

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 (658.0 acres)
- NewBridge South Planning Area (132.3 acres)
- NewBridge West Planning Area (305.0 acres)

2. A **General Plan Amendment** to amend the Land Use Diagram to:

- Change the land use designations from Extensive Industrial (513.3 acres), General Agriculture (20 acre) (411.6 acres), Recreation (65.0 acres) to Low Density Residential (471.2 acres), Medium Density Residential (45.0 acres), Commercial and Offices (48.8 acres), Mixed Use (13.5 acres), Natural Preserve (293.2 acres), Cemetery, Public/Quasi-Public (4.4 acres), and Recreation (110.9 acres). *Note: The existing 105.4-acre General Agriculture 20 on the northwest corner of Jackson Road and Eagles Nest Road will retain existing General Plan Land Use Designations. See Table PD-3.*
- Remove the Aggregate Resource Areas combining land use designation on the area designated General Agriculture (20 acre) – Aggregate Resource Areas.

Table PD-3. General Plan Designations

| Existing General Plan Designations | Acre± | Requested General Plan Designations | Acre± |
|--|------------------------|-------------------------------------|--------------|
| Extensive Industrial General Agriculture 20 Recreation | 513.3 411.6 65.0 | Low Density residential | 471.2 |
| | | Medium Density Residential | 45.0 |
| | | Commercial and Office | 48.8 |
| | | Mixed Use | 13.5 |
| | | Natural Preserve | 293.2 |
| | | Recreation | 113.8 |
| | | Public/Quasi Public | 4.4 |
| Total Acres | 989.9 | | 989.9 |

3. A **General Plan Amendment** to change the Bikeway Master Plan to add and amend on- and off-street bikeways as shown in the Bikeways Master Plan Amendment Diagram.

4. **Amend the General Plan Transportation Diagram** to change:

- Kiefer Boulevard between Eagles Nest Road to Sunrise Boulevard from developing post-2030 (4-lane arterial) to developing pre-2030 (4-lane arterial);
- Sunrise Boulevard between Keifer Boulevard to Jackson Road from developing post-2030 (thoroughfare) to developing pre-2030 (thoroughfare).
- Jackson Road between Eagles Nest Road and Sunrise Boulevard from developing post-2030 (thoroughfare) to developing pre-2030 (thoroughfare);

5. 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) (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). See **Table PD-4**.

Table PD-4. Community Plan Designations

| Existing Community Plan Designations | Acre± | Requested Community Plan Designations | Acre± |
|---|----------------|--|----------------|
| Permanent Agriculture-AG160 | 411.6 | NewBridge Specific Plan Area | 1,095.3 |
| Permanent Agriculture-AG80 | 105.4 | | |
| Permanent Agriculture-AG20 | 5.0 | | |
| Heavy Industrial | 313.7 | | |
| Light Industrial | 199.6 | | |
| Recreation | 60.0 | | |
| Total Acres | 1,095.3 | | 1,095.3 |

6. Acceptance of an **Affordable Housing Plan** for the NewBridge Specific Plan consisting of on-site construction of affordable units and/or dedication of land.
7. Adoption of a **Development Agreement(s)** for the NewBridge Specific Plan by and between the County of Sacramento and the landowners.
8. Adoption of a **Public Facilities Financing Plan** for the NewBridge Specific Plan area.