5± acres), Recreation (64.4± acres) to Low Density Residential (459.5± acres), Medium Density Residential (52.0± 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); and
 - b. Remove the Aggregate Resource Areas combining land use designation on the area designated General Agriculture (20 acres).

3. A **General Plan Amendment** to amend the Transportation Plan to (Figure 7):
 - a. Change the designation of Kiefer Boulevard between Eagles Nest Road/Zinfandel Drive and Sunrise Boulevard from Post 2030 4-Lane Arterial to Pre 2030 4 Lane Arterial;
 - b. Change the designation of Jackson Road between Eagles Nest Road/Zinfandel Drive and Sunrise Boulevard from Post 2030 Thoroughfare to Pre 2030 Thoroughfare; and
 - c. Change the designation of Sunrise Boulevard between Kiefer Boulevard and Jackson Road from Post 2030 Thoroughfare to Pre 2030 Thoroughfare

4. A **General Plan Amendment** to change the Bicycle Master Plan to add on- and off-street bikeways and modify the alignments of bikeways for the NewBridge Specific Plan (Figure 8).

5. A **General Plan Amendment** to amend the General Plan, including the Land Use Diagram, to include a Mixed Use Land Use Diagram Designation.
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 Agricultural (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 (188.0± acres) and Recreation (59.6± acres) to NewBridge Specific Plan Area (1,095.3± acres) (Figure 9).
7. Adoption of the **NewBridge Specific Plan** for the 1,095.3± acre NewBridge Specific Plan Area including a Specific Plan Land Use Diagram, Design Guidelines and Development Standards (Figure 10).
8. An **Affordable Housing Plan** for the NewBridge Specific Plan consisting of on-site construction of affordable units and/or dedication of land.
9. A **Development Agreement(s)** for the NewBridge Specific Plan by and between the County of Sacramento and landowners.
10. Adoption of a **Public Facilities Financing Plan** for the NewBridge Specific Plan area.

The project will require annexation into the following districts:

1. County Service Area #10 (CSA-10) for the purpose of funding transportation improvements and air quality mitigation. Requires Local Agency Formation Commission (LAFCo) approval.
2. Sacramento Area Sewer District (SASD) and Sacramento County Regional Sanitation District (SRCSA)

Additional project permitting requirements include the following:

1. Approval of Water Supply Assessment
2. Federal Clean Water Act Section 404 Permit (U.S. Army Corps of Engineers and U.S. Environmental Protection Agency).
3. Federal Endangered Species Act Section 7 Consultation (U.S. Fish and Wildlife Service).
4. Section 401 Water Quality Certification (Regional Water Quality Control Board – Central Valley Region).
5. Section 402 Natural Pollutants Discharge Permit (Regional Water Quality Control Board – Central Valley Region).

Figure 4: Williamson Act Contract



Figure 5: General Plan Amendment – Urban Policy Area Expansion

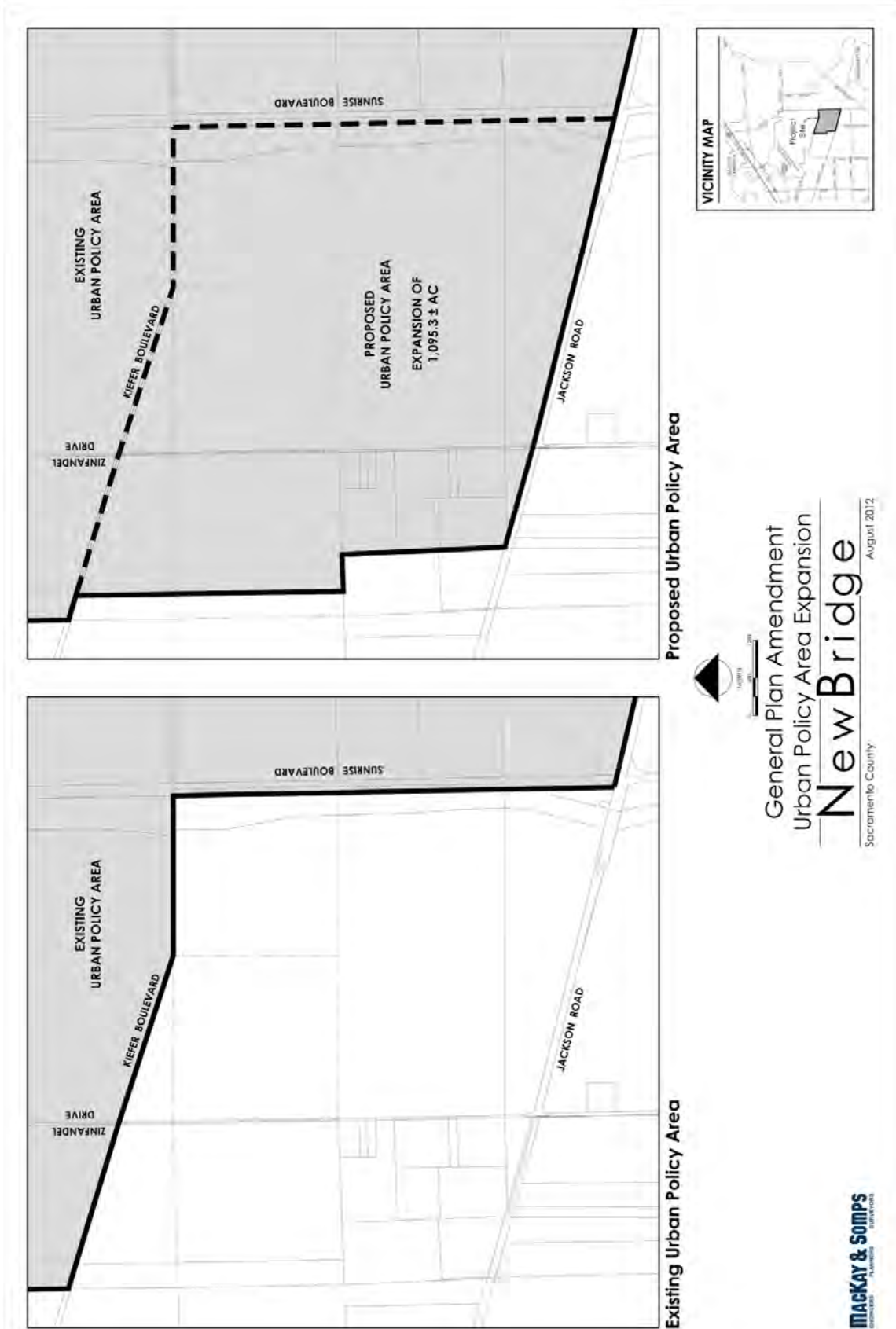


Figure 6: General Plan Amendment – Land Use Diagram

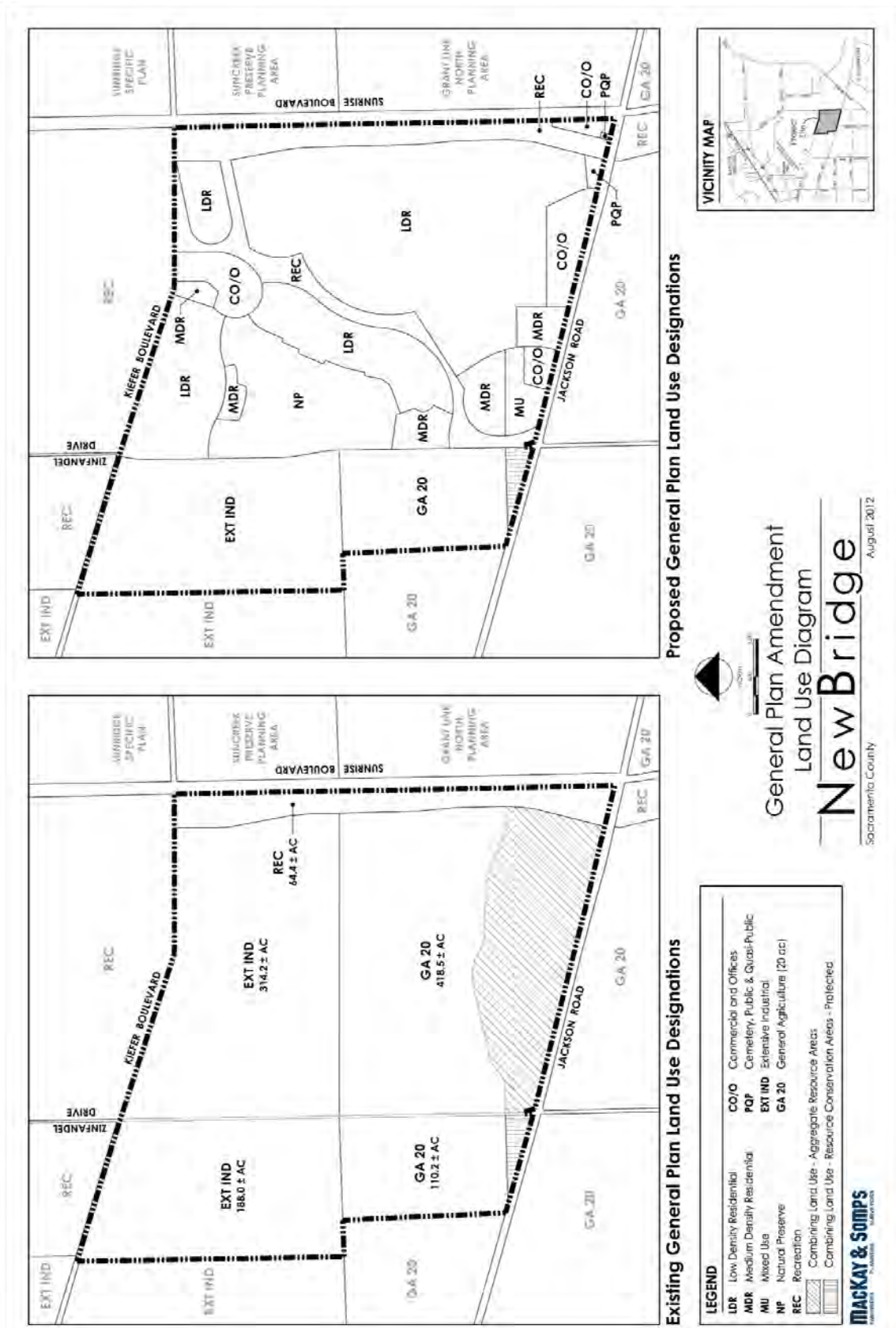


Figure 7: General Plan Amendment – Transportation Plan

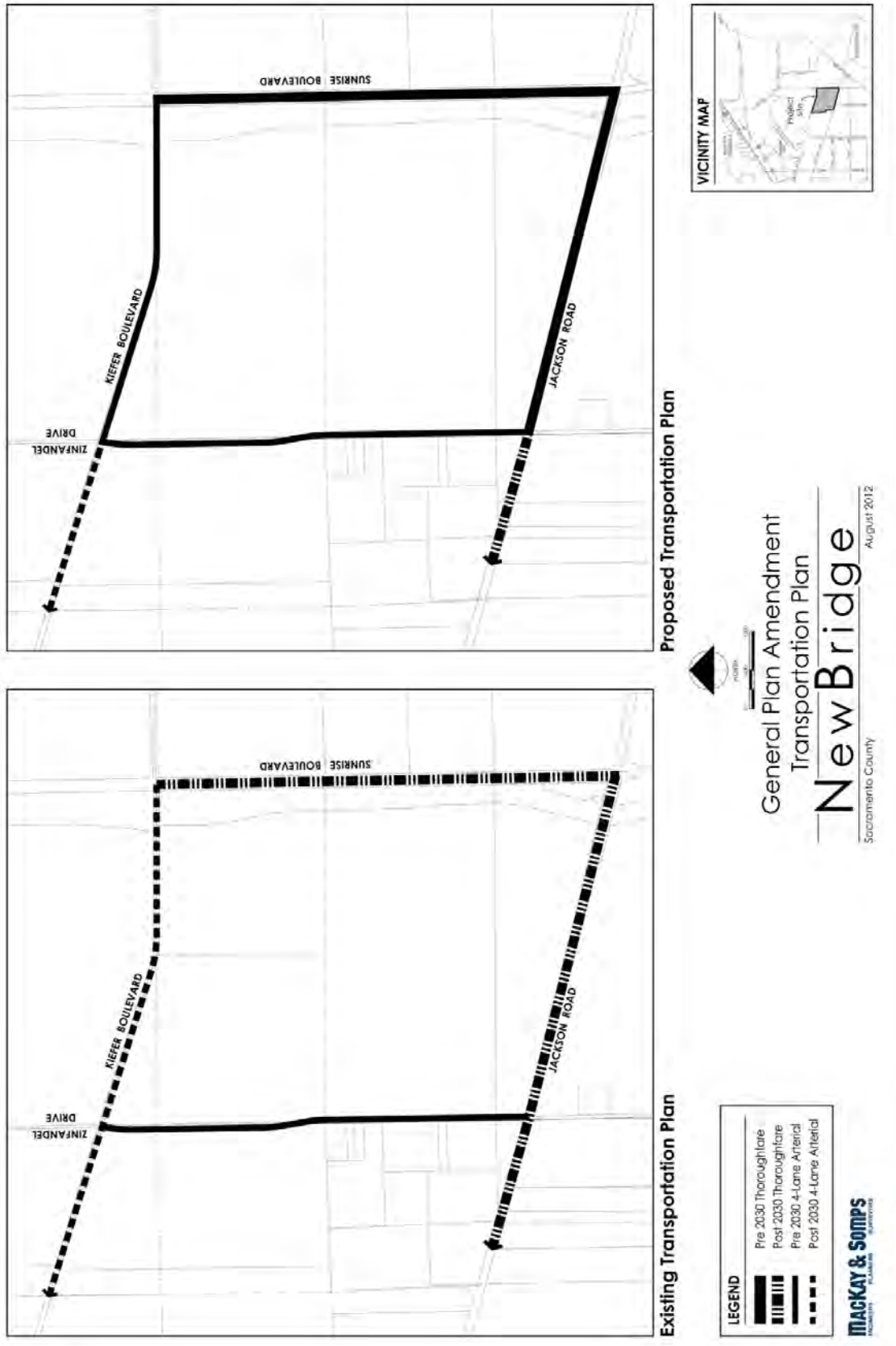


Figure 8: General Plan Amendment – Bicycle Master Plan

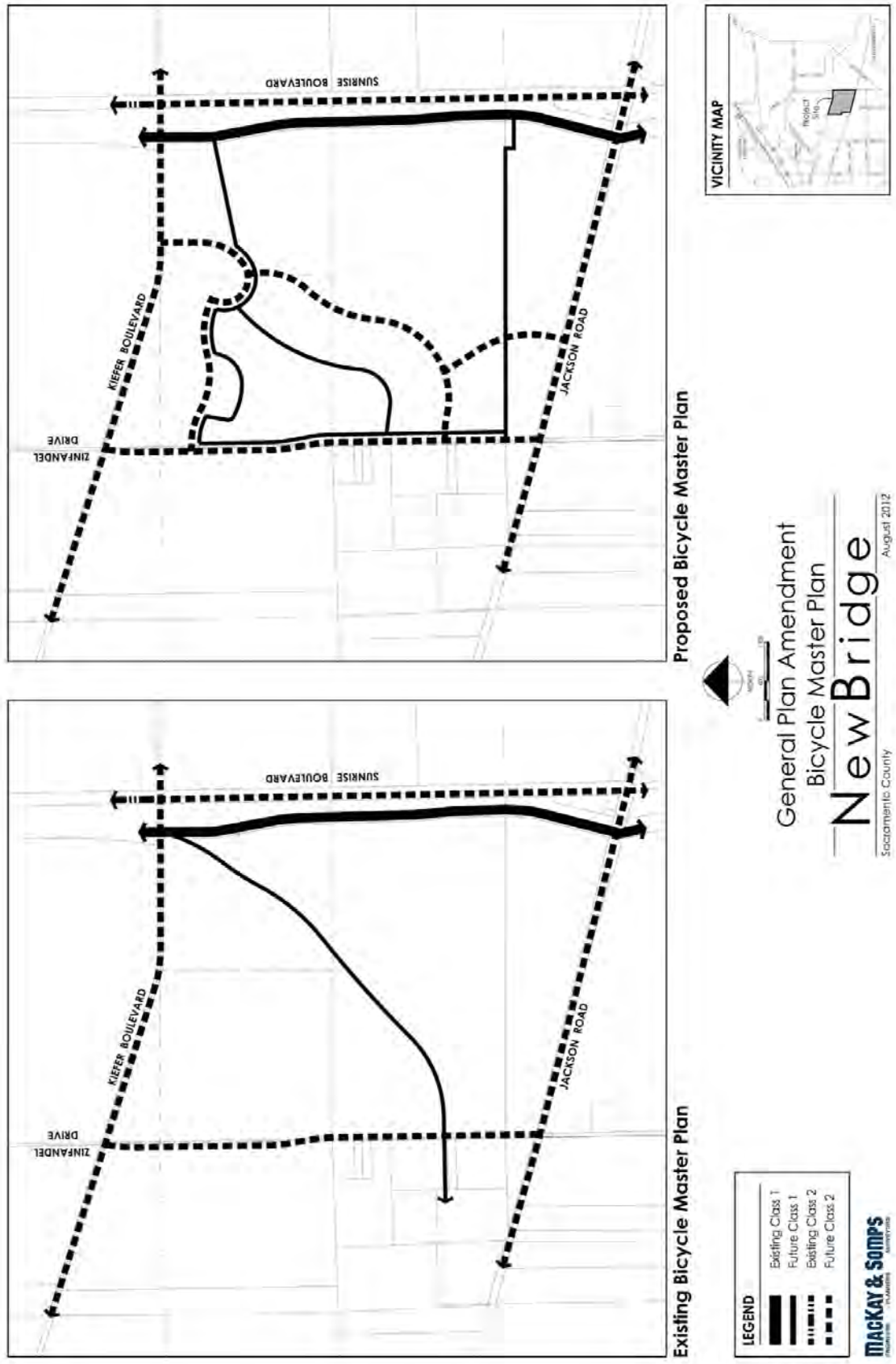


Figure 9: Community Plan Amendment – Vineyard Community Plan

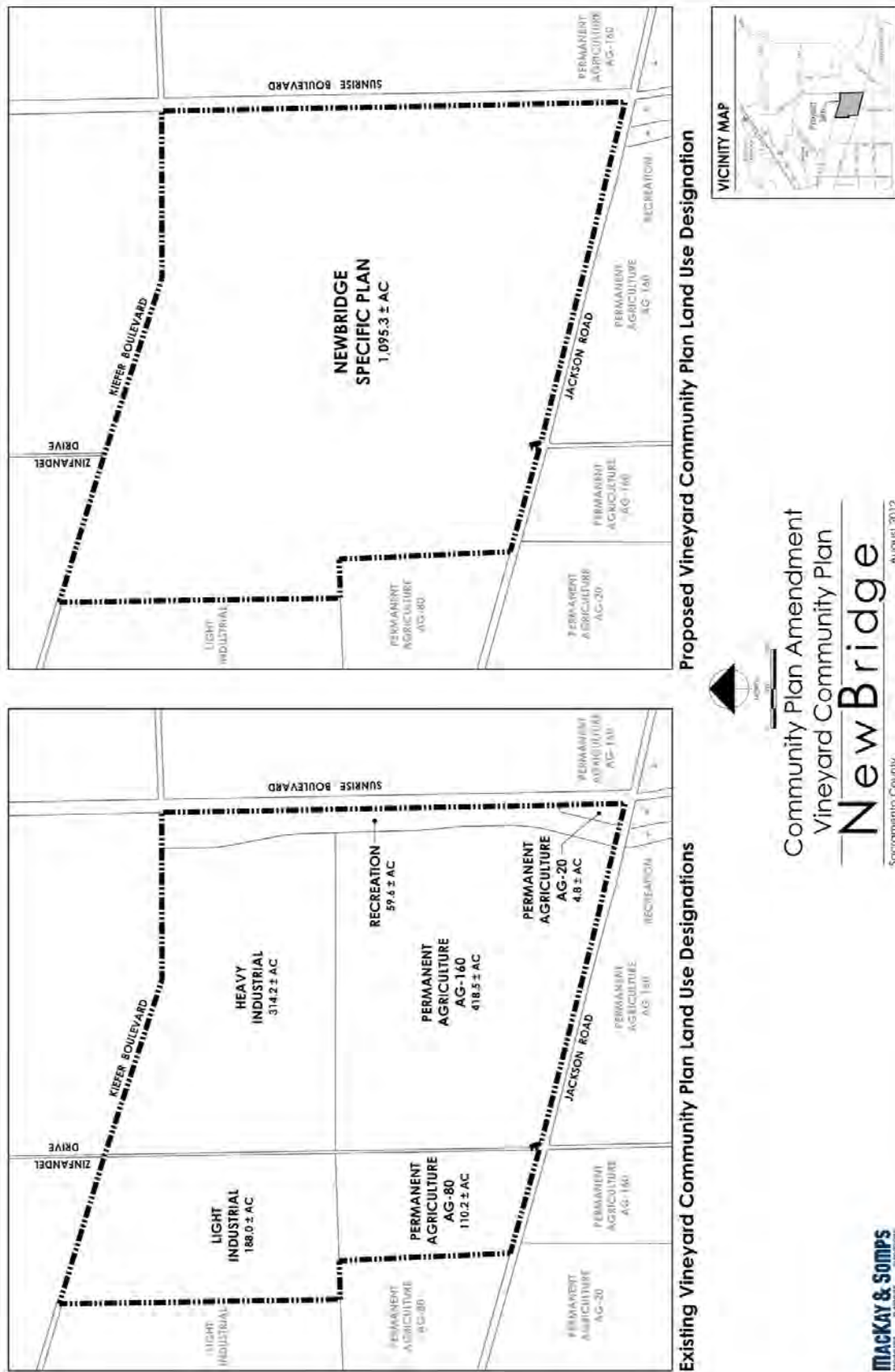


Figure 10: NewBridge Specific Plan Land Use Plan



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LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
MU	Mixed Use
C	Commercial
O	Office
LI	Light Industrial
AG	Agricultural
OS	Open Space
P	Park
POP	Public Quasi-Public
RW	Major Roadway

Mackay & Soms
ENGINEERS PLANNERS SURVEYORS


 NORTH
 0 100 200
 NewBridge Specific Plan
 Land Use Plan
NewBridge
 Sacramento County August 2012



Project Components

A Specific Plan, consistent with Sections 65450 through 65457 of the California Government Code, will be prepared for the NewBridge Specific Project. The Specific Plan will be consistent with the County’s Specific Plan Ordinance (Title 21, Chapter 21.14 of the County Municipal Code) and the County’s Master Plan Procedures and Preparation Guide (January 14, 2012).

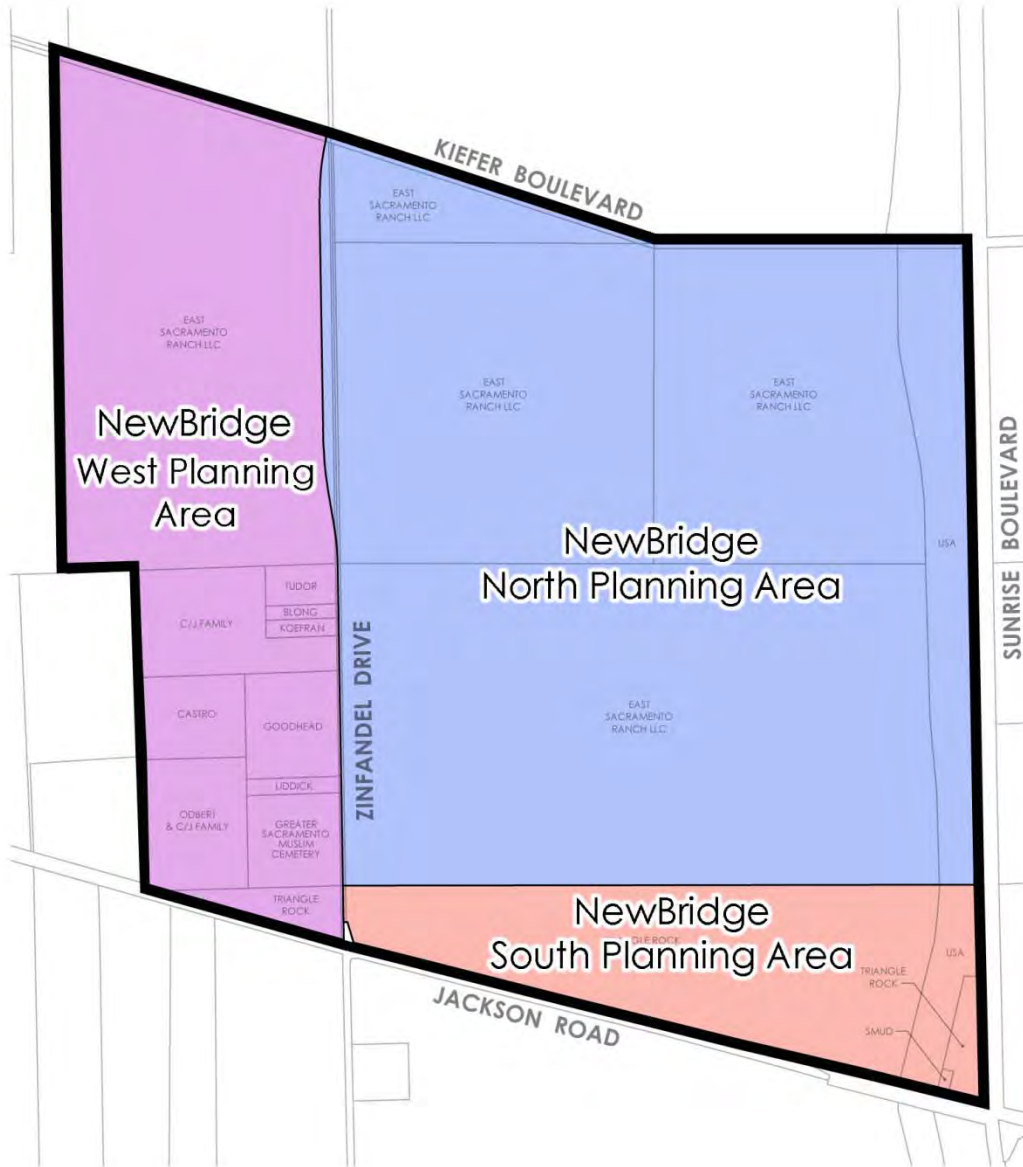
The specific plan document will guide development of the project site and describe the regulatory framework, land use plan, land uses, development standards, design guidelines, housing plan, circulation plan, resource management, public facilities, public services, utilities and implementation strategy.

The NewBridge Specific Plan planning document will address the entire 1,095.3-acre project area and its three planning areas as shown on Figure 11:

NewBridge North Planning Area	664.8± acres
NewBridge South Planning Area	132.3± acres
<u>NewBridge West Planning Area</u>	<u>298.2± acres</u>
Total Specific Plan Area	1,095.3± acres

No development plans are proposed at this time for the portion of the NSP within the NewBridge West Planning Area. Development plans are proposed for the NewBridge North and South Planning Areas as shown on the land use illustrative on Figure 12.

Figure 11: Specific Plan Boundary and Planning Areas



	Proposed Units	Acreage
NewBridge North Planning Area	2,475	664.8
NewBridge South Planning Area	660	132.3
NewBridge West Planning Area	0	298.2
NewBridge Specific Plan - Total	3,135	1,095.3

Figure 12: NewBridge North and NewBridge South Illustrative Land Use Plan



Table 1: NewBridge Specific Plan Land Use Summary

		NewBridge North			NewBridge South			NewBridge West			NewBridge Specific Plan Total		
		DU	AC	SF	DU	AC	SF	DU	AC	SF	DU	AC	SF
Residential													
LDR	Low Density Residential (<7 du/ac)	1,200	216.5		140	21.3					1,340	237.8	
MDR	Medium Density Residential (7-22.9 du/ac)	520	59.0		175	19.4					695	78.4	
HDR	High Density Residential (23-40 du/ac)	755	30.1		185	7.6					940	37.7	
	<i>Subtotal</i>	2,475	305.6		500	48.3					2,975	353.9	
Commercial & Office													
C	Commercial		14.5	120,000		10.0	70,000					24.5	190,000
MU	Mixed Use				160	10.5	130,000				160	10.5	130,000
O	Office					14.0	180,000					14.0	180,000
	<i>Subtotal</i>		14.5	120,000	160	34.5	380,000				160	49.0	500,000
Open Space & Park													
OS	Open Space - Preserve		95.4									95.4	
OS	Open Space – Multi-Use Area		65.4			11.2						76.6	
OS	Open Space – Folsom South Canal		47.2			12.4						59.6	
OS	Open Space – Comm Garden		5.4									5.4	
OS	Open Space – Landscape Pkwy		29.9			9.6						39.5	
P	Park		45.2			8.6						53.8	
	<i>Subtotal</i>		288.5			41.8						330.3	
Public/Quasi-Public													
P/QP	Elementary School Site		9.4									9.4	
P/QP	Electric Facility					0.3						0.3	
P/QP	Fire Station Site					2.5						2.5	
	<i>Subtotal</i>		9.4			2.8						12.2	
Roadway													
RW	Major Roadway		46.8			4.9						51.7	
Other													
LI	Light Industrial								188.0			188.0	
AG	Agriculture								110.2			110.2	
Total		2,475	664.8	120,000	660	132.3	380,000	0	298.2	0	3,135	1,095.3	500,000

Residential

The NSP proposes 3,135 residential dwelling units on approximately 364.4 acres. The density of the project is 9.6 dwelling units based on a double net density calculation. Residential units are proposed in three density ranges listed on Table 2.

Table 2: Specific Plan Residential Densities

Residential Type	Residential Density per Acre
Low Density Residential (LDR)	1 – 7 units/acre
Medium Density Residential (MDR)	7 – 23 units/acre
High Density Residential (HDR)	23 units/acre and greater

Nine housing types are planned in three density ranges. Low and medium density housing types are detached and high density units are attached. The variety of housing types in the project will provide high-quality choices for various household characteristics, preferences and income levels.

Table 3: Housing Types

Density Range	Housing Type	Attached/ Detached	Lot Size	Typical Density	Number of Units	Percentage of Housing Stock	
Low Density Residential < 7 units/acre	Single Family Alley Load	Detached	50 x 100'	5	525	16.7%	38.3%
			40 x 100'	6	260	8.3%	
			32 x 100'	6.8	165	5.3%	
	Single Family Courtyard		6.3	250	8.0%		
Medium Density Residential 7-22 units/acre	Courtyard	Detached		8-9	670	21.4%	26.7%
	Greencourt			9-10	165	5.3%	
High Density Residential > 23 units/acre	Condominiums/ Townhomes (for sale)	Attached		23 – 25	680	21.6%	35.0%
	Garden Style Apartments (rental)			26 - 29	260	8.3%	
	Mixed Use – (rental or for sale)			> 30	160	5.1%	
					3,135	100%	100%

Fifteen percent of the units (471 units) are planned to meet the County’s affordability requirements for low, very-low and extremely-low income households. The affordable units would be designated within high density residential (HDR) parcels.

Assuming 2.71 persons per household (SACOG), the project would will provide housing a residential population of 8,496.

Commercial, Mixed Use and Office

The NSP includes 24.5 acres (approximately 190,000 square feet) of commercial uses in three commercial sites (Parcels N-20, S-20, S-21). The commercial sites would accommodate neighborhood-serving commercial uses including grocery, drug store, personal services, cafes and restaurants. One 10.5-acre mixed use site (Parcel S-5) is planned near the intersection of Zinfandel Drive and Jackson Road. The vertically-integrated mixed use area will include 160 high density residential units, and approximately 130,000 square feet of commercial and office space. The mixed use site is adjacent to a proposed transit stop and urban park (Parcels N- 57 and S-50).

The NSP includes 14.0 acres of office uses adjacent to Jackson Road in two sites (Parcels S-22 and S-23). The office uses will accommodate approximately 180,000 square feet of office uses. Office uses are planned adjacent to Jackson Road for visibility and accessibility by transit.

Open Space and Parks

Over forty percent (330.3 acres) of the development area (NewBridge North and NewBridge South) are planned in open space and park uses.

Open Space

Open space uses account for 276.5 acres and are planned in five categories:

- *Open Space Preserve.* A 95.4 –acre open space preserve (Parcels N-30 and N-31) is planned east of Zinfandel Drive. The open space preserve area was designed in collaboration with SSHCP to optimize the avoidance of habitat resources and to provide connectivity among existing and future preserve areas off-site. The NSP will include resource management principles to implement the policies and requirements of the SSHCP. A trail is planned within the 50-foot buffer to the open space preserve.
- *Open Space – Multi-Use Area.* The 76.6-acre multi-use area will provide multiple functions including water quality, detention and floodwater conveyance. The multi-use area will be well designed and provide limited riparian value and improved habitat value.
- *Open Space – Folsom South Canal.* The 59.6-acre Folsom South Canal and adjacent bike trail area located along the eastern edge of the NSP.
- *Open Space – Community Garden.* A 5.4-acre community garden (Parcel N-36) is planned in the northeast portion of the NSP beneath the overhead high-voltage power lines.
- *Open Space – Landscape Parkway.* Expanded landscaped areas adjacent to roadways, within traffic circles and landscaped connections between neighborhoods account for 39.5 acres.

Parks

There are 53.8 acres of parkland proposed in ten neighborhood parks. Nine of the parks (42.0 acres) are proposed to be public, within the Cordova Recreation and Park District. One 11.8-acre park (Parcel N-56) is proposed as a private park which will be owned and maintained by homeowner's association or other similar entity. Park sites range from 1.3 to 11.8 acres and include passive and active recreation facilities to serve adjacent residential areas. A 10.5-acre neighborhood park is planned adjacent to the elementary school for joint-use opportunities.

Public/Quasi-Public

- *Elementary School.* One public elementary school is planned within the NSP. A two story school facility is planned on the 9.4-acre site (Parcel N-60). The project site is within the Elk Grove Unified School District and students in the project will attend junior high school and high school at schools outside of the project.
- *Electric Facility.* Sacramento Municipal Utility District (SMUD) has a small electric facility on a 0.3-acre site (Parcel S-61) in the southeast corner of the site adjacent to the Folsom South Canal.
- *Fire Station Site.* One 2.5-acre fire station site (Parcel S-60) is planned on Jackson Road near the intersection with Sunrise Boulevard. The project site is within the Sacramento Metropolitan Fire District. The site location is conceptual and subject to additional discussions with the Fire District.

Light Industrial (LI)

The 188-acre parcel (Parcel W-80) west of Zinfandel Drive and south of Kiefer Boulevard is designated for Light Industrial uses within the NSP. The parcel is undeveloped. The parcel is within the NewBridge West Planning Area and, at this time, no development is proposed. This parcel may be used in the future as an open space and habitat preserve.

Agriculture (AG)

The 110.2-acre area west of Zinfandel Drive and north of Jackson Road is designated Agriculture (AG) in the NSP. These parcels are within the NewBridge West Planning Area and, at this time, no development is proposed. Uses in this area include agricultural-residential home sites, a Muslim cemetery and a pet cemetery. These existing uses will be incorporated into the NSP as permitted uses within the AG specific plan designation.

Circulation

The NSP site is accessed by Kiefer Boulevard, Sunrise Boulevard, Jackson Road and Eagles Nest Road/Zinfandel Drive. The primary internal circulation consists of Bridgewater Drive, Northbridge Drive and Southbridge Drive.

The NSP would provide a pedestrian/bikeway network consisting of on-street bike lanes along major roadways and neighborhood streets and off-street (Class I) bikeways adjacent to the open space preserve, east of Zinfandel Drive and across the NSP in an east-west direction. The bikeway system is shown on Figure 13. At three locations, the Class I bikeway is proposed to link with the existing bike trail adjacent to the Folsom South Canal.

Transit

The General Plan Circulation Map and Sacramento Regional Transit (RT) Transit Action Plan identify Jackson Road and Sunrise Boulevard as Bus Rapid Transit (BRT)/Hi-Bus routes. With the extension of Zinfandel Drive, development of South Mather and nearby Jackson corridor projects, it is anticipated that transit service would be extended to serve the Zinfandel corridor in the future. Bus/shuttle service in the Project area could connect to RT bus stops or Sacramento Light Rail system at the Mather/Mills, Zinfandel, Cordova Town Center or Sunrise light rail stations.

Bus/shuttle service could be extended into the Project on NorthBridge Drive and looped from Jackson Road into the Project adjacent to high density residential and mixed used areas as shown on Figure 14. Bus/shuttle services could utilize the proposed transit stops within the NSP.

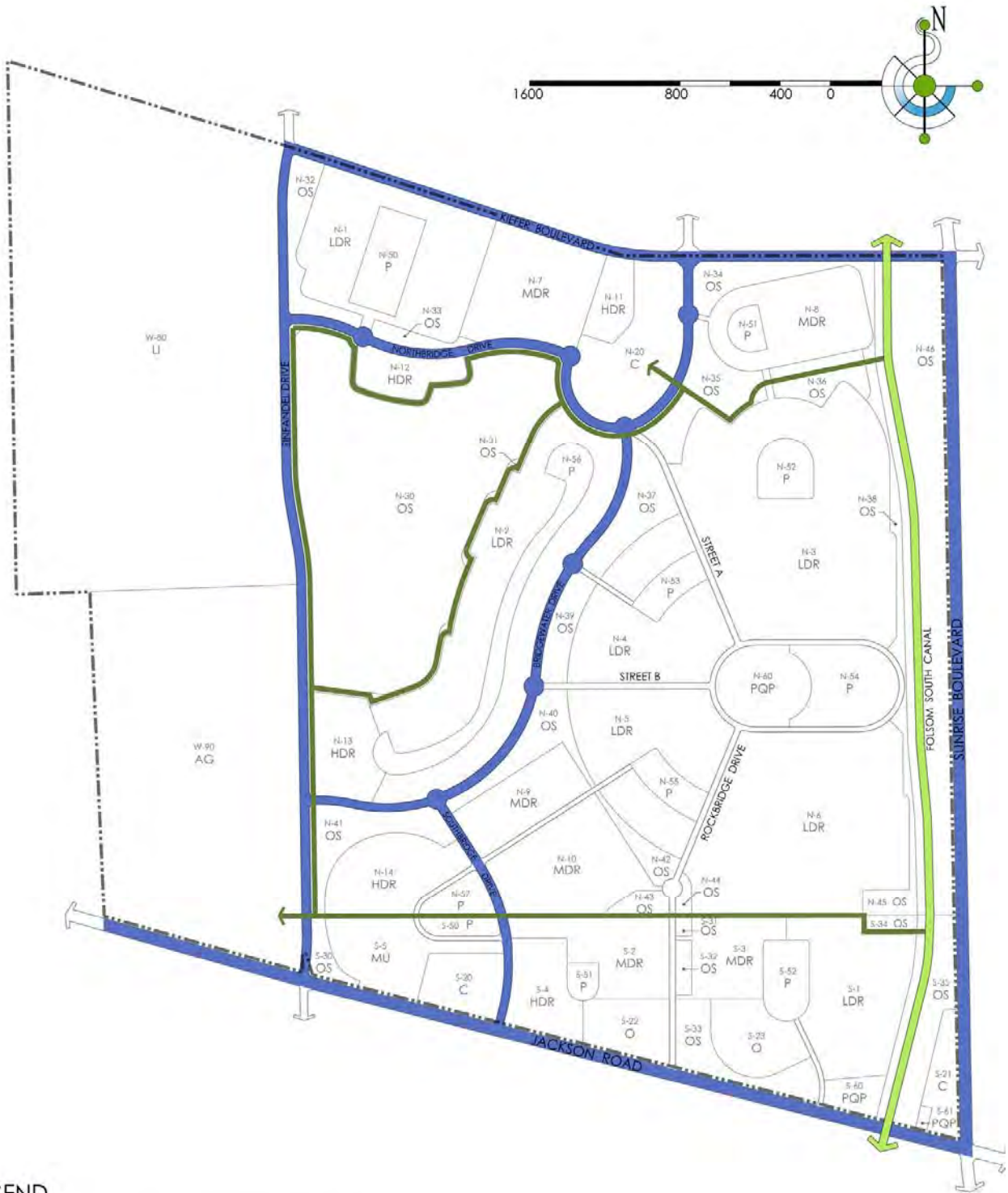
Proximity to Mather Airport

Mather Airport is located 3.6 miles north of the project site. Formerly Mather Air Force Base, Mather Airport is one of four airports operated by the County Airport System and serves as the region's primary air cargo airport. The project is being designed to be consistent with the continued operations of the airport. The project proposes to record an aviation easement over residential development within the project and provide future homeowners with disclosures regarding airport operations, overflights and noise exposure.

Public Utilities

Infrastructure technical studies (water, wastewater, drainage) will be prepared for the project to demonstrate how public utilities will serve the project. The project is within the Zone 40 service area of the Sacramento County Water Agency (SCWA). The project will need to be annexed to into the Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD).

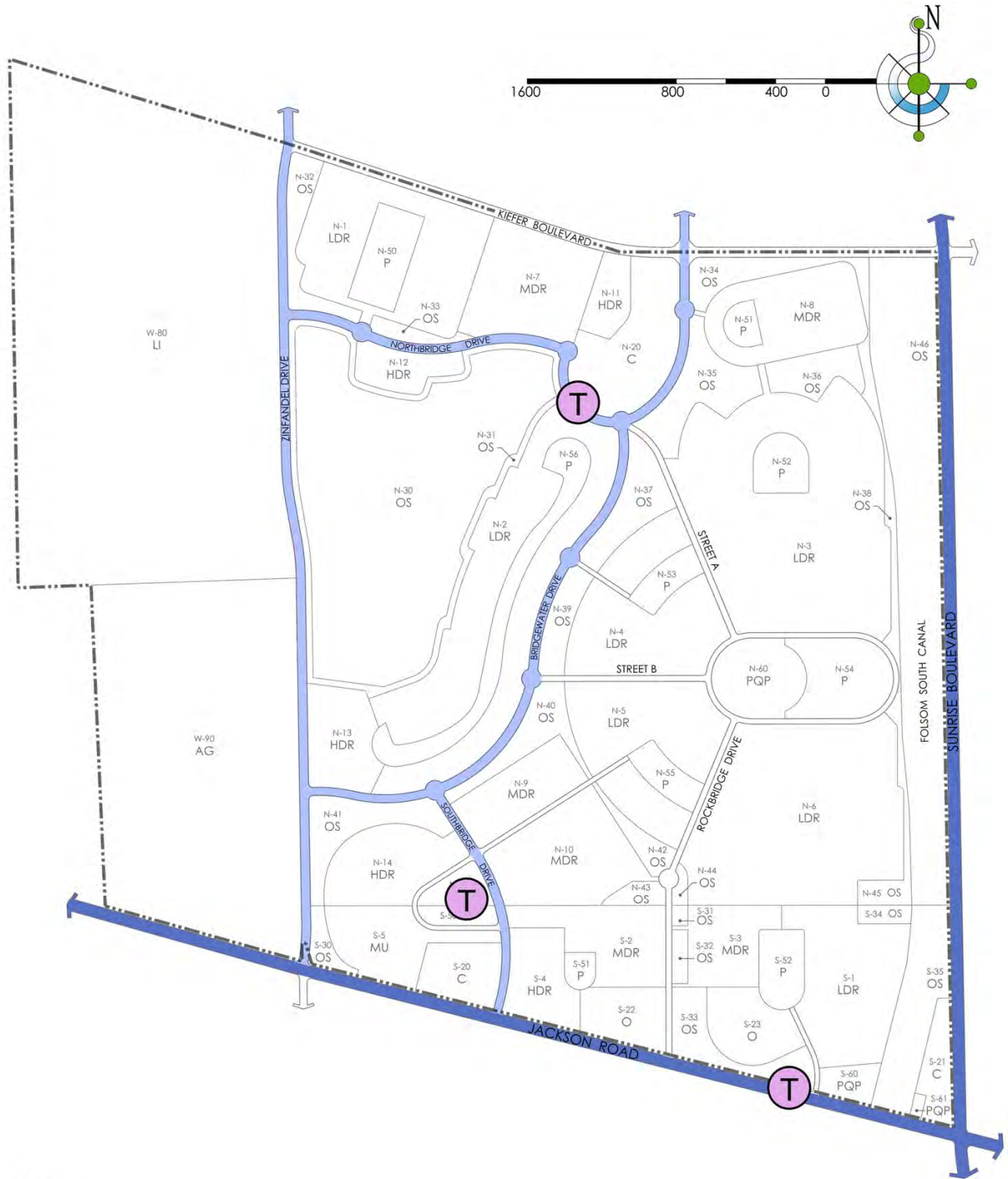
Figure 13: Bikeway System



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- Class 1 Bikeway (off-street bike path)
- Class 2 Bikeway (on-street bike lanes)
- Existing Folsom South Canal Trail (off-street bike path)

Figure 14: Transit Plan



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- Future Bus Rapid Transit (BRT)
- Future Local Bus Route
- T Transit Stop

Land Use Assumptions for NewBridge West Planning Area

No development plans are proposed at this time for the portion of the NSP within the NewBridge West Planning Area. Nonetheless, inclusion within the NSP and Urban Policy Area would indicate that some type and level of development similar to that proposed in the NewBridge North and South areas could occur within the NewBridge West area in the future. In analyzing the effects of the proposed project, the EIR must reasonably account for the development that could occur in the NewBridge West Planning Area, recognizing that no entitlements will be granted at this time, so future development could differ somewhat from the EIR assumptions.

While no development is proposed for the NewBridge West Planning Area at this time, assumptions regarding general density and intensity of development have been made to allow a programmatic analysis of the environmental impacts that would occur as a result of development of the entire specific plan area. Table 4 lists the land use assumptions for the NewBridge West Planning Area that will be used in the programmatic analysis in the EIR and in the infrastructure technical studies for the project.

Table 4: Land Use Assumptions for NewBridge West Planning Area

	NewBridge West Planning Area	
Acreage	188.0 acres	110.2 acres
Existing Zoning	Light Industrial (M-1)	Agricultural (AG-80)
Existing General Plan Designation	Extensive Industrial	General Agriculture (20 acres)
NewBridge Specific Plan Designation	Light Industrial	Agricultural
Current Uses	Undeveloped	Agricultural-residential home sites, a Muslim cemetery and a pet cemetery
Assumptions	<ul style="list-style-type: none"> ▪ Open space conservation easement consistent with South Sacramento Habitat Conservation Plan. 	<ul style="list-style-type: none"> ▪ Consistency with General Plan Growth Management Criteria, including: <ul style="list-style-type: none"> ○ Minimum net density of 8 units/acre (double net) (CB-1) ○ Proximity to amenities (CB-2) ○ Mixed use site (CB-3) ○ Consistency with RHNA Requirements (PC-4) ▪ Provide habitat linkage/open space corridor of approximately 300 to 700 feet in width; ▪ Include elementary school site of approximately 9.5 acres; ▪ Residential unit allocation of 660 units (six units/gross acre)