

## **Criteria for Accepting Master Plan Applications within the Jackson Highway and Grant Line East potential new growth areas**

Private parties interested in submitting a Master Plan application for development within the Jackson Highway or Grant Line East areas must demonstrate how the proposed development would:

### **High Quality Development**

- be consistent with Sacramento County's General Plan and Jackson Highway and Grant Line East Visioning policy document; SACOG's adopted Blueprint Vision; the South Sacramento Habitat Conservation Plan; Regional Transit's Master Plan; AB 32, SB 375 and the County's Climate Action Plan (should one be adopted); and other pertinent local, regional and statewide policies and plans.
- improve the jobs-housing balance and the ratio between residential and commercial uses in the area defined by a one-mile radius of the Master Plan application.
- be a complete, sustainable and self-sufficient community.
- achieve a minimum density target of not less than 6.8 units/gross acre and accommodate at least 35% of residential units in a multi-family configuration as defined by state law.

### **Timing and Provision of Infrastructure and Services**

- be contiguous to approved or built urban development within the Urban Policy Area, on one or more sides.
- not result in the cumulative effect of providing more undeveloped land in the unincorporated County than is necessary to accommodate growth projected for the next 15 years.
- be timed and phased in a manner that would not adversely affect implementation of the County's other growth management strategies, including infill development, commercial corridor revitalization and buildout of previously planned communities.
- be timed and phased in a manner that would lead to the efficient and orderly buildout of the project itself.
- be provided with infrastructure and services in a financially and environmentally sustainable manner.
- provide for the highest quality and most financially efficient delivery of infrastructure and urban services to the affected population without impacting the cost or quality of infrastructure and services provided to other residents of Sacramento County.
- ensure a minimum residential density that will support provision of high quality community transit services (bus, streetcar, etc.) and appropriate concentrations of densities along major roads and activity centers that are supportive of BRT or light rail service.
- result in either a net benefit or neutral impact on the County's General Fund with regard to the provision of services to residents and businesses within the proposed development.

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