

**PLANNING AND ENVIRONMENTAL REVIEW
COUNTY OF SACRAMENTO
CALIFORNIA**

Subject: PLNP2025-00023. Grandpark Trails Specific Plan. A Request For General Plan Amendments, A Specific Plan, An Affordable Housing Strategy, A Rezone, A Development Agreement, A Public Facilities Financing Plan, An Urban Services Plan, A Water Supply Master Plan, And A Water Supply Assessment For Properties Located North Of The City Of Sacramento Between State Highway 99 And Natomas East Main Drainage Pond Within The Natomas Joint Vision Area.

Decision

Body: Board of Supervisors

APNs: 201-0030-023, 026, 027; 201-0040-006; 201-0080-005, 006, 015, 018, 019; 201-0100-009, 015; 201-0110-021, 023, 027, 028, 029, 030, 031; 201-0120-026, 027, 035; 201-0180-021, 022, 023; 201-0190-003, 008, 011, 019, 020, 021, 025, 028, 038, 039, 041, 044, 046, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061; 201-0200-015, 017, 018, 019, 022, 023, 024, 025, 027, 028, 029, 030, 031; 201-0210-013, 014.

Supervisory

District: Serna

Contact: Emma Patten, Senior Planner, (916) 875-4197, pattene@saccounty.gov

Details of Request:

1. A **General Plan Amendment** to allow the following:
 - a. To expand the Urban Services Boundary (USB) to include the 3,484.1-acre Grandpark Trails plan area.
 - b. To expand the Urban Policy Area (UPA) to include the 3,484.1-acre Grandpark Trails plan area.
 - c. To amend the Land Use Element and Land Use Diagram to change the land use designations for the Grandpark Trails Plan Area (3,484.1 ± acres) from Agricultural Cropland to Grandpark Trails Specific Plan.
 - d. To amend the General Plan Transportation Plan Diagram to include the roadway system as designated in the Grandpark Trails Specific Plan.
 - e. To amend the Active Transportation Plan to include the pedestrian and bicycle pathways as designated in the Grandpark Trails Specific Plan.
2. A **Grandpark Trails Specific Plan** document to establish land uses, policies, development standards, and design guidelines for 107.3 ± acres of Estate Residential (ER), 1,019.6 ± acres of Low Density Residential (LDR), 457.7 ± acres of Medium Density Residential (MDR), 54.5 ± acres of Medium High Density Residential (MHDR), 148 ± acres of High Density Residential (HDR), 81.8 ± acres of Community Mixed Use (CMU), 29.7 ± acres of Neighborhood Mixed Use (NMU), 4.0 ± acres of Neighborhood Commercial (NC), 48.1 ± acres of Public / Quasi-

Public (P/QP), 220.2 ± acres of Parks and Recreation (P), 1,149 ± acres of Open Space (OS), and 179.0 ± acres of Major Backbone Roads.

3. An **Affordable Housing Strategy** by and between the County of Sacramento and the applicants.
4. A **Rezone** to change the zoning designations of participating properties within the Grandpark Trails Specific Plan area from 2,396.4-acres of Agricultural-80 to 2,396.4-acres of Grandpark Trails Specific Plan (GTSP). (Note: non-participating properties would retain their existing zoning designation, including any Flood Combining (F) designation.)
5. A **Development Agreement** by and between the County of Sacramento and participating property owners located within the Grandpark Trails Plan Area.
6. A **Public Facilities Financing Plan** that outlines various funding mechanisms to be used for financing construction of backbone infrastructure and ongoing maintenance and public services.
7. An **Urban Services Plan** for provisions of sheriff, fire protection, library, and other public services.
8. A **Water Supply Master Plan** for the Grandpark Trails plan area.
9. A **Water Supply Assessment (WSA)** for the Grandpark Trails plan area.

The project will also require the following action/permits by other agencies:

1. Annexation to County Service Area 10 (CSA-10) or the creation of a new CSA. (Note: A separate subsequent action may be required by the Sacramento County Board of Supervisors to establish a Benefit Zone to implement funding and service provision.)
2. Annexation to the Sacramento Area Sewer District (SacSewer).
3. Inclusion in an existing Sacramento County Water Agency (SCWA) Service Zone and/or creation of a new SCWA Service Zone.
4. Annexation to the Sacramento County Department of Water Resources (DWR) Drainage Maintenance District.
5. Potential annexation into the Sacramento Metropolitan Fire District.
6. Any necessary detachments from existing Districts.

Applicant:

Brookfield Residential Properties
ATTN: John Norman
2271 Lava Ridge Court #220
Roseville, CA 95746

Owner:

Various

Summary of Key Points:

- Project Location and Setting. The Grandpark Trails Specific Plan encompasses 3,484.1 acres in the unincorporated Sacramento County portion of Natomas. The project site is generally bounded by State Highway 99 and the proposed Grandpark Southwest Plan Area to the west, the City of Sacramento and the proposed Grandpark Southwest Plan Area to the south, the Natomas East Main Drainage Pond to the east, and Sutter County and agricultural lands to the north.

Project Description. The Grandpark Trails Specific Plan establishes a framework and strategy for development of the plan area, including proposed land use designations, policies to guide development and ongoing operations, and plans for infrastructure and public services. The GTSP provides for 16,056 residential dwelling units; 81.8 of Community Mixed Use; 29.7-acres of Neighborhood Mixed Use; 4-acres of Neighborhood Commercial; 48.1-acres of Public/Quasi-Public; 220.2-acres of Parks and Recreation; and 1149.0-acres of Open Space.

The Grandpark Trails Specific Plan aims to achieve the following:

- Community identity through the Grand Parkway and armatures.
- An integrated mix of land uses with a range of housing opportunities.
- Regional and neighborhood level storm water infrastructure solutions.
- Schools and parks as the heart of each neighborhood.
- Trails, pathways, and transit as alternative modes of mobility.

Final Decision. The Board of Supervisors is the Decision Body for this item. The Board hearing has not yet been scheduled.