



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Doug Ose of
Ose Properties, Inc.

Published: October 16, 2025
Expires: November 14, 2025

**Sacramento District
Permit Application No. SPK-2025-00427**

TO WHOM IT MAY CONCERN: The Sacramento District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344). The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: Doug Ose
Ose Properties, Inc.
3807 Pasadena Ave
Ste 112
Sacramento, CA 95821

AGENT: Yasha Saber
Compass Land Group
4235 Forcum Avenue
Ste 100 – Compass Land Group
McClellan, CA 95652

WATERWAY AND LOCATION: The project would affect waters of the United States associated with the development of an 1,871-acre master planned mixed-use development. The project area is located in the Natomas Basin just north of the City of Sacramento, in 27 Section, 10 N Township, 4 E Range; at Latitude 38.696493 and Longitude -121.524807; in Sacramento County, CA.

EXISTING CONDITIONS: The majority of the project site is currently farmed rice fields with supporting irrigation canals and drainage ditches. In addition, the project site includes the office of the Natomas Central Mutual Water Company. The project site was previously included as agricultural land within the study area of the Natomas Basin Habitat Conservation Plan and the Metro Air Park Habitat Conservation Plan; however, the project is not part of these plans' permit areas, and the applicant is not seeking coverage under either habitat conservation plan. Surrounding land uses are agriculture (to the west, north, and east) and residential (to the south).

Developed areas in the project site are characterized by roads, farming equipment staging areas, buildings, and ornamental plantings. The project site includes approximately 18.42 acres of Waters of the U.S. (4.65 acres of irrigation canals and 13.77 acres of ditches).

PROJECT PURPOSE:

Basic: The basic project purpose for the proposed project is mixed use development.

Overall: The overall project purpose for the proposed project is to construct a large-scale, mixed-use development in northern Sacramento County.

PROPOSED WORK: The applicant requests authorization to discharge fill material into 18.42 acres of waters of the U.S., comprised of 4.65 acres of irrigation canals and 13.77 acres of ditches, for the development of approximately 595 acres (2,945 units) for low density residential, 165 acres (965 units) for active adult residential, 117 acres (948 units) for medium density residential, 52 acres (656 units) for medium-high density residential, and 82 acres (2,225 units) for high density residential, plus additional high density residential units in mixed use areas.

The project would also include 26 acres of neighborhood mixed use, 100 acres of office and entertainment mixed use, and 22 acres of neighborhood commercial land uses, each with its own high density residential and commercial offerings. Over time, the project would also develop two new transitional kindergarten through eighth grade school sites.

The project would feature a 134-acre health and hospitality mixed use center, including more than 2.8 million square feet of hospital, sub-acute medical facilities, hotels, and commercial development, plus 550 high density residential units, parks, and civic amenities associated with the health and hospitality center.

The project's open spaces would feature an extensive network of trails and parks to provide attractive and functional connectivity and recreational opportunities. The project has allocated approximately 24% of its total land area to 27 parks and large, linear open space areas.

Site grading would occur to provide backbone infrastructure (e.g., sewer, water, roadways, electrical) and stormwater drainage, and to prepare pads to support construction of a variety of structures (e.g., single and multi-family homes, commercial buildings, and schools).

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: Aquatic resource and habitat avoidance is not practicable given the grading, drainage, and infrastructure requirements of the project. Some of the aquatic resources and species' habitats that have been delineated in the project site are along the property boundaries and areas critical for establishing permanent backbone infrastructure (e.g., roadways, trails, power, water supply, sewer, and drainage). The project's drainage facilities would replace existing irrigation and drainage ditches that support rice farming and ultimately would discharge into Reclamation District (RD) 1000's East Drain.

The applicant also stated they plan to follow general protection measures that would minimize potential effects of project construction activities on aquatic resources and species including but not limited to sediment and erosion control measures, temporary

fencing, equipment storage and fuel measures, dust control, temporary lighting, biological monitoring and staff training on environmental awareness.

COMPENSATORY MITIGATION: The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The applicant would explore mitigation bank credit and in-lieu fee options in consultation with the USACE. However, given the size of the proposed project and nature of potential impacts to aquatic resources and to species, the purchase of mitigation credits or payment into in-lieu fee funds may not be sufficient to fully address the project's impacts. As such, permittee responsible mitigation could be an element of the applicant's compensatory mitigation proposal.

CULTURAL RESOURCES: The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government Agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes and other interested parties.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

ENDANGERED SPECIES: The Corps has performed an initial review of the application, the to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur within the boundary of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project may affect species and critical habitat listed in Table 1. No other ESA-listed species or critical habitat will be affected by the proposed action.

Table 1: ESA-listed species and/or critical habitat potentially present in the action area.

Species Common Name and/or Critical Habitat Name	Scientific Name	Federal Status
Giant gartersnake	<i>Thamnophis gigas</i>	threatened
Northwestern pond turtle	<i>Actinemys marmorata</i>	Proposed as threatened

Pursuant to Section 7 ESA, any required consultation with the Service will be conducted in accordance with 50 CFR part 402.

This notice serves as request to the U.S. Fish and Wildlife Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

ESSENTIAL FISH HABITAT: Pursuant to the Magnuson-Stevens Fishery Conservation and Management Act 1996, the Corps reviewed the project area, examined information provided by the applicant, and consulted available species information.

The Corps has preliminarily determined the proposal would have no adverse effect on any Essential Fish Habitat (EFH), specifically Chinook Salmon (*Oncorhynchus tshawytscha*). Therefore, no consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

WATER QUALITY CERTIFICATION: Water Quality Certification may be required from the Central Valley Regional Water Quality Control Board.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has been partially verified by Corps personnel.

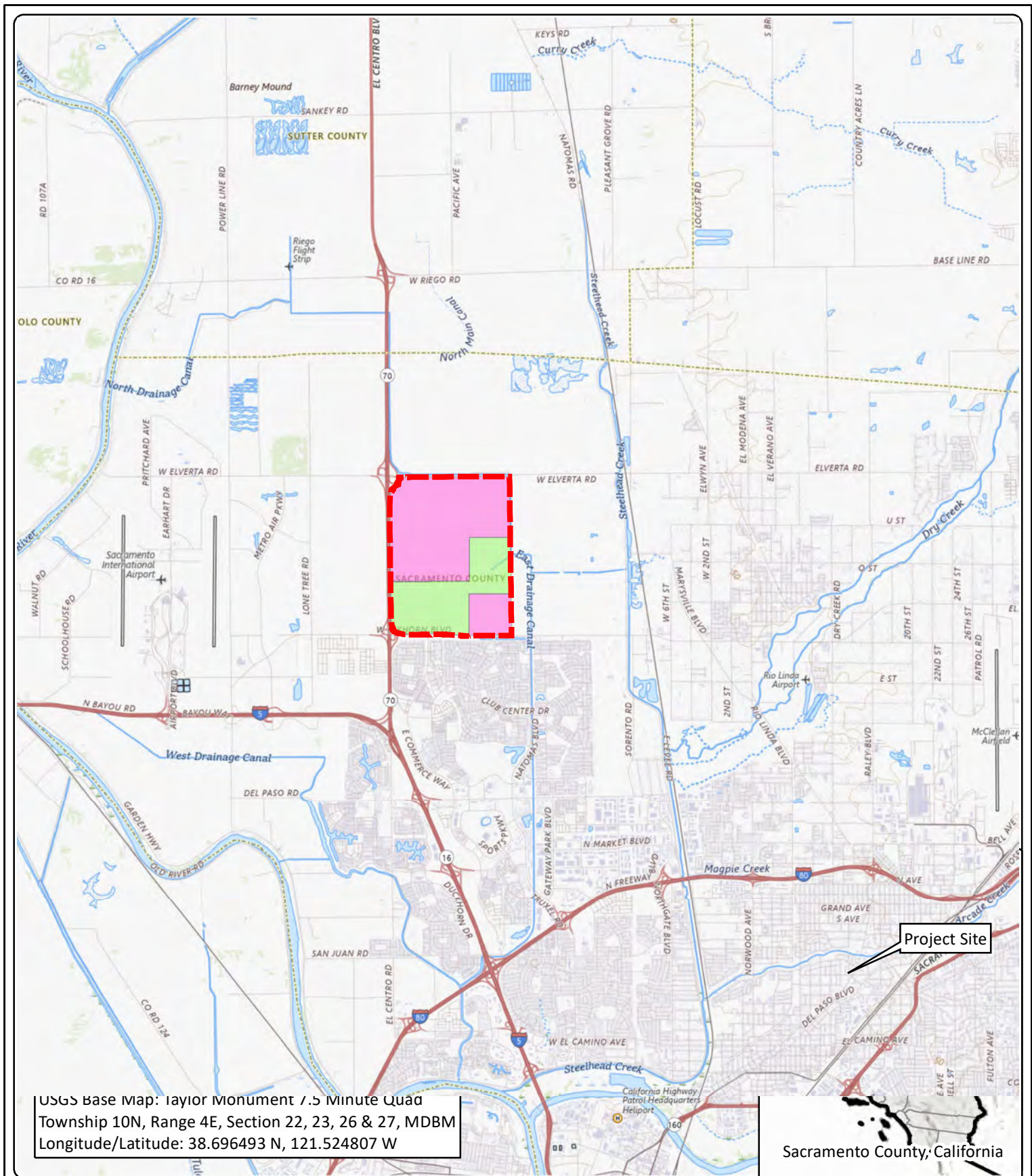
EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection

Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

COMMENTS: The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Sacramento District will receive written comments on the proposed work, as outlined above, until **November 14, 2025**. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Kaitlyn Ames at Kaitlyn.A.Ames@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Sacramento District, Attention: Kaitlyn Ames. Please refer to the permit application number (SPK-2025-00427) in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.



USGS National Map

- Legend:
- GrandPark Southwest Specific Plan (1,871 Acres)
 - Project Participants (1,231 Acres)
 - Non-Participants (640 Acres)

0 0.8 1.6 Miles

N

Vicinity Map

GrandPark Southwest Specific Plan

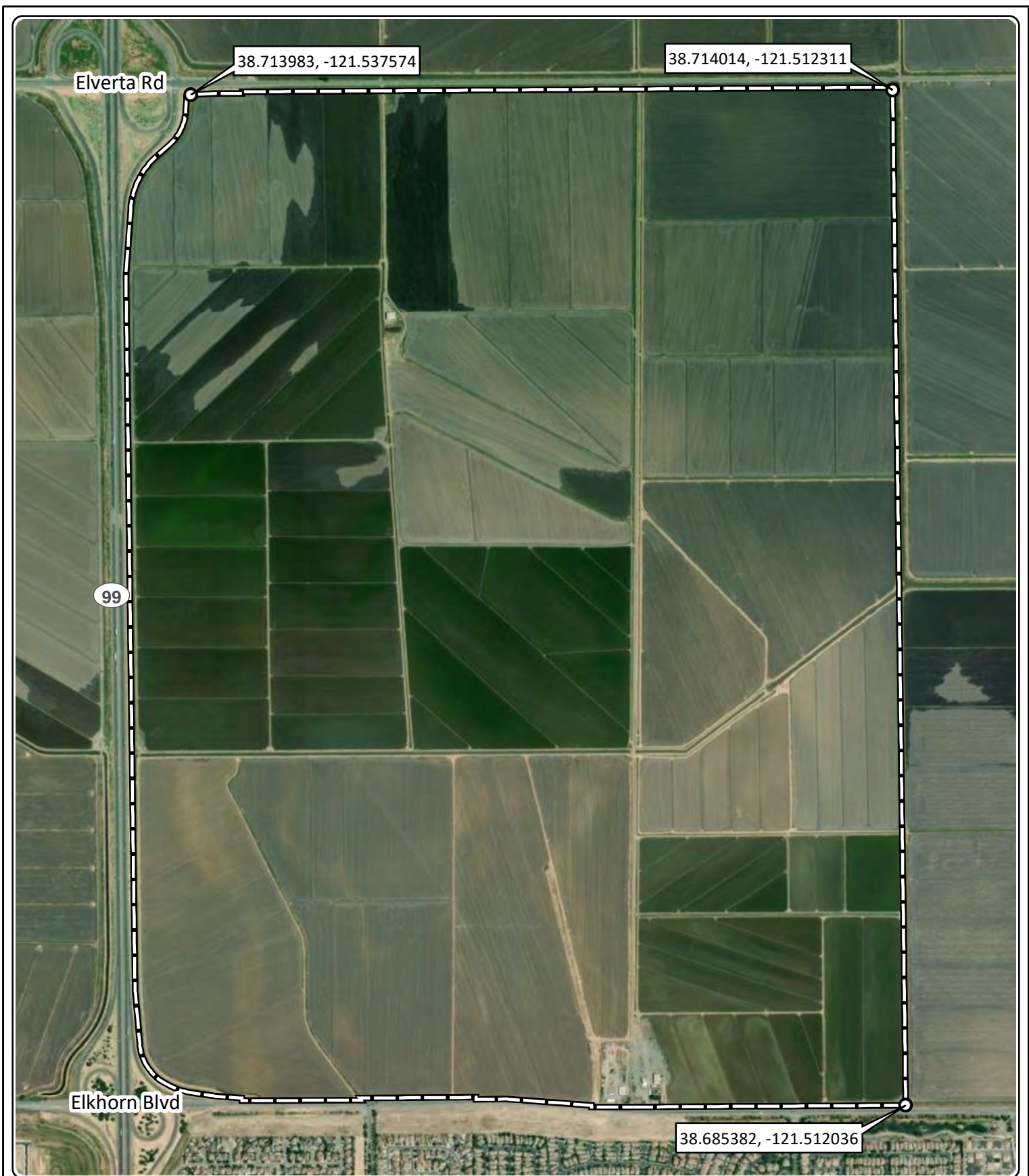
Sacramento County, California

Figure 1

9/24/2025

Disclaimer: The data was mapped for planning purposes only. No liability is assumed for accuracy of the data shown.

COMPASS LAND
GROUP



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Legend:

- GrandPark Southwest Specific Plan Area (1,871 Acres)
- Corner Points

0 800 1,600 Feet

N

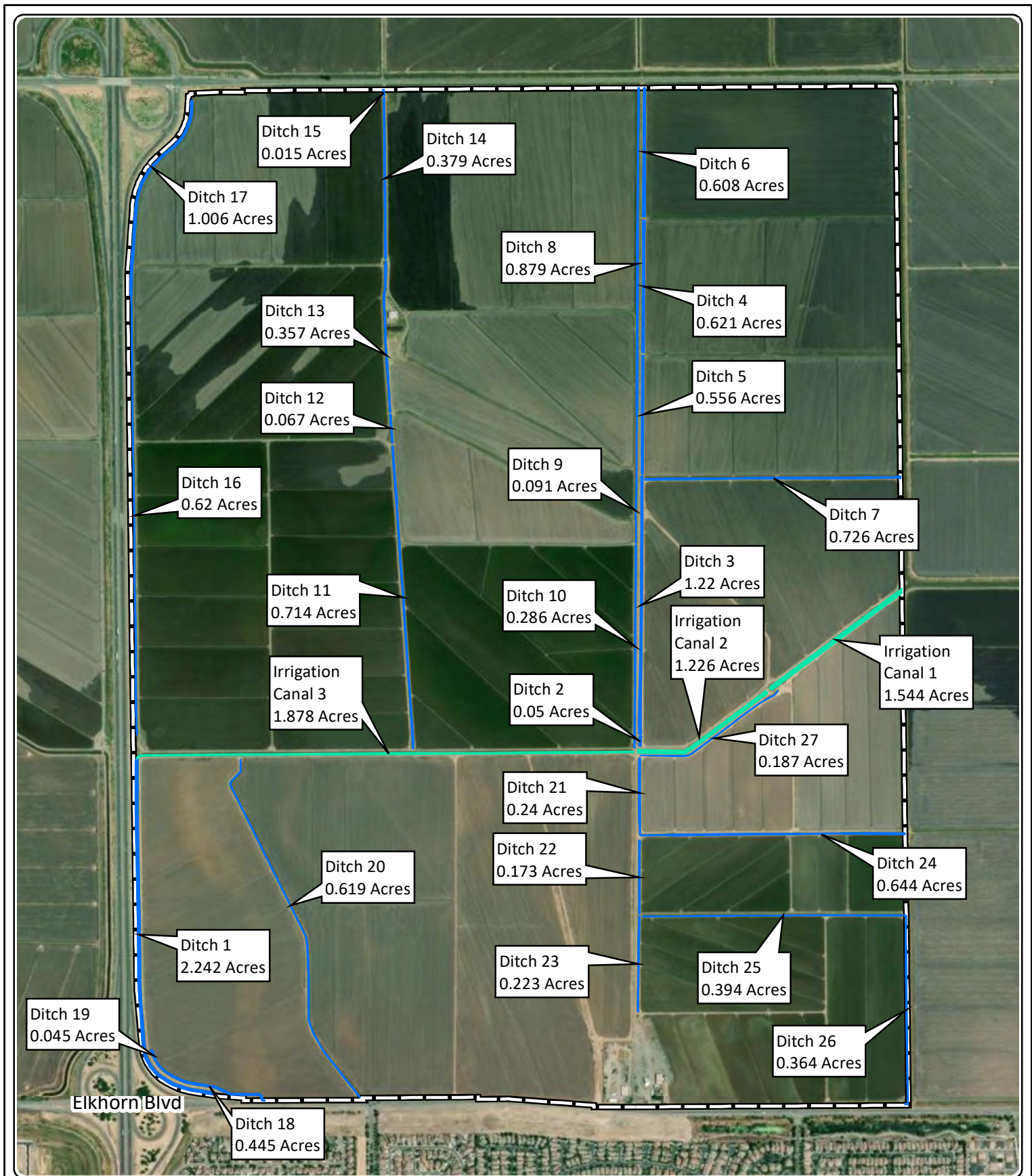
Existing Conditions
Aerial Photograph

GrandPark Southwest Specific Plan
Sacramento County, California

Figure 3 9/24/2025

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Aquatic Resources. ECRP Consulting, Inc., 2025. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Legend:

- GrandPark Southwest Specific Plan Area (1,871 Acres)
- Impacts to Waters**
- Ditch (13.770 Acres)
- Irrigation Canal (4.648 Acres)

0 800 1,600 Feet

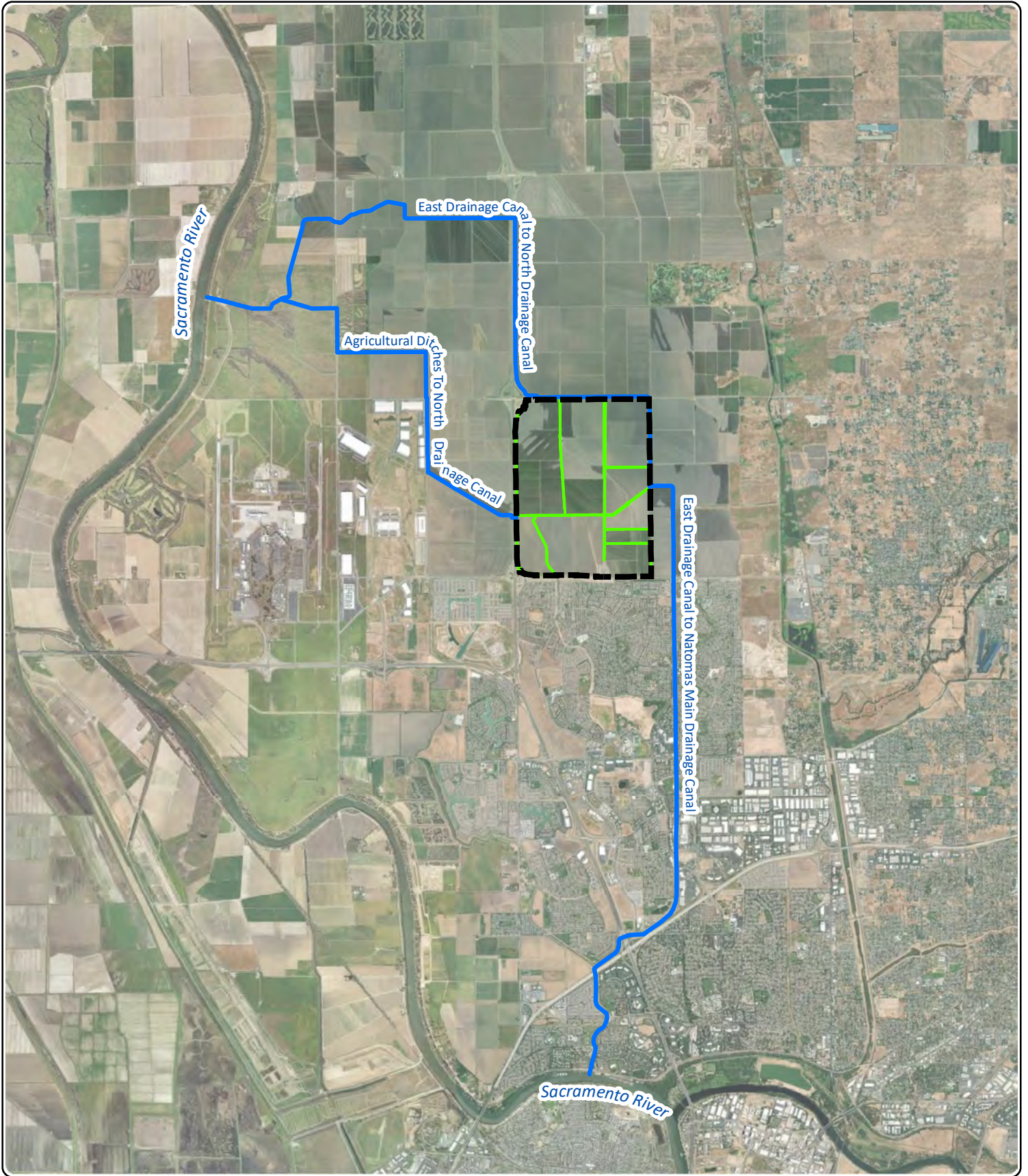
Fill to Waters of the U.S. GrandPark Southwest Specific Plan Sacramento County, California

Figure 4

9/24/2025

Disclaimer: The data was mapped for planning purposes only. No liability is assumed for accuracy of the data shown.

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USGS National Map

Legend:

- GrandPark Southwest Specific Plan
- Aquatic Resource Delineation
- Hydrologic Connection



Hydrologic Connectivity to Navigable Waters

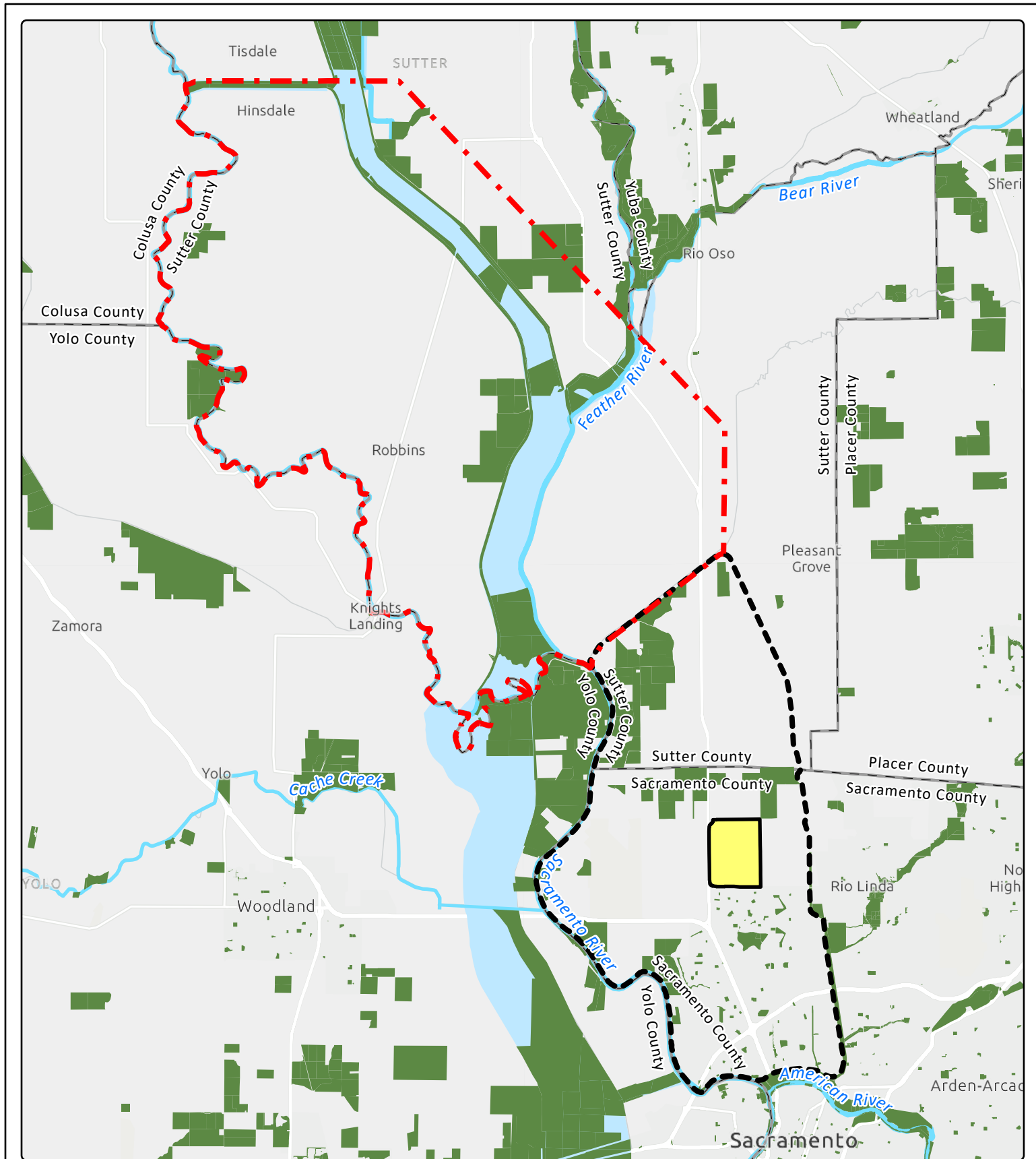
GrandPark Southwest Specific Plan Sacramento County, California

Figure 5

9/24/2025

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Source: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Commission for Environmental Cooperation (CEC), 2023. "North American Atlas – Lakes and Rivers". Natural Resources Canada (NRCan), Instituto Nacional de Estadística y Geografía (INEGI), Comisión Nacional del Agua (CONAGUA), U.S. Geological Survey (USGS). Ed. 3.0, Vector digital data [1:1,000,000], Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

- Legend:**
- GrandPark Southwest Specific Plan
 - Mitigation Area Boundary
 - Natomas Basin
 - Existing Conservation/Preservation
 - Floodway

0 2.5 5 Miles



Habitat Preservation and Mitigation Area GrandPark Southwest Specific Plan Sacramento County, California

Figure 6 **9/24/2025**

Disclaimer: The data was mapped for planning purposes only.
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Biological Communities Landcover. ECorp Consulting, Inc., 2025. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Legend:

 GrandPark Southwest
Specific Plan Area

0 900 1,800 Feet



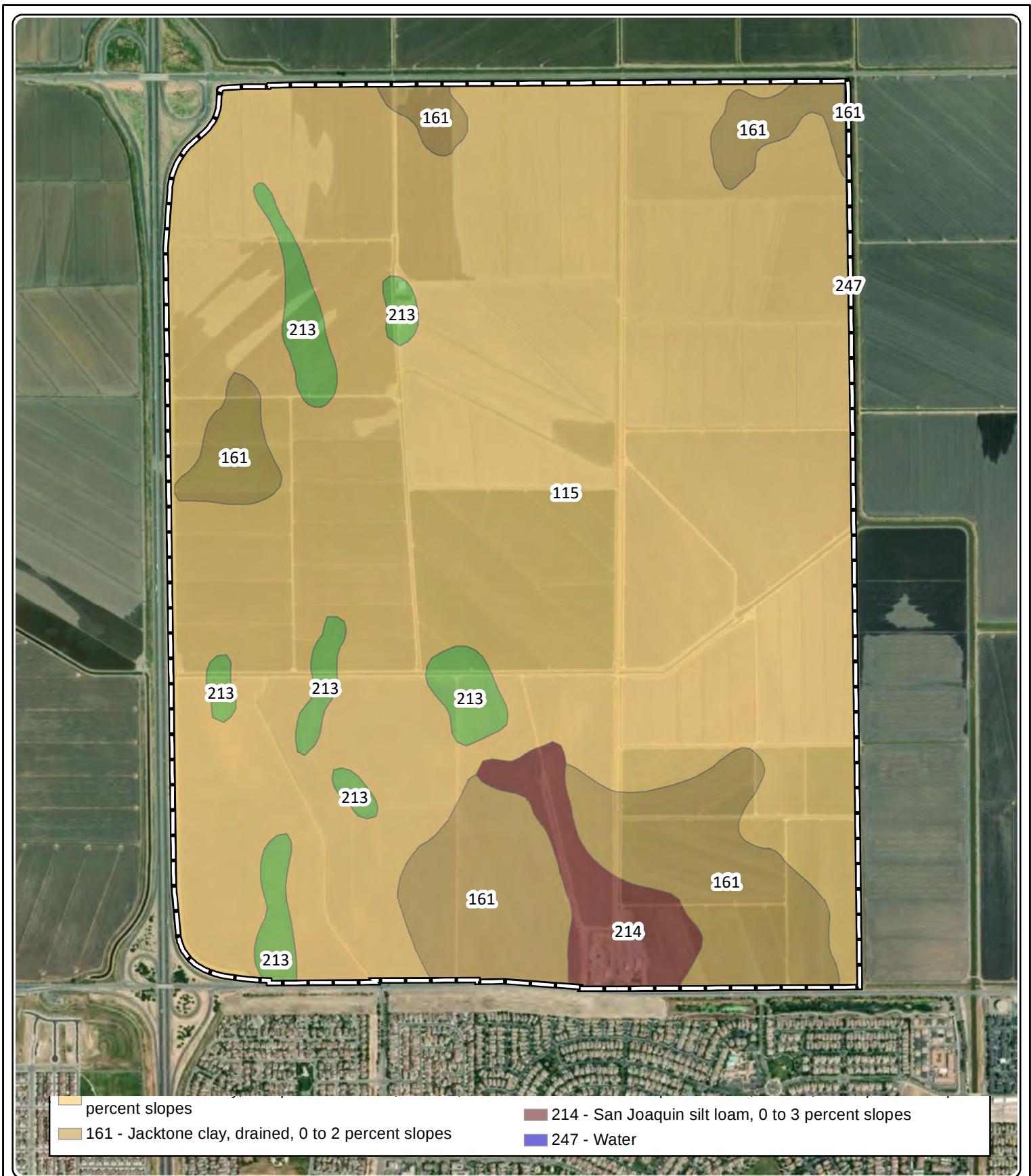
Biological Communities GrandPark Southwest Specific Plan Sacramento County, California

Figure 7

9/24/2025

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NRCS Soils data. Sacramento County Area, California. Accessed July 2025. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Legend:

 GrandPark Southwest Specific Plan Area

0 900 1,800 Feet



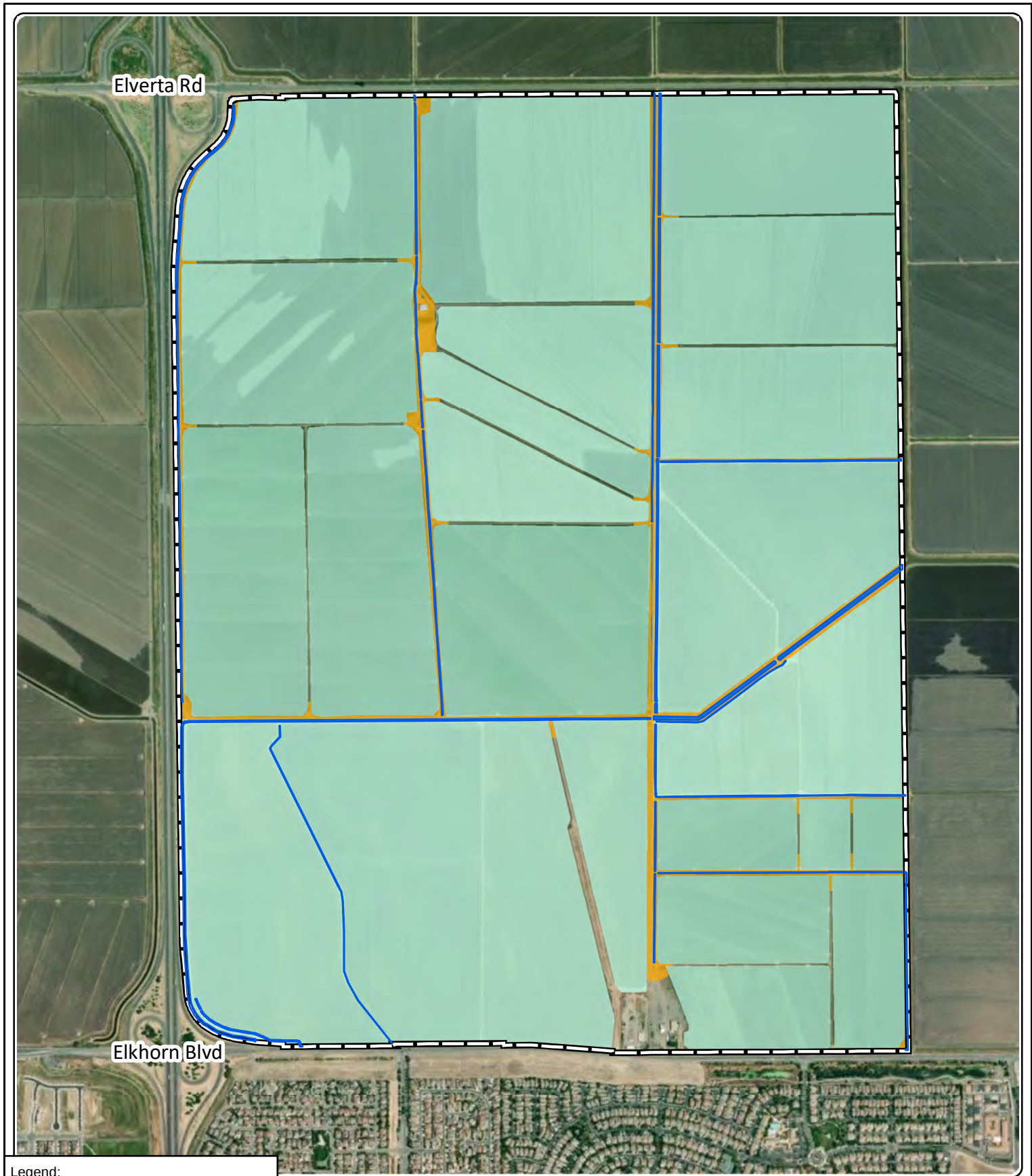
NRCS Soils Map GrandPark Southwest Specific Plan Sacramento County, California

Figure 8

9/24/2025

Disclaimer: The data was mapped for planning purposes only. No liability is assumed for accuracy of the data shown.

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Legend:

-  GrandPark Southwest Specific Plan Area (1,871 Acres)
- Potential GGS Habitat (1,828.72 Acres)**
 -  Potential Aquatic (18.42 Acres)
 -  Potential Upland (62.15 Acres)
 -  Rice (1,748.15 Acres)

0 790 1,580 Feet

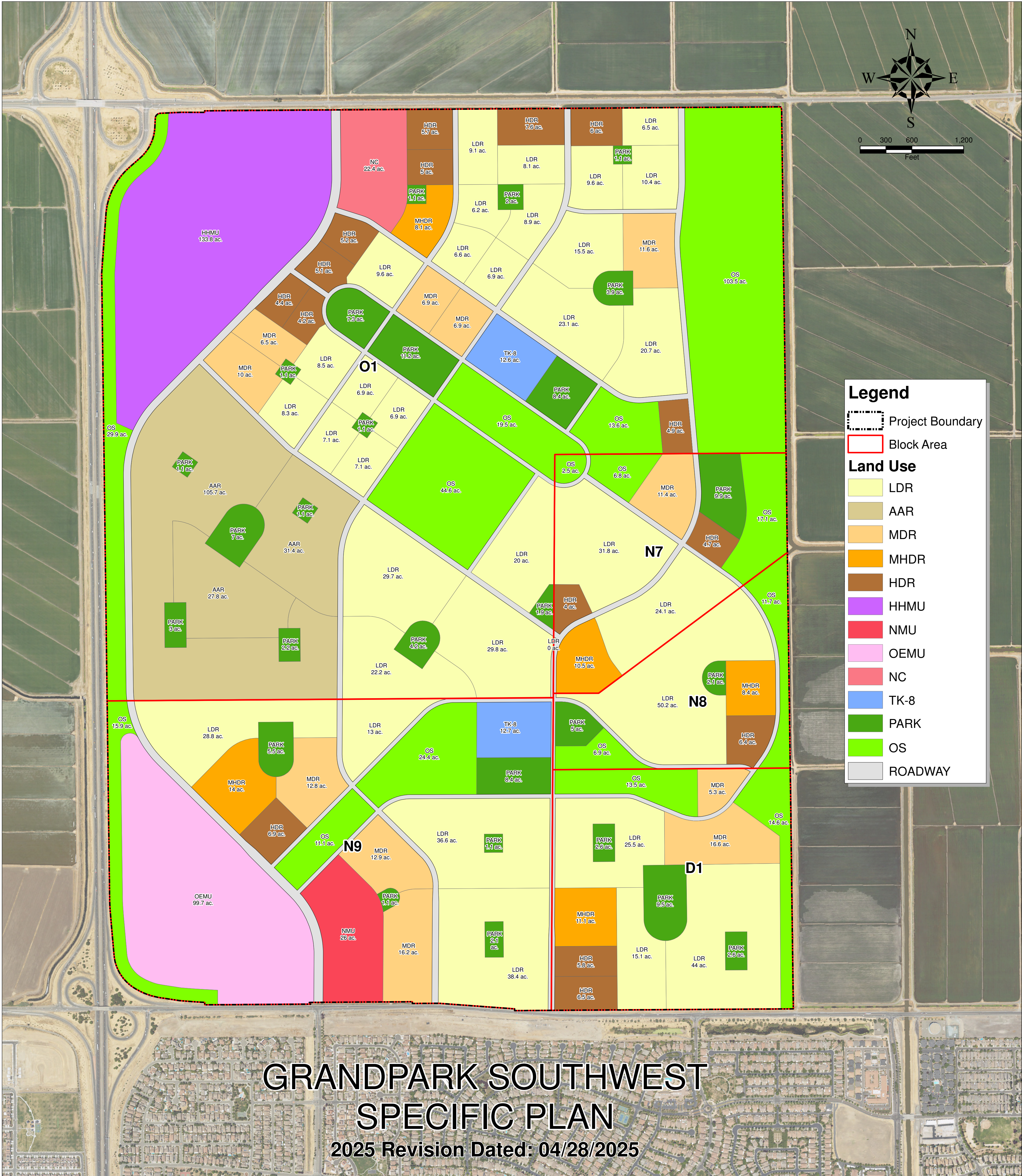




N

Habitat. ECORP Consulting, Inc., 2025. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Giant Gartersnake Habitat GrandPark Southwest Specific Plan Sacramento County, California	Figure 9	9/24/2025
Disclaimer: The data was mapped for planning purposes only. No liability is assumed for accuracy of the data shown.		
		



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GrandPark Southwest Specific Plan - Land Use Summary Table - 04/28/2025									
GSSP Land Use Designation	Area (acres) ^{7,9}	Density Range du/ac	Target Density ¹	Units ^{2,3,4}	Population ⁵	Quimby Park Rqmt. ⁶	Target FAR ¹	Bldg. Area (GSF)	Estimated Employees ⁸
GSSP-LDR (Low Density Residential)	595.2	4 - 8	5.5	2,945	8,599	43.9			
GSSP-AAR (Active Adult Residential)	164.9	5 - 9	6.5	965	1,737	14.4			
GSSP-MDR (Medium Density Residential)	117.1	7 - 13	9	948	2,768	14.1			
GSSP-MHDR (Medium High Density Residential)	52.1	10 - 20	14	656	1,601	7.9			
GSSP-HDR (High Density Residential)	82.4	20 - 40	30	2,225	5,429	26.9			
Subtotal Residential	1011.7			7,739	20,134	107.2			
GSSP-HHMU (Health & Hospitality Mixed Use)	133.8			550	1,342	6.7		2,819,639	4,558
Hospital	32.0						1	1,393,920	1,600
Sub Acute	3.0						1	130,680	150
Hotel	12.0						1	522,720	600
Commercial	32.0						0.3	418,176	1,195
MOB/Specialty/Fitness	24.6						0.3	321,473	919
HDR (25 du/ac)	16.0	20 - 40	25	400	976	4.9			
HDR (30 du/ac)	5.0	20 - 40	30	150	366	1.8			
Park	6.7								
Civic	2.5						0.3	32,670	94
GSSP-OEMU (Office & Entertainment Mixed Use)	99.7			150	366	1.8		2,023,362	4,645
Mixed Use	92.9						0.5	2,023,362	4,645
HDR	5.0	20 - 40	30	150	366	1.8			
Park	1.8								
GSSP-NMU (Neighborhood Mixed Use)	26.0			150	366	1.8		250,906	717
Mixed Use	19.2						0.3	250,906	717
HDR	5.0	20 - 40	30	150	366	1.8			
Park	1.8								
GSSP-NC (Neighborhood Commercial)	22.4						0.25	243,936	697
Subtotal Mixed Use / Commercial	281.9			850	2,074	10.3		5,337,843	10,617
GSSP-TK-8 (School)	25.3								506
Subtotal TK-8	25.3								506
GSSP-OS-PARK (Parks and Recreation)	107.6								
GSSP-OS	335.6								
Subtotal Open Space	443.2								
Major Backbone Roads	109.1								
Grand Total	1871.2			8,589	22,208	117.5		5,337,843	11,123

¹ Target Density and Target FAR are for planning/CEQA purposes only. Actual density/FAR on a specific parcel or parcels may be higher or lower as long as total plan area residential units and total commercial GSF does not exceed the allocations in this table.

² Dwelling Unit calculation methodology: Gross acres multiplied by 90%, multiplied by target density.

³ Overall plan area average residential density equals total dwelling units divided by total residential acres multiplied by 90%.

(Includes residential acres in HDR, HHMU, OEMU and NMU) 8589 du / 938.4 ac. = 9.15 DU/AC

⁴ RHNA allocation requirement equals 30% minimum of the total dwelling units designated at a minimum of 30 du/ac.

(Includes residential acres targeted at 30 du/ac in HDR, HHMU, OEMU and NMU) 2675 du / 8589 total du = 31.1%

⁵ Estimated Population is based on the following persons per household (pp/hh):

LDR and MDR = 2.92 pp/hh

MHDR, HDR and HDR in Mixed Use sites = 2.44 pp/hh

AAR = 1.8 pp/hh

⁶ Quimby Parkland Dedication Requirement is based on a minimum of 5 acres of parkland per 1000 population by using the following multipliers and totals 117.5 acres:

LDR, AAR and MDR are calculated by DU * 0.0149.

MHDR, HDR, HHMU, NMU, and OEMU are calculated by DU * 0.0121.

⁷ Total parkland area provided includes park acreages in HHMU, OEMU and NMU. 107.6 acres + 10.3 acres = 117.9 acres total park acres provided, which exceeds Quimby Park Requirement.

⁸ Estimated employees for HHMU, OEMU and TK-8 school are based on SACOG Blueprint PLACE Type Menu employment generators (50 employees/acre for commercial uses and 20 employees per acre for school uses.) Estimated Employees for NMU, NC and HHMU Civic based on 350 sq. ft. / Employee.

⁹ Land use data in this table may not precisely match the Parcel Allocation Table due to rounding.

