



**County of Sacramento**

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**COUNTY OF SACRAMENTO  
PLANNING AND ENVIRONMENTAL REVIEW  
NOTICE OF PREPARATION**

**MAY 15, 2025**

**TO: ALL INTERESTED PARTIES**

**Subject: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE GRANDPARK SOUTHWEST SPECIFIC PLAN (CONTROL NUMBER: PLNP2025-00024)**

Sacramento County will be the CEQA Lead Agency for preparation of an Environmental Impact Report (EIR) for a project known as the GRANDPARK SOUTHWEST SPECIFIC PLAN (GSSP). This Notice of Preparation (NOP) 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 the date noted above on this notice.

The project description, location, and the probable environmental effects are contained in the attached materials and may also be viewed online at:

<https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/New-Growth-Areas-and-Master-Plans.aspx>

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

Julie Newton, Environmental Coordinator  
Planning and Environmental Review  
827 7<sup>th</sup> Street, Room 225, Sacramento, CA 95814

or via e-mail at: [CEQA@saccounty.gov](mailto:CEQA@saccounty.gov).

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

Agencies with specific questions about the project should contact Alison Little, Senior Planner, at (916) 874-8620 for further information.

**COMMENT PERIOD**

The County requests your comment on or before June 16, 2025.

## **SCOPING MEETINGS:**

Two scoping meeting have been scheduled for the proposed project. Interested parties and agency representatives are invited to learn more about the proposed project and submit comments and suggestions concerning the analysis in the EIR.

Agency Scoping Meeting  
Thursday, May 29, 2025, 9:00 – 10:00 AM  
Location: Virtual Meeting via Microsoft Teams  
[Join the meeting now](#)  
Meeting ID: 243 121 530 027  
Passcode: 33EY7Je6  
Phone: 916-245-8966 | Conference ID: 460 322 864#

Public Scoping Meeting  
Thursday, May 29, 2025, 6:30 – 7:30 PM  
Location: Virtual Meeting via Microsoft Teams  
[Join the meeting now](#)  
Meeting ID: 244 682 710 146 3  
Passcode: vm35SQ7p  
Phone: 916-245-8966 | Conference ID: 754 756 08#

**PROJECT TITLE: GRANDPARK SOUTHWEST SPECIFIC PLAN**

**CONTROL NUMBER: PLNP2025-00024**

**PROJECT PROPONENT(S):**

Owner:

Ose Properties, Inc.  
3807 Pasadena Avenue, Suite 112  
Sacramento, CA 95821;  
ATT: Doug Ose

Demeter Development, L.P.  
2591 W Elkhorn Blvd.  
Rio Linda, CA 95676;  
ATT: Ardith Law

Applicant:

Ose Properties, Inc. and Demeter Development, L.P.  
4235 Forcum Ave., Suite 100  
McClellan, CA 95652  
ATT: Yasha Saber

Engineer: MacKay & Somps; Compass Land Group

## **BACKGROUND**

On April 28, 2016, Sacramento County issued a Notice of Preparation (NOP) initiating environmental review for the North Precinct Specific Plan. A revised NOP was issued on December 18, 2017. The planning area covered by the North Precinct Specific Plan was later renamed as the Grandpark Specific Plan planning area.

In early 2025, the County received two applications for specific plans covering properties within the former Grandpark Specific Plan planning area: The GrandPark Southwest Specific Plan (submitted by

Ose Properties, Inc, and Demeter Development, L.P., which is the subject of this NOP), and the Grandpark Brookfield Specific Plan (submitted by Brookfield Residential). The two applications propose a process by which the County would proceed with two independent specific plans proposed by the two applicants, respectively. On February 25, 2025, the County Board of Supervisors approved moving forward with the preparation of two distinct and independent specific plans within the original Grandpark Specific Plan planning area, with each preparing its own Environmental Impact Report (EIR).

The properties controlled by Ose and Demeter are included in the new 1,871-acre GrandPark Southwest Specific Plan area, and the properties controlled by Brookfield are included in the new 3,485-acre Grandpark Brookfield Specific Plan. Taken together, the two plans would provide comprehensive planning for the entirety of the County's previously-identified Natomas North Precinct Planning Area.

As proposed by the applicants, each of the two Specific Plans would be a stand-alone project, capable of development independently. The land uses proposed in each plan could be developed based upon the infrastructure and services provided for in that plan, regardless of whether the other is approved and developed. Neither plan would be the first step toward the other, and each plan, if approved, could be developed without reliance upon the approval and development of the other plan. Moreover, an approval of one plan would not cause or facilitate the approval and development of the other plan, and one plan would not be a foreseeable consequence of the prior approval of the other. Each plan would be prepared by the respective applicants to have utility independent of the other plan.

At the direction of the County, the County and the applicant teams will coordinate on related technical issues, such as drainage and hydrology, transportation and circulation, water and wastewater, and similar issues. These efforts will include the sharing of information related to the phasing of infrastructure where required. Each project will prepare its own public infrastructure financing plan (PFFP) and will ensure that shared infrastructure, if any, would be coordinated in a manner that addresses equitable financial contributions to the costs of shared infrastructure, as necessary. Each plan will include options for potential infrastructure connections, such as development of a roadway connecting the two plan areas, that could be implemented if the adjacent plan is approved by the Board of Supervisors, but these options are not required for successful development of each respective plan.

The planning and environmental review processes will ensure that (i) the two plans can be implemented separately and will operate independently of one another even if they may benefit from certain shared infrastructure and (ii) neither plan will be a foreseeable consequence or precursor to the others. Because each plan will have independent utility, each will be the subject of a complete EIR that discloses the significant impacts of the project. Because each of these plans is reasonably foreseeable, the cumulative impacts analysis in each of the EIRs will consider the impacts of the other plan in its analysis. Specifically, in addition to the CEQA-required analysis of cumulative impacts, the County will augment the CEQA document with a localized cumulative analysis which will specifically disclose any unique effects that could occur in the event that both plans are approved and developed.

#### **PROJECT DESCRIPTION AND LOCATION:**

The GrandPark Southwest Specific Plan (proposed project or GSSP) is an 1,871.2-acre mixed-use project located in unincorporated northwestern Sacramento County east of Highway 99. The proposed project is immediately north of the North Natomas community in the City of Sacramento and south of Sutter County and southwest of Placer County. The proposed project includes a broad range of residential land uses, as well as health care, commercial and employment land uses and schools, parks, and open space to support the residential land uses.

The proposed project is surrounded by a number of proposed, developing or designated growth areas. Immediately south in the City of Sacramento is the North Natomas Community Plan Area. To the north in Sutter County is Sutter Pointe Specific Plan. Immediately to the east and north is the proposed

GrandPark Brookfield Specific Plan area, subject to a separate active planning application, review and approval. Immediately east of Sacramento International Airport and west of the Plan Area is the approved Metro Air Park industrial and airport-support use master plan. Further to the east lie the unincorporated communities of Rio Linda and Elverta, including the approved Elverta Specific Plan. North of these two communities in Placer County is the Placer Vineyards Specific Plan.

The project site is included in the Natomas Joint Vision Overlay Area in Sacramento County General Plan, which identifies the project area within a “study area” for future growth. Currently, however, the GSSP Plan Area (Plan Area) is outside the existing Sacramento County Urban Services Boundary (USB) and Urban Policy Area (UPA). The proposed project would amend the USB and UPA to include all of the Plan Area ( $\pm 1,871.2$  acres) (see Figures NOP-1 and NOP-2).

The proposed project would amend the Sacramento County General Plan Land Use Diagram to change the land use designations within the Plan Area (1,871.2 acres) from Agricultural Cropland (1,871.2 acres) to GrandPark Southwest Specific Plan (GSSP) (+1,871.23 acres) (see Figure NOP-3).

The proposed project would amend the Zoning Diagram to change the Zoning Designations in the prospective plan area (+1,871.2 acres) to GrandPark Southwest Specific Plan (GSSP) for the Applicants’ properties (+1,230.5 acres) (see Figure NOP-4). Non-participating property owners would retain their existing zoning of AG-80 (with a Flood Combining Zone for a portion of those non-participating properties) (+640.9 acres). Table NOP-1 shows the breakdown of the various land uses and zoning designations and Figure NOP-5 shows the proposed land use plan.

The Plan Area is located within two school districts, the Twin Rivers Unified School District (TRUSD) and the Elverta Joint Elementary School District (EJESD). The EJESD provides elementary and middle school facilities only, and the TRUSD provides elementary and middle schools in the district and high school facilities in both districts. The Plan Area would include two TK-8 school sites designated as School. Proposed TK-8 school sites are adjacent to neighborhood parks to provide opportunities for joint use and connect to the surrounding neighborhoods with Class I trails, pedestrian sidewalks, and on-street bike lanes. Final locations of school sites and facilities would be determined by the County and the school district(s).

The proposed project includes a General Plan Amendment to the Transportation Plan Diagram and Active Transportation Plan. As shown in Figure NOP-6, the design for new roadways in the Plan Area utilizes a circulation pattern that emphasizes residential and collector streets and small block size design rather than arterial roadways. The major roadways within the Plan Area total approximately 109.1 acres. Figure NOP-7 shows the proposed pedestrian and bicycle trails.

## **PROPOSED SERVICES**

### **Dry Utilities and Electrical Infrastructure**

The GSSP Area is proposed to be served by SMUD (electrical service), Pacific Gas & Electric Company (natural gas service), AT&T (telephone service), and Comcast (cable service). Utility service providers would extend facilities as needed to serve development within the Plan Area.

SMUD currently has overhead 69 kV power lines on the south side of Elkhorn Boulevard and the north side of Elverta Road (outside the Plan Area). The proposed project’s electrical infrastructure would be sized to independently serve the land uses and demands of the Plan Area without reliance on adjacent development plans or proposals. Development of the Plan Area is anticipated to require as many as three (3) electrical substations served by 69 kV power lines. Underground electrical distribution lines would be extended from each of the electrical substations to individual parcels within the Plan Area in conjunction with roadway improvements or as phasing requirements dictate. Street lighting, traffic

signal power, and other ancillary power facilities would be provided along public street frontages as part of the roadway frontage improvements. Electric and streetlight facilities would be constructed to the County's standards at the time of construction. Specific locations for electrical infrastructure would be determined at time of small lot tentative subdivision maps.

The proposed project's natural gas infrastructure would be sized to serve the land uses and demands of the Plan Area only without reliance on adjacent development plans or proposals. Pacific Gas & Electric Company (PG&E) would provide natural gas service upon request and in accordance with the rules and tariffs of the California Public Utilities Commission. Delivery of gas service to individual projects in the Plan Area (if needed) would be reviewed by PG&E at the time of actual development proposals. Certain proposed uses within the Plan Area, such as the hospital in the health and hospitality mixed use (HHMU) area, may require natural gas service. Although there are no existing gas facilities on site, PG&E has plastic (polyethylene) gas mains stubbed north across Elkhorn Boulevard at East Commerce Way, Northborough Drive, and Sageview Drive. A plastic gas main is also stubbed east on Elverta Road just east of Metro Air Parkway. PG&E has 8-inch steel distribution feeder mains in El Centro Road, Del Paso Boulevard, Power Line Road and Truxel Road in the Natomas area. The closest distribution regulator station is on Power Line Road just south of Interstate 5. A second regulation station is located on Truxel Road near Gateway Park Drive. PG&E's Line #407, a 30-inch steel transmission main, was recently constructed and is now operational. The line gives PG&E significant additional operational flexibility. Line #407 runs east-west on Baseline Road and Riego Road and terminates at a pressure reducing station on Power Line Road (outside the Plan Area). Specific locations and interconnections for natural gas infrastructure would be determined at time of small lot tentative subdivision maps.

The proposed project's telecommunication and broadband infrastructure would be designed to independently serve the land uses and demands of the Plan Area without reliance on adjacent development plans or proposals. AT&T would provide telecommunication service and Comcast would provide cable and internet service to the Plan Area. Distribution lines to individual parcels would be extended from existing infrastructure adjacent to the Plan Area in accordance with the phased development of the community. AT&T and Comcast would review delivery of services to individual projects at the time of actual development proposals. Dry utility facilities (electric, natural gas, telecommunications, and cable/internet facilities) would be extended throughout the Plan Area in joint trenches located within public utility easements and/or within road rights-of-way. Any above ground boxes and utilities would be located within the public utility easements.

### **Water Supply and Service**

The Plan Area is proposed to be served by a new conjunctive use potable water system, utilizing a combination of surface water and groundwater to meet the Project's water demands. The water supply system is designed to service the demands of the project only without reliance on adjacent development plans or proposals. This new system would be developed to meet State of California and U.S. EPA safe drinking water standards. The Project water supply program would provide the new community with an independent and highly reliable, robust, resilient, sustainable, and safe water supply.

The Project proposes to have Golden State Water Company (GSWC), a privately owned public utility regulated by the California Public Utilities Commission, provide potable water service to the future residents and businesses in the Plan Area. The County will need to approve a General Plan Amendment at the time of adoption of the Plan to allow GSWC to serve as the project water purveyor. Natomas Central Mutual Water Company (NCMWC) would likely be the primary wholesale supplier of surface water to GSWC and the Plan Area. To develop the new water system, NCMWC, which currently provides surface water from the Sacramento River for agricultural irrigation within the Plan Area, would need to amend its longstanding appropriative surface water rights to allow use for Municipal

and Industrial (M&I) purposes. Once done, NCMWC would provide wholesale surface water supply to GSWC.

Water service to the GSSP Area may also come from one or more of the following service providers:

- Sacramento County Water Agency – The Sacramento County Water Agency (SCWA) could provide water service to the Plan Area. Water sources available to SCWA could include purchases from the NCMWC and/or the City of Sacramento, among others. The project proposes using groundwater underlying the land within the Plan Area to provide service to the initial phases of development. The groundwater and surface water supplies are proposed to be integrated into a joint conjunctive use water supply program as the Plan Area develops over time.
- Backup Water Supply – Water from the Sacramento Suburban Water District could also be used as a backup water supply for the Plan Area.

A new or improved turnout from the existing NCMWC Pritchard Lake Diversion Facility may be constructed to service the Plan Area. The Pritchard Lake Diversion Facility is located on the river side of Garden Highway approximately one mile north of Elkhorn Blvd. A raw surface water conveyance system consisting of a booster pump station and large diameter raw water transmission pipeline would be constructed on the land side of the river levee to convey the diverted water to the Plan Area where it would be treated and distributed to water customers. Raw water from the Sacramento River would be conveyed from the existing Pritchard Lake Diversion Facility to an on-site water treatment plant. Here, the water would be treated to potable water standards and then pumped to on-site water storage tanks using low pressure water conveyance pipelines. From the water storage tanks, the treated water would be injected at higher pressure via the booster pumps into the on-site water pipe network for distribution throughout the Plan Area.

As part of the conjunctive use program, several groundwater wells are planned to be constructed in the Plan Area to meet the long-term needs of the community. The wells have been conceptually sited for the Plan with input from GSWC, but the ultimate location of these wells would be determined in coordination with GSWC to ensure that the wells would not create conflicts with any other existing or proposed wells within or surrounding the Plan Area. Groundwater under the Plan Area would be treated to meet drinking water standards and utilized when surface water supplies are limited. Surface and groundwater infrastructure details would be further refined after the Project's potable Water Supply Master Plan and Groundwater Modeling Assessment are complete.

The conversion of the existing NCMWC surface water rights to permit M&I surface water deliveries to the Plan Area is anticipated to take at least five years to complete. In the interim, the initial stages of development within the Plan Area would be served through the on-site groundwater system consisting of a series of wells, treatment, and storage facilities, as described above. The initial well system would consist of a minimum of two wells (including treatment facilities). As development expands, so would the number of wells and treatment facilities to meet the growing demand for potable water within the Plan Area. Once NCMWC completes the conversion of its surface water rights to permit delivery to the Plan Area for M&I purposes, the surface water infrastructure described above would be constructed. Having reached this milestone, GSWC would begin surface water deliveries to the Plan Area (estimated to be by the 11th year of development).

## **Sewer**

Sewer service to the Plan Area is proposed to be provided by the Sacramento Area Sewer District (SacSewer). SacSewer would provide collection and trunk main services within the urbanized lands, and interceptor, treatment, and disposal services from the Plan Area's connection to the Upper

Northwest Interceptor (UNWI) to the Sacramento Regional Wastewater Treatment Plant. Urbanizing lands within the Plan Area are proposed to be annexed by SacSewer.

The Project's sewer infrastructure would be sized to serve the land uses and demands of the Plan Area only without reliance on adjacent development plans or proposals. The sewer collection and trunk lines would generally follow the proposed street pattern and generally flow in a southerly direction to connect with UNWI located along the south side of Elkhorn Boulevard. The existing UNWI Turnout Structure at Elkhorn and Natomas Boulevards includes a connection to serve the Plan Area. The on-site sewer system would include a series of sewer trunk mains and lift stations along the trunk sewer alignment. Development would be supported by a shallow sewer system with pump stations as needed to serve the Project. Details relating to sewer system sizing, storage, and connections will be provided in the Project Sewer Study.

### **Parks and Open Space**

The proposed project is located within Rio Linda/Elverta Recreation and Park District (RLERPD). The Plan includes approximately 118 acres of parks of various types and sizes (including parks in mixed use areas and exceeding Quimby parkland requirements) and 336 acres of open space, combining for approximately 24 percent of the total Plan Area acreage.

The project proposes several park types (based on size and programming) to support diverse active and passive recreational uses, including neighborhood parks (ranging in size from 5-20 acres), neighborhood greens (ranging in size from 2-5 acres), neighborhood squares (ranging in size from 0.5-2 acres), and special feature parks in mixed use areas (ranging in size from 1.8-6.7 acres), with the following types of amenities:

- Neighborhood parks may include shade structures, play equipment, spray grounds, swings, dog parks, outdoor fitness equipment, basketball, volleyball, tennis and pickleball courts, multi-purpose fields (softball and baseball), skate elements (or skate parks), bocce courts, dog parks, specialty gardens, climbing structures, loop trails/walking paths, and/or restrooms.
- Neighborhood greens may include shade structures, play equipment, swings, outdoor fitness equipment, pickleball, bocce court, horseshoes, corn hole, volleyball (grass court), basketball courts (half or full), skate elements, loop trail/walking path, and/or barbeque areas.
- Neighborhood squares may include shade structures, play equipment, swings, outdoor fitness equipment, basketball (half court), game tables, corn hole, and barbeque areas. These spaces may also be designed with a singular focus, such as an open outdoor structure for neighborhood gathering events (e.g., birthday parties) or open turf area for Tai Chi, etc.
- Special feature parks are envisioned to be open plazas or carefully curated play areas that are urban in character and planned in conjunction with mixed-use development, which may include themes such as nature, playground, plaza, family action, and heritage.

Neighborhood parks located adjacent to school sites are envisioned to be joint use. When joint-use agreements are made, the park design would be coordinated with the requirements of the governing school district and the RLERPD.

Although approximate locations and sizes of parks are depicted on the Land Use Plan, final park locations, sizes and amenities would be determined during the subsequent subdivision process in collaboration with the RLERPD. Parks would be designed in accordance with the District's Master Plan.

In addition, passive recreational amenities are proposed to be planned in the Project's open space areas, including the Grand Parkway, that would complement the park system. Designated Open Space areas provide passive recreation opportunities as well as visual screening and sound abatement along the edges of the Plan Area. Spanning the entire east side of the Plan Area, the Grand Parkway would connect to the Plan's two linear green spaces (which the Applicant refers to as the "armatures") and is designed to accept drainage from these areas. Recreational amenities in open space areas would be designed to accommodate anticipated seasonal inundation and would be connected by multi-use trails and walkways. The linear green spaces (armatures) extend through the Plan Area connecting the major employment areas to the Grand Parkway and would provide community identity and way-finding, collect, detain, and convey local drainage, and provide central locations for school and park sites. Open space edges would also be used along the Project boundary to provide a visual buffer and sound attenuation while creating an attractive entry experience.

Neighborhood and community parks are proposed to be operated and maintained by RLERPD.

### **Trail Network**

The proposed project includes an extensive and interconnected system of Class I multi-use trails, commuter trails, and pedestrian paths that are meant to be easily accessible and connect important elements within the Plan Area. The trail network is designed to independently service the demands of the project, including connections between schools, parks, commercial areas, and residential neighborhoods. The trail network would connect to several regional trail systems including Ueda Parkway, Dry Creek Parkway and Nino's Parkway. The trail network could also be extended to other adjacent potential plan areas if needed in the future.

The Class I multi-use trails would provide an off-street means of travel for both pedestrians and cyclists and provide internal and external community connections. Class I Multi-Use Trails are composed of a 12-foot-wide paved asphalt pathway (exceeding County standards) flanked by a 4-foot decomposed granite walking path on one side and a 2-foot decomposed granite shoulder on the other. To ensure both cyclists and pedestrians cross thoroughfares safely, select intersections between Elkhorn Boulevard and the Grand Parkway may have enhanced at-grade pedestrian crossings. These crossings would include a change in material and lighting enhancements to accommodate crossing safety for bikes and pedestrians. Specialized, at-grade crossings may also be provided at other important crossings in the Plan Area where a high volume of non-vehicular traffic is anticipated. These crossings would allow cyclists to benefit from the full extent of the trail network and promote the Plan Area as a bike-friendly community.

The commuter trail network is comprised of on-street Class II, IIB, and IV bikeways. This extensive network is designed to serve commuters within and beyond Plan Area boundaries. Class IV, IIB, and II bike lanes are striped on-street bike lanes for cyclists only. In addition to the striped separation from auto traffic offered in typical of Class II bikeways, Class IIB and IV on-street striped bikeways introduce a dimensional striped buffer area between cyclists and motorists, and Class IV bikeways may also add a vertical delineator or other type of physical barrier, improving overall safety of the roadways for both cyclists and vehicle drivers. Bike lanes vary per roadway classification.

In addition, sidewalks would support pedestrian use and recreational bike riding. Both attached and detached sidewalks are contemplated in the Plan Area and vary in width depending on the roadway classification.

The proposed off-street trail network is proposed to be maintained by Sacramento County Department of Regional Parks.

### **Transit and Transportation Demand Management**



The project proposes to include shuttle services running on a schedule or on-demand service with the ability to adjust routes and schedules based on ridership demand for the Project. The internal transit service would connect residents with major activity centers and provide connections to the bike and trail network and could provide access to future local and regional transit services.

The project proposes to create or join an existing Transportation Management Association (TMA) to increase the efficient use of transportation. The TMA may include strategies such as ride- and car-sharing, developing and implementing guaranteed ride home programs, encouraging flexible work hours, parking management, and advocating and coordinating joint public/private sector implementation of Transportation Demand Management (TDM) measures. Transit, TMA and TDM details will be further refined as part of County DOT's review of the Project and forthcoming traffic study.

## **Fire**

The Project area is located within the service area of the Natomas Fire Protection District, a dependent fire district. Fire protection service is currently provided by the City of Sacramento Fire Department under contract with Sacramento County. Sacramento Metropolitan Fire District (Metro Fire) has expressed an interest in providing fire protection service to the project area. The EIR will include analysis of fire protection service from both the City of Sacramento and Metro Fire.

## **PROJECT OBJECTIVE:**

The primary objectives for the proposed project are summarized as follows:

1. Develop a large-scale mixed-use and mixed-density community emphasizing healthy lifestyles in northwestern Sacramento County with employment-generating land uses, a variety of residential housing types, schools, health care uses, civic improvements and open space with integration of stormwater management into the framework of the community to create a unique community identity.
2. Develop an economically feasible master-planned community that can be reasonably served by existing and proposed public infrastructure in a manner that would foster orderly urban development, discourage leapfrog or piecemeal development and urban sprawl.
3. Develop pedestrian and bicycle friendly neighborhoods, supported by a modified street grid encouraging alternative modes of transportation and a substantial trail open space network.
4. Provide community and neighborhood mixed use districts that serve the needs of future residents, a health and hospitality district to serve the larger Natomas community and existing and planned communities north of the American River, an office & entertainment district, and provide residential housing in close proximity to existing and planned regional job centers.
5. Accommodate projected regional growth in a location adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers.
6. Develop a community that can maintain flexibility to adapt and adjust to changing economic and market conditions.
7. Create a community that has a positive overall economic impact on the County and achieves a neutral-to-positive fiscal impact on the County's finances.

## **ENVIRONMENTAL/LAND USE SETTING:**

The majority of the GSSP is currently irrigated agriculture or fallow farm lands. The Plan Area was previously included as agricultural land within the study area of the Natomas Basin Habitat Conservation Plan (NBHCP) and the Metro Air Park Habitat Conservation Plan (MAPHCP); however, the proposed project is not part of these plans' permit areas and does not seek to obtain coverage under the NBHCP or MAPHCP. The NBHCP and MAPHCP are supporting documents for federal Endangered Species Act Section 10(a)(1)(B) and State Fish & Game Code Section 2081 permits. The County is not a party to NBHCP. The Habitat Conservation Plans limit urban development in their Permit Areas to a combined total of 17,500 acres (i.e., the City of Sacramento (8,050 acres), Sutter County (7,467 acres) and Metro Air Park in Sacramento County (1,983 acres)).

#### **PROBABLE ENVIRONMENTAL EFFECTS/EIR FOCUS:**

The analyses in the EIR will describe existing conditions, describe the legal and regulatory framework relevant to the proposed project, describe standards of significance to be used in analysis, and describe analysis methodologies. A review of the project and of the environmental resources in the study area has resulted in the identification of the following potential areas of environmental effect:

##### Aesthetics

Proposed new development areas will be analyzed for their effects on the views from surrounding properties and roadways and impacts associated with the introduction of new light pollution and glare.

##### Agricultural Resources

Areas of active agricultural use designated agricultural lands, prime farmland soils, and Williamson Act contract land will be identified and analyzed within and adjacent to the project area.

##### Air Quality

Project-related emissions analyzed may include toxic air contaminants, ozone precursors, and particulates. The analysis will include discussions of emissions resulting from construction activities and emissions resulting from operational activities of the completed project.

##### Biological Resources

The project will be analyzed to identify areas where proposed changes may impact biological resources in the area. The analysis will discuss impacts on general wildlife populations and habitats but will focus on special-status species and particularly sensitive habitats, including wetlands. The analysis will also address possible conflicts with adopted habitat conservation plans.

##### Cultural Resources

The project site will be evaluated for presence of cultural, historical, and archaeological resources in accordance with State law and County policy. Impacts to identified resources, if any, will be assessed.

##### Energy

The proposed project would increase local energy demand. The EIR will analyze any potential project conflicts with State or local plans regarding renewable energy and evaluate whether the project would result in wasteful, inefficient, or unnecessary consumption of energy resources.

## Geology, Soils, and Mineral Resources

Underlying soil types and suitability will be examined in areas where urban uses are proposed. Erosion potential will also be considered. Currently, the project site does not contain any active mining operation and does not propose any mining. However, potential impacts to mineral resources will be further assessed in the EIR.

## Greenhouse Gas Emissions

The proposed project would require construction and operational activities that would generate greenhouse gas emissions. The EIR will evaluate the project's generation of greenhouse gas emissions, and analyzes the project's consistency with plans, policies, or regulations adopted for the purpose of reducing greenhouse gases.

## Hazards and Hazardous Materials

Hazardous materials sites, if any, will be identified in the vicinity of proposed new development areas. Project compatibility with any existing hazardous materials sites will be examined.

## Hydrology and Water Quality

Areas of flooding potential will be identified and drainage patterns will be examined within the watersheds affected by the project. The project will be analyzed for impacts to the existing hydrologic environment and vice versa. Agencies involved with flood control issues will be consulted. These may include but are not limited to the California State Department of Water Resources, the Central Valley Flood Protection Board (CVFPB), the Sacramento Area Flood Control Agency (SAFCA), Reclamation District 1000 (RD-1000) and the Sacramento County Department of Water Resources. The potential impacts of the project on water quality will also be examined, which includes construction-related impacts (e.g., erosion of exposed soil) and operational impacts (e.g., use of pesticides and fertilizers).

## Land Use and Planning

The project proposal will be examined to determine consistency with land use policies/ordinances/plans that have been adopted in order to avoid environmental effects. The project impact relative to the planned and existing land use environment will also be disclosed. The EIR will include analysis of the proposed project's compatibility with Sacramento International Airport based on review of the August 2022 Airport Land Use Compatibility Plan for Sacramento International Airport and applicable FAA regulations, policies, and guidance for land use decisions that have the potential to affect safe airport operations. The EIR will include analysis of potential hazardous wildlife attractants associated with the proposed land uses as well as the potential effects of airport operations on the project.

## Noise

Existing and proposed uses with the potential to generate significant noise will be analyzed, which will include modeling of noise generated by transportation sources.

## Population and Housing

The proposal includes the development of residential land uses. The EIR will analyze whether the project would induce unplanned population growth.

## Public Services and Recreation

The project will be analyzed for its compatibility with public services and to determine what may be required to extend service to the project. Services analyzed may include but are not limited to schools, park services, libraries, fire protection, and police protection.

### Public Utilities

The proposal will be analyzed for its compatibility with public utilities and to determine what may be required to extend service to the project. Utilities analyzed will include but are not limited to water supply, sewer service, and energy services.

### Transportation

A Transportation Impact Study (TIS) will be prepared to examine the effects of proposed project development and facilities on roadways as well as transit and bicycling and pedestrian modes of transportation. A Vehicle Miles Traveled (VMT) analysis will be conducted, in accordance with S.B. 743.

### Tribal Cultural Resources

A cultural resources evaluation will be prepared to determine if there are any tribal cultural resources onsite. In addition, the EIR will evaluate potential impacts on any identified or potentially undiscovered tribal cultural resources.

### Wildfire

The potential for the project to cause or exacerbate wildfire hazards will be addressed in the EIR. The analysis will analyze the potential for fire hazards based on documented fire severity zones at or near the project site and describe the relevant jurisdictional responsibilities for addressing wildfire in the project vicinity. An analysis of the project construction and operation activities will be provided to determine the potential for significant wildfire impacts; if warranted mitigation measures will be recommended to avoid or reduce potentially significant effects.

The above descriptions are not exhaustive, and other sections and discussions may be included if further research indicates that the inclusion is warranted. As the analyses progress and the extent of impacts to the above categories is determined, appropriate CEQA Alternatives will be included for analysis.

### **REQUESTED ENTITLEMENTS:**

The proposed project would require the following entitlements:

1. A **General Plan Amendment** to allow the following:
  - a. To expand the Urban Services Boundary (USB) to include the 1,871.2-acre GrandPark Southwest Specific Plan area.
  - b. To expand the Urban Policy Area (UPA) to include the 1,871.2-acre GrandPark Southwest Specific Plan Area.
  - c. To amend the Land Use Element and Land Use Diagram to change the land use designations for the 1,871.2-acres GrandPark Southwest Specific Plan area from Agricultural Cropland to GrandPark Southwest Specific Plan (GSSP).

- d. To amend the General Plan Transportation Plan Diagram to include the roadway system as designated in the GrandPark Southwest Specific Plan.
  - e. To amend the Active Transportation Plan to include the pedestrian and bicycle pathways as designated in the GrandPark Southwest Specific Plan.
  - f. To amend General Plan text, as necessary, to allow Golden State Water Company to serve as the project water purveyor.
2. A **GrandPark Southwest Specific Plan** document to establish land use, policies, development standards, and design guidelines for 595.2 ± acres of Low Density Residential (LDR), 164.9 ± acres of Active Adult Residential (AAR), 117.1 ± acres of Medium Density Residential (MDR), 52.1 ± acres of Medium High Density Residential (MHDR), 82.4 ± acres of High Density Residential (HDR), 133.8 ± acres of Health & Hospitality Mixed Use (HHMU), 99.7 ± acres of Office & Entertainment Mixed Use (OEMU), 26.0 ± acres of Neighborhood Mixed Use (NMU), 22.4 ± acres Neighborhood Commercial (NC), 25.3 ± acres of School (TK-8), 107.6 ± acres of Parks & Recreation (OS-PARK), 335.6 ± acres of Open Space (OS) (), and 109.1 ± 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 in the GrandPark Southwest Specific Plan area (1,871.2 acres) to GrandPark Southwest Specific Plan (GSSP) for the Applicants' properties (1,230.5 acres). (Note: non-participating properties would retain their existing zoning designation, including any Flood Combining (F) designation.)
  5. A **Development Agreement** for the participating property owners located within the GrandPark Southwest Specific Plan.
  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 1,871.2-acre GrandPark Specific Plan area.
  9. A **Water Supply Assessment (WSA)** for the 1,871.2-acre GrandPark Specific 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 Sacramento Area Sewer District (SacSewer).
3. Inclusion within the existing Sacramento County Water Agency (SCWA) Service Zone and/or creation of a new SCWA Service Zone, if needed.
4. Annexation to 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.

**INTENDED USES OF THE EIR:**

The Sacramento County 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 those listed below, may also use the EIR for their own discretionary approvals associated with the project:

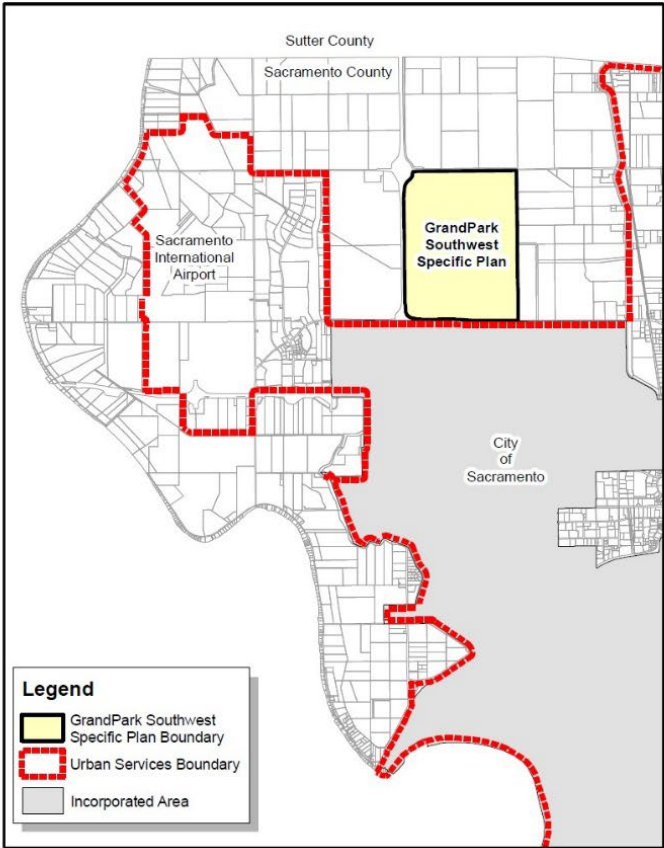
- Federal Clean Water Act Section 404 Permit (U.S. Army Corps of Engineers);
- Federal Endangered Species Act Section 7 and/or 10 Consultation (U.S. Fish and Wildlife Service);
- Federal Clean Water Act Section 401 Water Quality Certification (Regional Water Quality Control Board – Central Valley Region);
- California Endangered Species Act Incidental Take Permit (California Department of Fish and Wildlife);
- California Fish and Game Code Section 1602 Streambed Alteration Agreement (California Department of Fish and Wildlife);
- Federal Clean Water Act Section 402 National Pollutant Discharge Elimination System Permit (Regional Water Quality Control Board – Central Valley Region)
- Potential changes to sphere of influence or annexation to agency service areas (Sacramento County Local Agency Formation Commission (LAFCo);
- Sacramento Metropolitan Air Quality Management District;
- Sacramento Municipal Utilities District (SMUD);
- Pacific Gas and Electric (PG&E); or
- State Water Board, Division of Drinking Water.

**Table NOP-1: Specific Plan Zoning/Land Use Summary**

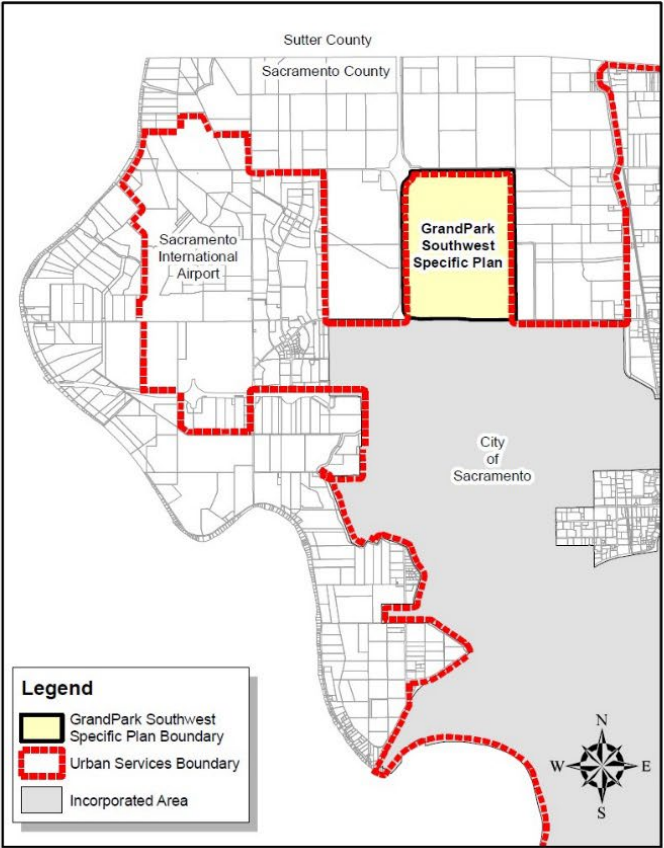
<b>NNPSP Land Use/Zoning Designation</b>	<b>Area (acres)</b>	<b>Units<sup>1,2,3</sup></b>
GSSP-LDR (Low Density Residential) (4-8 DU/AC)	595.2	2,945
GSSP-AAR (Active Adult Residential) (5-9 DU/AC)	164.9	965
GSSP-MDR (Medium Density Residential) (7-13 DU/AC)	117.1	948
GSSP-MHDR (Medium High Density Residential) (10-20 DU/AC)	52.1	656
GSSP-HDR (High Density Residential) (20-40 DU/AC)	82.4	2,225
<b>Residential Subtotal (not including Mixed Use residential)</b>	<b>1,011.7</b>	<b>7,739</b>
GSSP-HHMu (Health & Hospitality Mixed Use)	133.8	550
GSSP-OEMU (Office & Entertainment Mixed Use)	99.7	150
GSSP-NMU (Neighborhood Mixed Use)	26.0	150
GSSP-NC (Neighborhood Commercial)	22.4	-
<b>Mixed Use/Commercial Subtotal</b>	<b>281.9</b>	<b>850</b>
GSSP-TK-8 (School)	25.3	-
<b>TK-8 Subtotal</b>	<b>25.3</b>	<b>-</b>
GSSP-OS-PARK (Parks and Recreation)	107.6	-
GSSP-OS	335.6	-
<b>Open Space Subtotal</b>	<b>443.2</b>	<b>-</b>
Major Backbone Roads	109.1	-
<b>TOTAL</b>	<b>1,871.2</b>	<b>8,589</b>

1. Dwelling Unit calculation methodology: Gross acres multiplied by 90%, multiplied by target density.
2. Overall plan area average residential density of 9.15 DU/acre equals total dwelling units divided by total residential acres multiplied by 90%.
3. RHNA allocation requirement equals 30% minimum of the total dwelling units designated at a minimum of 30 du/ac.

Figure NOP-1: Urban Services Boundary



GrandPark Southwest Specific Plan (GSSP)  
Existing Urban Services Boundary



GrandPark Southwest Specific Plan (GSSP)  
Proposed Urban Services Boundary



**Figure NOP-2: Urban Policy Area**

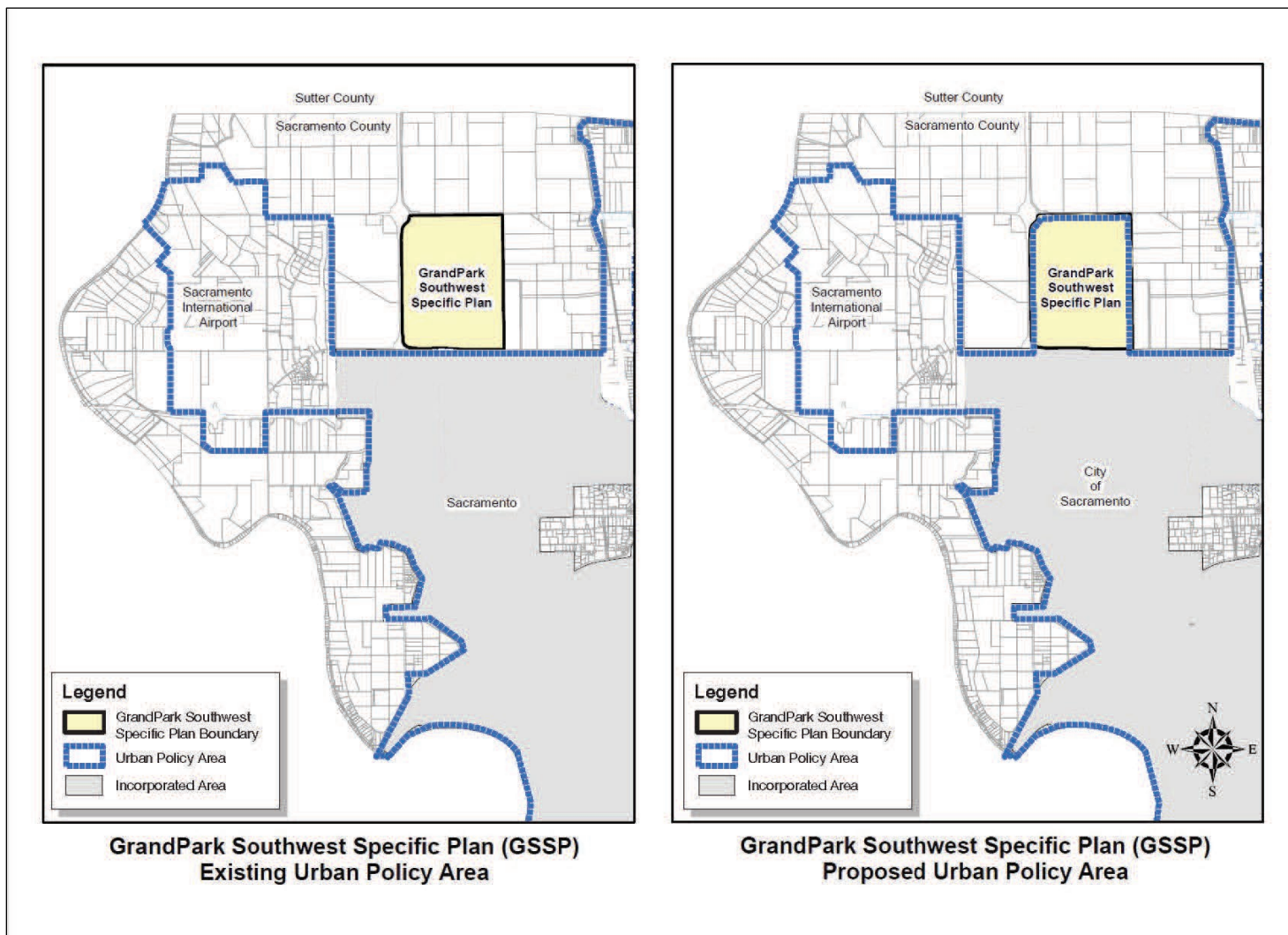
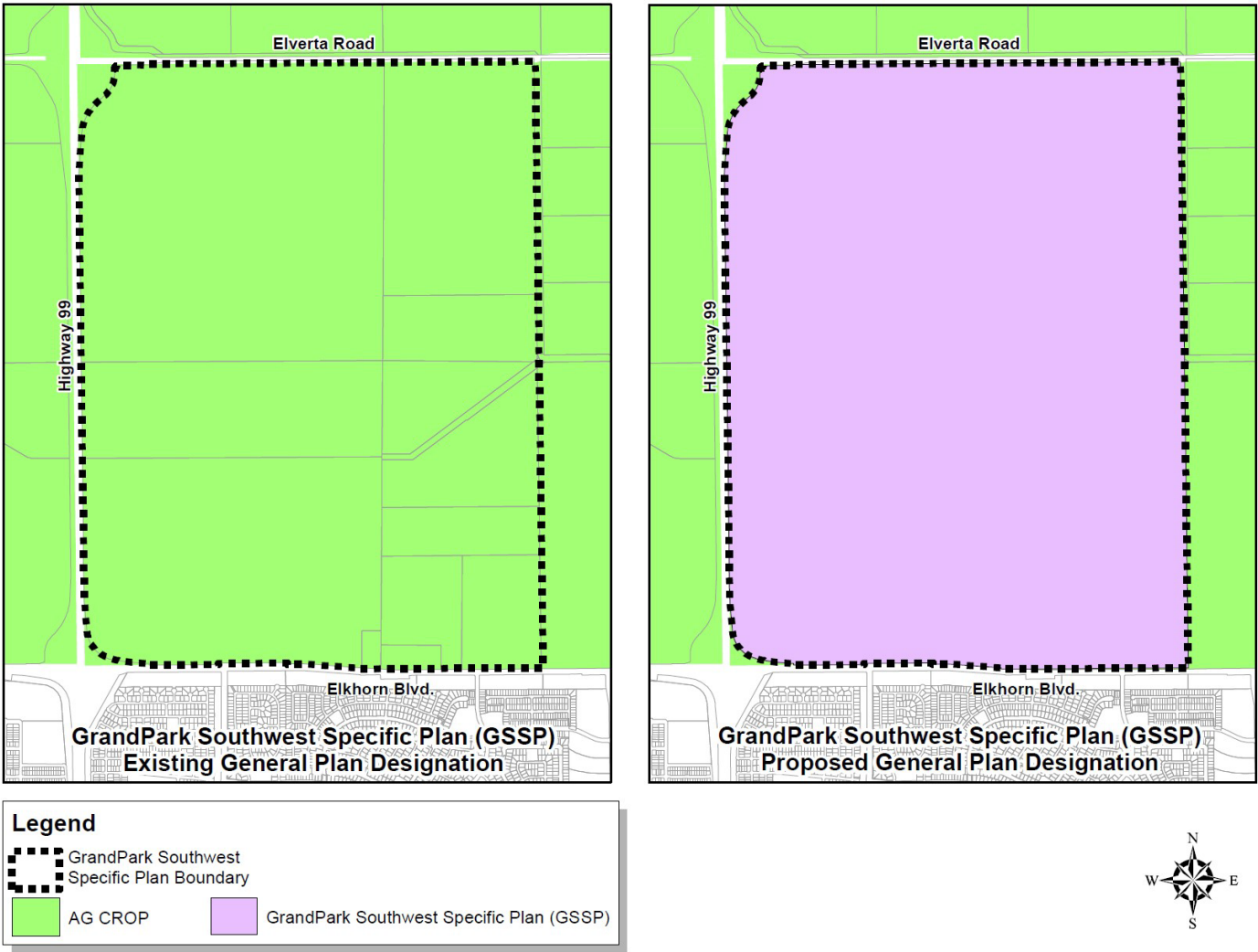
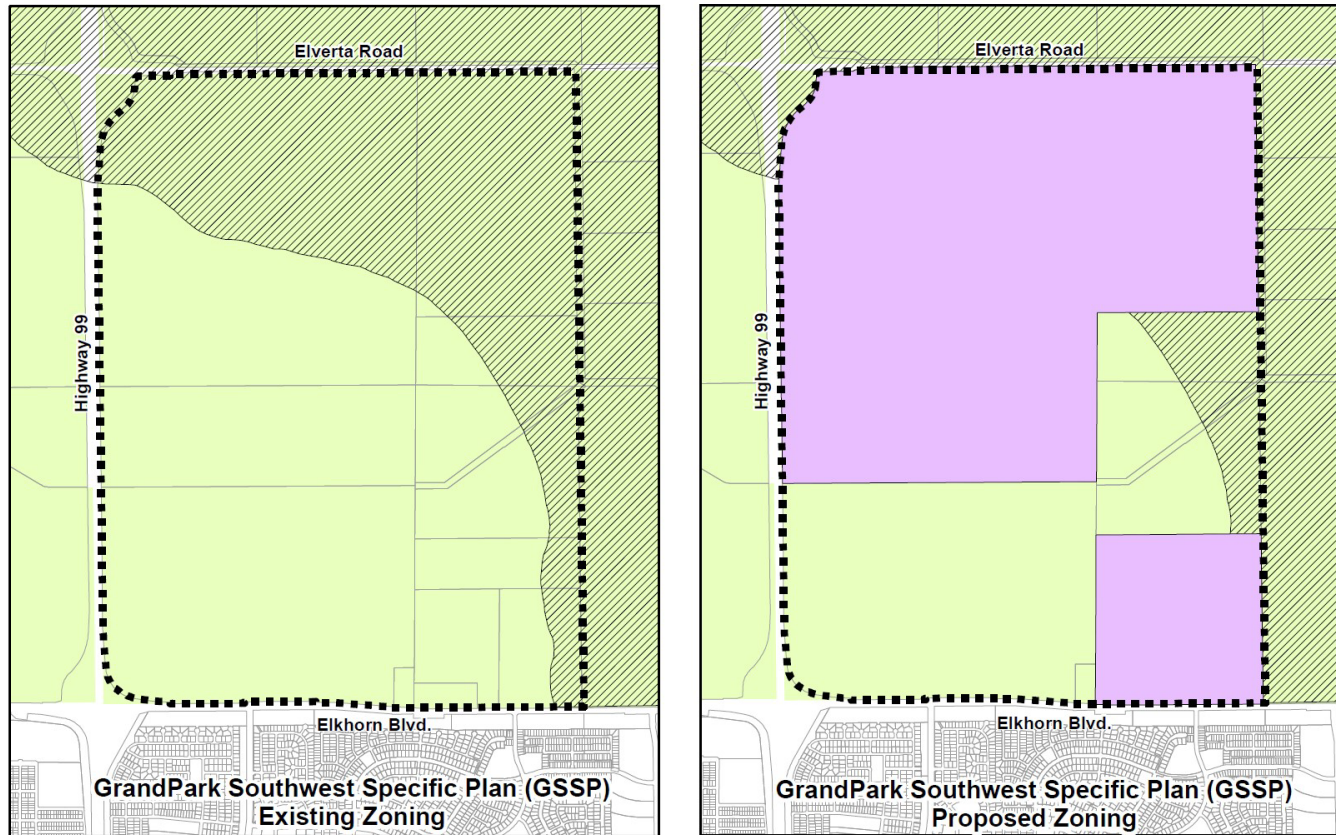


Figure NOP-3: General Plan Designation



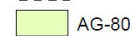
**Figure NOP-4: Zoning**



**Legend**



GrandPark Southwest Specific Plan Boundary



AG-80



GrandPark Southwest Specific Plan (GSSP)



Flood Combining Zone (F) Areas

Note: GrandPark Southwest Specific Plan non-participating properties will retain their existing zoning.





Figure NOP-5: Land Use Diagram

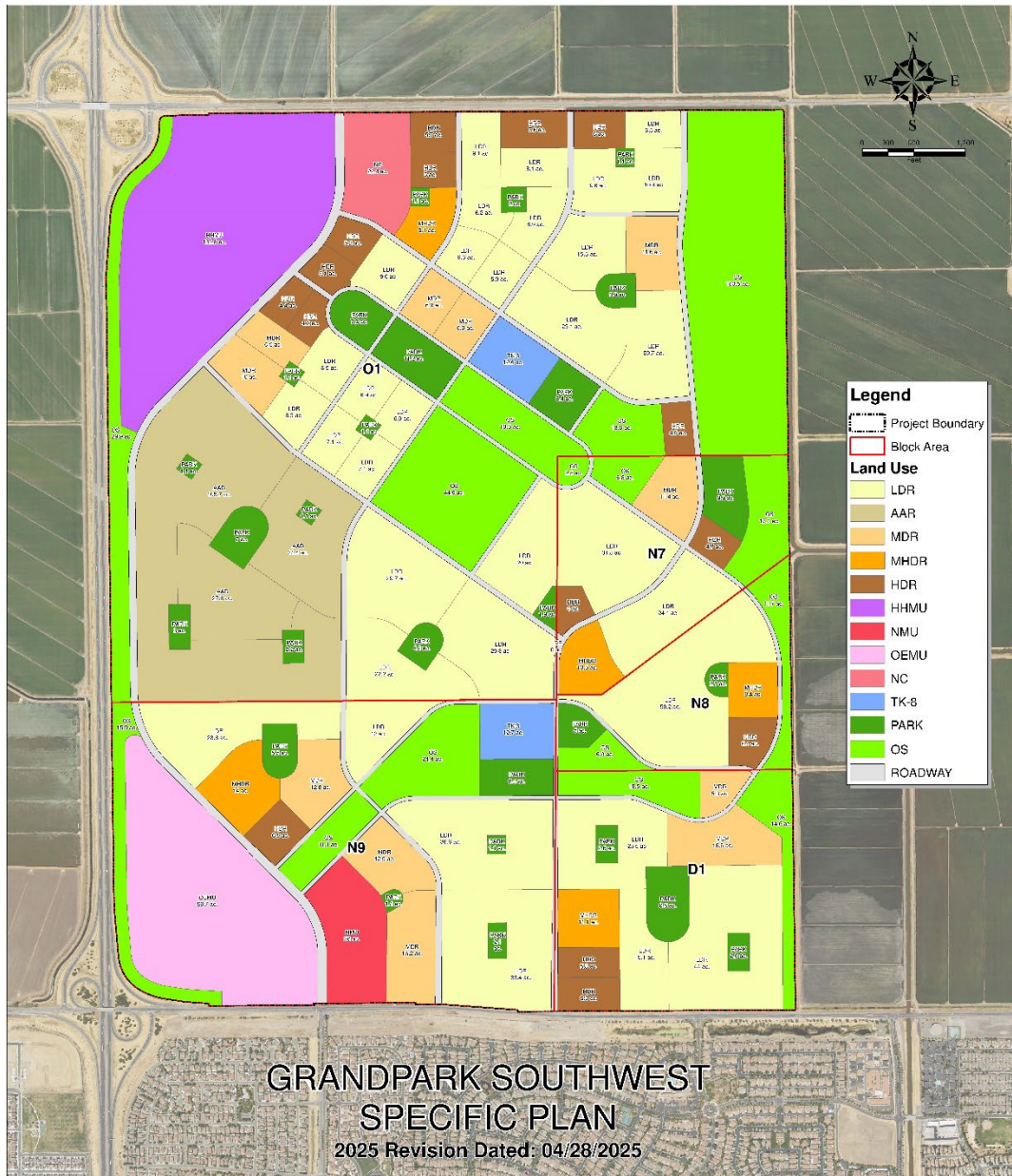


Figure NOP-6: Transportation Plan

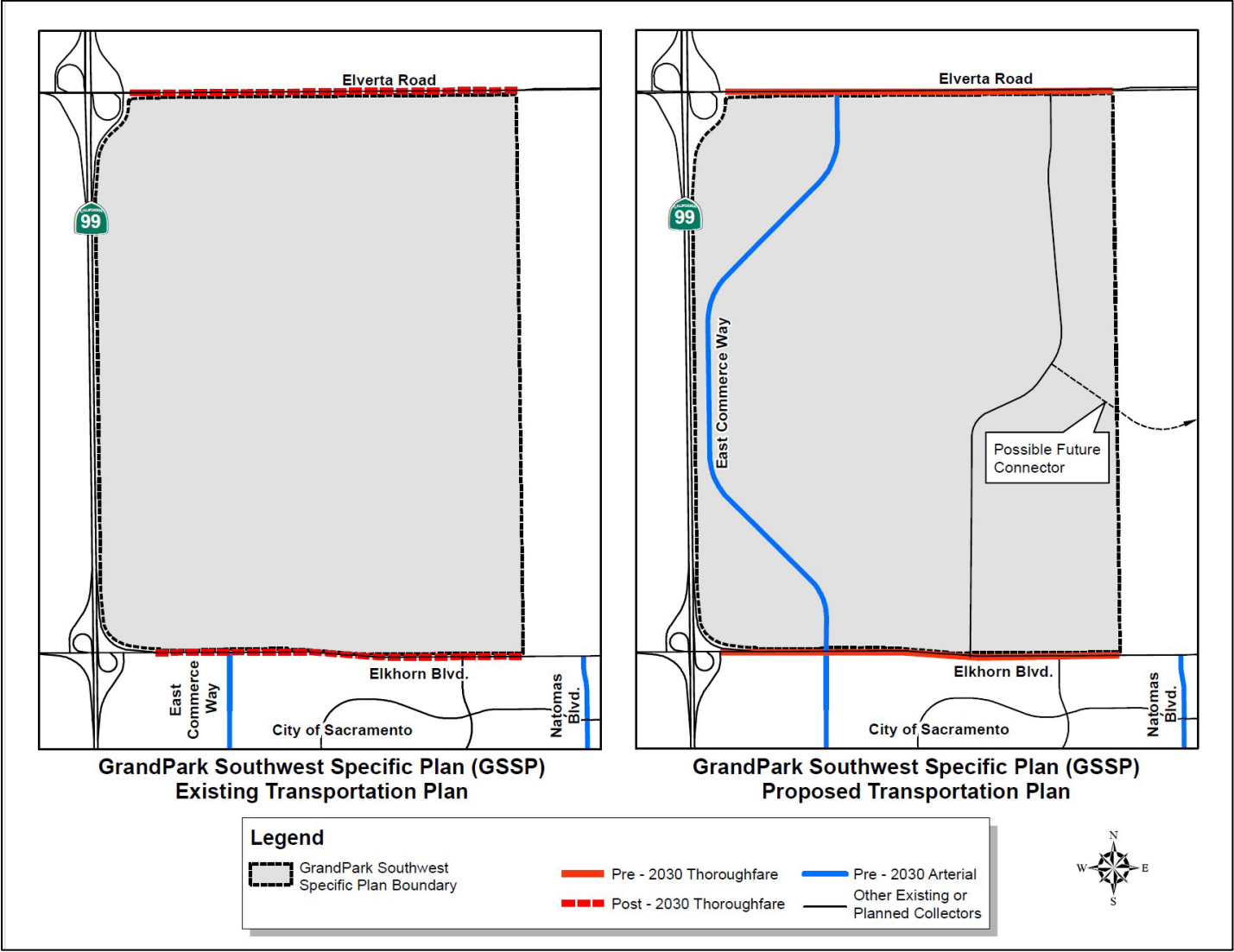


Figure NOP-7: Active Transportation Plan

