

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

Subject: PLNP2025-00024. GrandPark Southwest Specific Plan. A Request For General Plan Amendments, A GrandPark Southwest Specific Plan, An Affordable Housing Strategy, A Development Agreement, A Public Facilities Financing Plan, Amendments To The Urban Services Boundary, Amendments To The Urban Policy Area, A Water Supply Master Plan, A Water Supply Assessment, Rezone, And A Water Supply Assessment For A Project Area Located East Of Garden Highway Between The City Of Sacramento And Sutter County Within The Natomas Joint Vision Area.

Decision
Body: Board of Supervisors

APN: 201-0180-018, 014; 201-0080-016, 007, 008; 201-0210-002, 003, 004, 005, 012; 201-0220-033, 034, and 040.

Supervisory
District: Serna

Contact: Emma Patten, Senior Planner, Christopher Alberts, Associate Planner,
(916) 875-4197, (916) 874-4136, albertsc@saccounty.gov
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 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 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.

Representative:

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

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 95673
ATT: Ardith Law

Summary of Key Points:

Project Location and Setting. The GrandPark Southwest Specific Plan encompasses 1,871.2 acres in the unincorporated Sacramento County portion of Natomas. The project site is generally bounded by West Elverta Road and the proposed GrandPark Brookfield Specific Plan to the north, the City of Sacramento to the south, State Highway 99 to the west, and the proposed GrandPark Brookfield Specific Plan to the east.

The Specific Plan area's existing condition consists mostly of agricultural lands.

Project Description. The GrandPark Southwest 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 GSSP provides for 8,589 residential dwelling units; 134 acres of Health & Hospitality Mixed Use Center; 26 acres of Neighborhood Mixed Use; 100 acres of Office Mixed Use; 22 acres Neighborhood Commercial; 400 acres of Parks and Open Space; and 25.3 acres of Schools.

The GrandPark Southwest Specific Plan aims to achieve the following:

- Develop a large-scale mixed-use and mixed-density community in northwestern Sacramento County with employment-generating land uses, a variety of residential housing types, schools, civic improvements and open space with integration of stormwater management into the framework of the community to create a unique community identity.
- 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.
- Develop pedestrian and bicycle friendly neighborhoods, supported by a modified street grid encouraging alternative modes of transportation and a substantial trail open space network.
- 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 and provide residential housing in close proximity to existing and planned regional job centers.
- Accommodate projected regional growth in a location adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers.
- Develop a community that can maintain flexibility to adapt and adjust to changing economic and market conditions.
- 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.

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