



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: TIM HAWKINS  
TELEPHONE: (916) 874-6141

**ENDORSED**  
SACRAMENTO COUNTY

JAN 29 2020

DONNA ALLRED, CLERK/RECORDER  
BY \_\_\_\_\_ DEPUTY

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:** Mather South Community Master Plan

**CONTROL NUMBER:** PLNP2013-00065

**STATE CLEARINGHOUSE NUMBER (IF SUBMITTED):** 2014062087

**PROJECT LOCATION:** The Mather South Community Master Plan Project (Mather South Project) is located in the Cordova community of unincorporated Sacramento County. It is approximately 10 miles east of downtown Sacramento via Highway 50 and is generally situated within the central portion of Sacramento County (Plate PD-1). The project site (also referred to as the Plan Area) is approximately 848 acres in size and is located on a portion of the former Mather Air Force Base (Mather AFB), which is now a public airport facility referred to as Mather Field. The Plan Area is generally bounded by the Mather Golf Course and Mather Regional Park to the north, the Folsom South Canal to the east, Kiefer Boulevard to the south, and the Mather Preserve and planned alignment of Zinfandel Drive to the west. The Plan Area is within both the Urban Policy Area and Urban Services Boundary of Sacramento County. The City of Rancho Cordova is located immediately north and east of the Plan Area and unincorporated Sacramento County is located to the south and west.

**APN:** : 067-0090-034, 067-0050-057, 067-0030-045, -072, -074, -076, and -077

**DESCRIPTION OF PROJECT:** The project requests the following entitlements:

1. A **General Plan Amendment** to amend the Land Use Diagram from Urban Development Area (795 acres) to Low Density Residential (622 acres), Medium Density Residential (17 acres), Natural Preserve (86 acres) Commercial and Offices (42 acres), and Public/Quasi-Public (28 acres). Refer to Plate PD-10.
2. A **General Plan Amendment** to change the Transportation Plan to reflect proposed roadway alignments and transit systems. Refer to Plate PD-11.
3. A **General Plan Amendment** to change the Bicycle Master Plan to add internal and external bicycle facilities within and through the project area as shown in the Bicycle Master Plan Amendment Diagram. Refer to Plate PD-12.
4. A **Specific Plan Amendment** to change the Mather Field Specific Plan, specifically a portion of the South Base Area (795 acres) from Urban Development Area (795 acres) to Mather South Community Master Plan (795 acres). Refer to Plate PD-13.
5. Adoption of the **Mather South Community Master Plan** as an amendment to the Mather Field Specific Plan including text, a master plan land use diagram, design guidelines and development standards.
6. A **Zoning Ordinance Amendment** of the Mather Field Special Planning Area Ordinance (SZC 97-0021, Section 603) to incorporate the Mather South Community Master Plan, design guidelines, and development standards.
7. Adoption of a **Development Agreement** for the Mather South Community Master Plan by and between the County of Sacramento and Applicants.
8. Amendment of the Mather Field **Public Facilities Financing Plan**.

**NAME OF PUBLIC AGENCY APPROVING  
PROJECT:**

SACRAMENTO COUNTY / [CEQA@SACCOUNTY.NET](mailto:CEQA@SACCOUNTY.NET)

Governor's Office of Planning & Research

**Copy To:**

\_\_\_\_ County of Sacramento County Clerk, 600 8th Street, Room 101 Sacramento, CA 95814  
\_\_\_\_ State of California OPR, 1400 Tenth Street, Room 121 Sacramento, CA 95814

JAN 31 2020

STATE CLEARINGHOUSE

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

**Applicants**

Mather South, LLC  
9216 Keifer Blvd  
Sacramento, CA 95826  
Attention: Phil Rodriguez

**Owner**

Sacramento County Office of Economic Development and Marketing  
Attention: Clark Whitten

**ENDORSED**

SACRAMENTO COUNTY

JAN 29 2020

DONNA ALLRED, CLERK/RECORDER  
BY  DEPUTY

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on January 28, 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 **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 Game Fees (Fish & Game Code Section 711.4)
  - a. **The project is not de minimis and is, therefore, subject to the following fees:**
    - i. **\$3,343.25 for review of an Environmental Impact Report**
    - ii. **\$40 for County Clerk processing fees.**

The 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]**

**Tim Hawkins**

Environmental Coordinator  
Sacramento County, State of California