

# 01 PROJECT DESCRIPTION

## PROJECT LOCATION

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The proposed Barrett Ranch East project (the Project) site is in northern Sacramento County in the Antelope community, north of the intersection of Don Julio Boulevard and Antelope Road and approximately 12 miles northwest of downtown Sacramento (**Plate PD-1**). The site fronts on the north side of Antelope Road and extends northward along both sides of Don Julio Boulevard from Antelope Road to approximately 320 feet south of the intersection of Don Julio Boulevard and Vista Sierra Drive. The property extends up to 1900 feet west and 360 feet east of Don Julio Boulevard. In addition to Don Julio Boulevard and Antelope Road, several local streets provide access from the east, west and south: Poker Lane, Titan Drive, Olbering Way, Cayucos Drive and Antelope Road/Sand City Drive (**Plate PD-2**). The subject property includes five parcels, Assessor's Parcel Numbers (APNs) 203-0120-018, -59, -065, -067, and -094.

The Antelope Community Plan encompasses the site, and the East Antelope Specific Plan area is directly east of the project site. A portion of the site lies within the Antelope Town Center Special Planning Area (SPA).

## PROJECT PROPONENTS

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### APPLICANTS

Barrett Winn, LLC

### OWNERS

Barrett Winn, LLC and Antelope RBVP, LP

### ENGINEER

Wood Rodgers, Inc.

### Plate PD-1: Regional Project Location

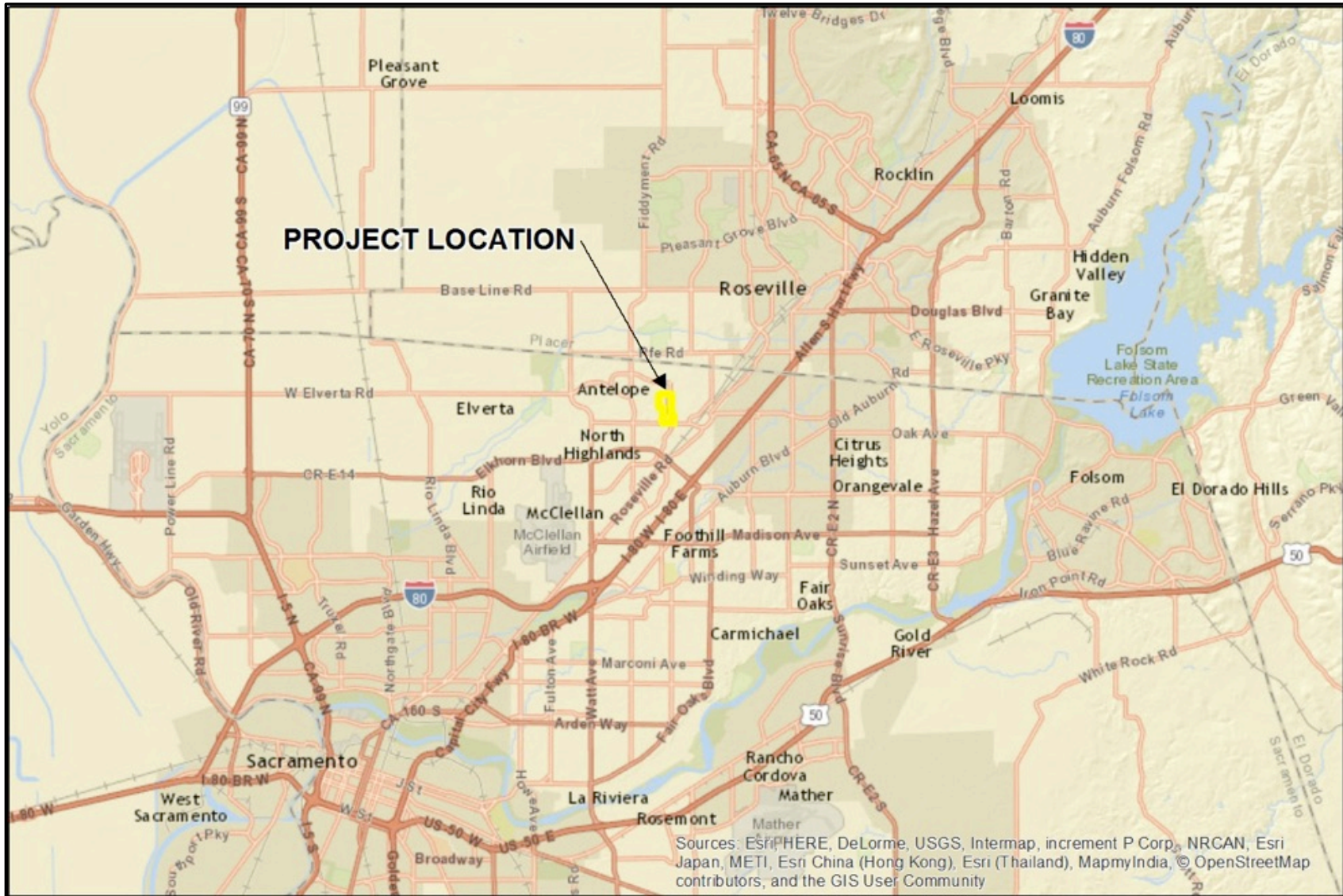
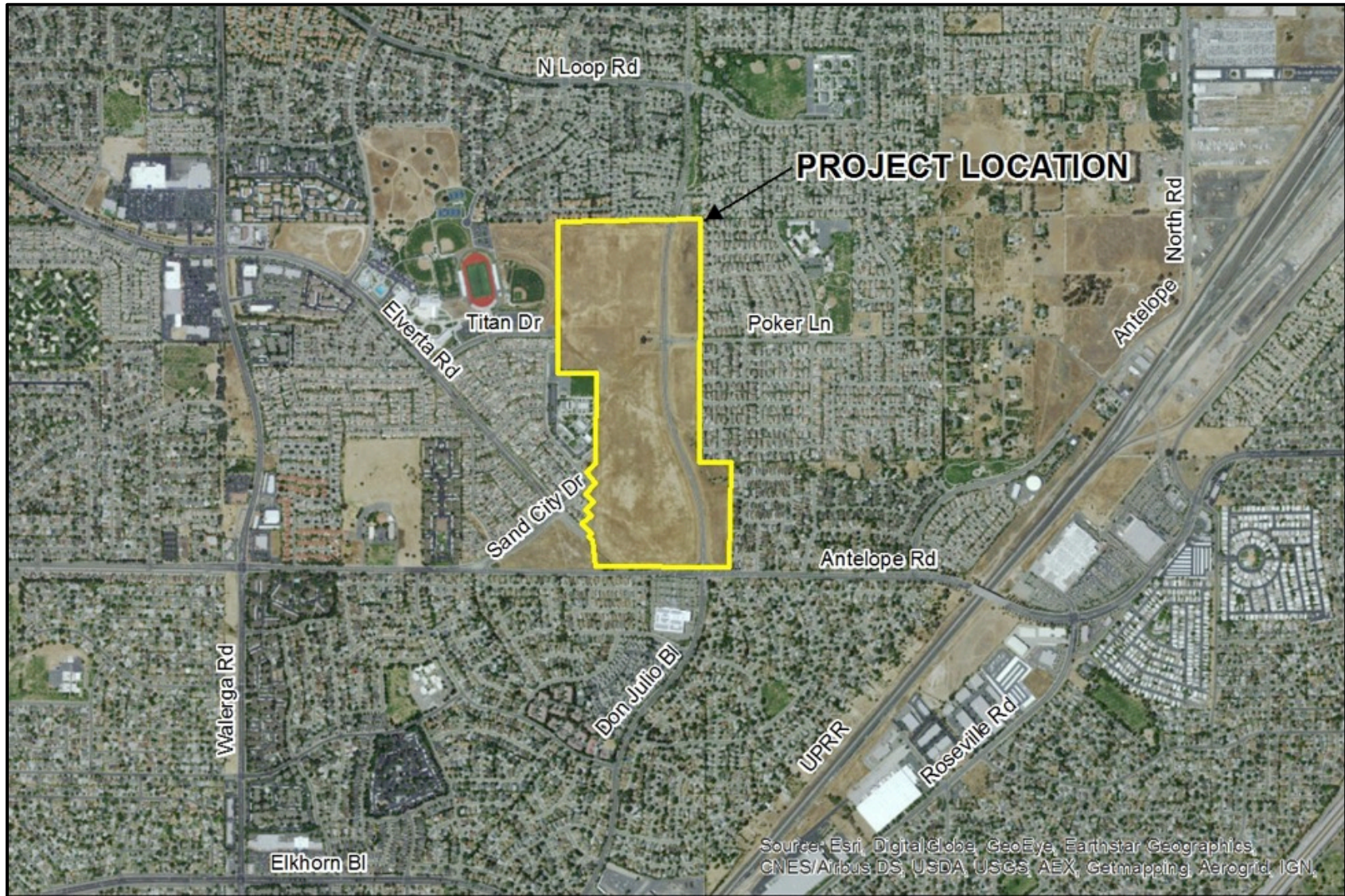




Plate PD-2: Project Location, Aerial View



## ENVIRONMENTAL SETTING

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### REGIONAL SETTING

The project site lies in gently rolling terrain 1.5 miles south of Dry Creek. The cities of Roseville (in Placer County) and Citrus Heights are to the east and south; the unincorporated Sacramento County communities of Antelope, North Highlands and Foothill Farms are respectively west, southwest and south of the project site. Interstate Highway 80 (I-80) and the Union Pacific Railroad run along a southwest to northeast corridor to the southeast. Elverta Road, which becomes Antelope Road as it proceeds east, is the primary east-west thoroughfare near the site.

### LOCAL SETTING

The project site is currently undeveloped and in a semi-natural condition, having been used for livestock grazing in the past. As noted above, the topography is gently rolling, characterized by low hills and swales on the western portion and a north-south trending swale east of Don Julio Road. Drainage is generally towards the west. The site's elevation ranges from approximately 140 feet to 170 feet above mean sea level (msl), with a slightly rolling topography. There are some vernal pools and other wetlands within the low spots of the site. The site is not within any identified floodplains, and there are no creeks or other perennial waterways on or near the site. Vegetation on most of the site consists of non-native grasses and other annual weeds, with scattered trees on the northwest and southeast and a single large Valley Oak (*Quercus lobata*) west of the intersection of Poker Lane and Don Julio Boulevard. Plant and animal species associated with vernal pools may exist in the seasonal wetland areas east of Don Julio. There is evidence of vegetation management – surface weed disking - on the site, particularly along the project boundaries.

There are no structures on the site, except for utility poles and transmission-line towers. The latter towers are placed along a 100-foot easement along the site's eastern boundary, and support a 230 kilovolt (kV) Sacramento Municipal Utility District (SMUD) electrical transmission line.

The site is bordered on the north, west and east by low-density residential development, as well as several schools. Barrett Ranch Elementary School and Antelope High School and Aquatic Center are directly west and adjacent to the project site; Olive Grove Elementary School is approximately 0.2 mile to the east and Antelope Crossing Middle School is approximately 0.4 mile to the northeast. Commercial development lies to the south and southeast along Antelope Road (presently a Kohl's department store, a Walmart Supercenter and a Home Depot).

Current General Plan land use designations for the project site include Low Density Residential (LDR) (97.9 acres), Medium Density Residential (MDR) (13.3 acres), and Commercial and Office uses (C&O) (16.9 acres). The Antelope Community Plan includes Special Planning Area (SPA) (30.2 acres), RD-5 (low density residential, 5 units per acre) (1.7 acres), RD-7 (low density residential, 7 units per acre) (87.5 acres), and

RD-10 (medium-density residential, 10 units per acre) (8.7 acres). The project site is currently zoned for 30.2 acres of SPA, 87.5 acres of UR (Urban Reserve), 8.7 acres of AR-2 (Agricultural Residential, minimum 2-acre lots), and 1.7 acres of RD-5.

## PROJECT PROPOSAL

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### REQUESTED ENTITLEMENTS

#### *PREFERRED PROJECT*

The applicant requests the following entitlements from Sacramento County:

- A **General Plan Amendment** to reconfigure the land use designations of approximately 128.2 acres as follows: Low Density Residential (LDR) from 97.9± acres to 111.3± acres, Medium Density Residential (MDR) from 13.3± acres to 10.4± acres, and Commercial and Offices (C & O) from 16.9± acres to 6.5± acres.
- A **Community Plan Amendment** to change the land use designations of approximately 128.2 acres from RD-5 (Residential – 1.7± acres), RD-7 (Residential – 87.5± acres), RD-10 (Residential – 8.7± acres), and SPA (Special Planning Area – 30.2± acres) to RD-5 (Residential – 34.5± acres), RD-7 (Residential – 61.1± acres), RD-20 (Residential – 2.0± acres), RD-25 (Residential – 8.4± acres), GC (General Commercial – 5.3± acres), LC (Light Commercial – 1.2± acres) and “O” (Open Space – 15.7± acres).
- A **Rezone** to change the land use designations of approximately 128.2 acres from UR (Urban Reserve – 87.5± acres), SPA (Special Planning Area – 30.2± acres), AR-2 (Agricultural-Residential – 8.7± acres), and RD-5 (Residential – 1.7± acres) to RD-5 (Residential – 34.5± acres), RD-7 (Residential – 61.1± acres), RD-20 (Residential – 2.0± acres), RD-25 (Residential – 8.4± acres), GC (General Commercial – 5.3± acres), LC (Light Commercial – 1.2± acres), and “O” (Recreation – 15.7± acres).
- A **Zoning Ordinance Amendment** to delete the Antelope Town Center Special Planning Area (SPA) Ordinance.
- A **Large Lot Tentative Subdivision Map** to reconfigure 128.2 gross acres into 16 separate parcels with the following acreage: Parcel 1 – 26.4± gross acres, Parcel 2 – 2.6± gross acres, Parcel 3 – 5.5± gross acres, Parcel 4 – 14.1± gross acres, Parcel 5 – 15.5± gross acres, Parcel 6 – 11.4± gross acres, Parcel 7 – 6.2± gross acres, Parcel 8 – 6.1± gross acres, Parcel 9 – 7.8± gross acres, Parcel 10 – 2.0± gross acres, Parcel 11 – 8.4± gross acres, Parcel 12 – 5.3± gross acres, Parcel 13 – 1.2± gross acres, Parcel 14 – 7.6± gross acres, Parcel 15 – 0.3 gross acres, and Parcel 16 – 7.8 gross acres.
- A **Tentative Subdivision Map** to divide approximately 128.2 gross acres into 498 single-family residential lots, one multi-family residential lot, two neighborhood



commercial lots, two park lots, one open space lot, 13 landscape lots, and two water quality detention basins.

- A **Special Development Permit** to allow reduced lot dimensions and setbacks for the proposed RD-5 and RD-7 Residential zoning areas of the project.
- A **Design Review** to comply with the Countywide Design Guidelines.
- **Abandonment** of various easements as shown on the Tentative Subdivision Map.

#### COMMERCIAL PROJECT ALTERNATIVE

1. A **General Plan Amendment** to reconfigure the land use designations of approximately 128.2 acres as follows: Low Density Residential (LDR) from 97.9± acres to 111.3± acres, Medium Density Residential (MDR) from 13.3± acres to 2.0± acres, and Commercial and Offices (C & O) from 16.9± acres to 14.9± acres.
2. A **Community Plan Amendment** to change the land use designations of approximately 128.2 acres from RD-5 (Residential – 1.7± acres), RD-7 (Residential – 87.5± acres), RD-10 (Residential – 8.7± acres), and SPA (Special Planning Area – 30.2± acres) to RD-5 (Residential – 34.5± acres), RD-7 (Residential – 61.1± acres), RD-20 (Residential – 2.0± acres), LC (Limited Commercial – 1.2± acres), GC (General Commercial – 13.7±) and “O” (Recreation – 15.7± acres).
3. A **Rezone** to change the land use designations of approximately 128.1 acres from UR (Urban Reserve – 87.5± acres), SPA (Special Planning Area – 30.2± acres), AR-2 (Agricultural-Residential – 8.7± acres), and RD-5 (Residential – 1.7± acres) to RD-5 (Residential – 34.5± acres), RD-7 (Residential – 61.1± acres), RD-20 (Residential – 2.0± acres), LC (Limited Commercial – 1.2± acres), GC (General Commercial – 13.7±) and “O” (Recreation – 15.7± acres).
4. A **Zoning Ordinance Amendment** to delete the Antelope Town Center Special Planning Area (SPA) Ordinance.
5. A **Large Lot Tentative Subdivision Map** to reconfigure 128.2 gross acres into 16 separate parcels with the following acreage: Parcel 1 – 26.4± gross acres, Parcel 2 – 2.6± gross acres, Parcel 3 – 5.5± gross acres, Parcel 4 – 14.1± gross acres, Parcel 5 – 15.5± gross acres, Parcel 6 – 11.4± gross acres, Parcel 7 – 6.2± gross acres, Parcel 8 – 6.1± gross acres, Parcel 9 – 7.8± gross acres, Parcel 10 – 2.0± gross acres, Parcel 11 – 8.4± gross acres, Parcel 12 – 5.3± gross acres, Parcel 13 – 1.2± gross acres, Parcel 14 – 7.6± gross acres, Parcel 15 – 0.3 gross acres, and Parcel 16 – 7.8 gross acres.
6. A **Tentative Subdivision Map** to divide approximately 128.1 gross acres into 498 single-family residential lots, three neighborhood commercial lots, two park lots, one open space lot, and 16 landscape lots.
7. A **Special Development Permit** to allow reduced lot dimensions and setbacks for the proposed RD-5 and RD-7 Residential zoning areas of the project.
8. A **Design Review** to comply with the Countywide Design Guidelines.

9. **Abandonment** of various easements as shown on the Tentative Subdivision Map.

SPECIAL DEVELOPMENT PERMIT

A Special Development Permit is proposed for both the preferred project and the commercial project alternative, which will provide residential development standards shown in **Table PD-1** below.

**Table PD-1: Proposed Residential Development Standards**

Lot Dimensions (min.)	RD-5	RD-7
Area (sq. ft.) <sup>(1)</sup>	5,500	3,500
Area, Corner (sq. ft.) <sup>(1)</sup>	6,250	4,000
Width	50'	35'
Public Street Frontage <sup>(2)</sup>	25'	25'
Width, Corner <sup>(2)</sup>	62.5'	45'
Depth <sup>(3)</sup>	100'	80'
Setback (min.)	RD-5	RD-7
Front, Living Area (from sidewalk) <sup>(4) (5)</sup>	15' <sup>(6)</sup>	10' <sup>(6)</sup>
Front, Porch (from sidewalk) <sup>(5)</sup>	10'	10'
Front, Garage (from sidewalk) <sup>(7)</sup>	20' <sup>(8)</sup>	18'
Side, Interior <sup>(4)</sup>	5' <sup>(9)</sup>	4' <sup>(9)</sup>
Side, Street (from attached sidewalk)	10'	10'
Side, Street (from detached sidewalk)	7'	7'
Side, Total Bldg. Separation <sup>(9)</sup>	10'	8'
Rear, Living Area <sup>(4)</sup>	15' <sup>(12)</sup>	10' <sup>(12)</sup>
Rear, Ancillary Unit <sup>(10)</sup>	5'	5'
Alley-Accessed Garage <sup>(11)</sup>	5'	4'
P.U.E. adjacent to R/W	18'	15'

**NOTES**

1. The minimum half-plex lot area is 3,000 sq. ft. for interior lots and 4,000 sq. ft. for corner lots. Half-plex lots have no minimum lot dimension requirements.
2. The public street frontage for lots fronting on a curved street of the curved portion of a cul-de-sac or elbow may be measured along an arc located within the front 50 feet of the lot.
3. The minimum standards listed herein supersede the minimum standard provisions in the Zoning Code.
4. Architectural projections are allowed to extend two (2) feet into the required interior side yard and rear yard setbacks. Architectural projections are also allowed to extend two (2) feet into required 2.0-foot front yard setbacks. Architectural projections include eaves, bay windows (cantilevered and extending from the foundation), fireplaces, media bays, and architectural box-outs. Rear yard projections are allowed pre Zoning Code, Section 305-02 (b).
5. Vehicular visibility requirements must be met.
6. May be reduced to 10 feet where adjacent to detached sidewalk.
7. Where swing driveways are used, the front yard garage setback may be reduced to 15 feet.
8. Driveway length may be reduced to 19 feet where automatic roll-up doors are used

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9. Zero-lot line units are permitted where the total building separation requirement is met.
  10. Ancillary units have the same front, side, and street side yard setback requirement as the primary unit; if attached, the required rear yard is the same as for the primary unit. If detached, the separation from the primary unit is governed by the Uniform Building Code and the Uniform Are Code. Ancillary units may be placed above attached or detached garages. One on-site parking space is required per unit in addition to the two garage and two driveway spaces required for the primary unit.
  11. Side and rear setback dimension.
  12. Not applicable for alley-accessed homes.

## PROJECT CHARACTERISTICS

### *PREFERRED PROJECT*

The proposed project would include the development of 498 single-family lots and two lots for 196 multiple-family units of varying densities and designs throughout the project site (**Plate PD-3**). The project site is divided into eight “villages,” with identifying characteristics such as varying lot sizes, housing product types, and design features. Villages 1 and 2 would be developed with 55’x110’ single-family lots and Villages 3-6 with 45’ x 105’ lots. Village 7, with narrow 40’ x 100’ single-family lots, is proposed to include garages accessed by alleys at the rear of the lots. Village 8 proposes smaller lots with a typical size of 40’ x 90’.

One multi-family parcel of approximately 8.4 gross acres and a water quality basin (zoned RD-20) of 2.0 gross acres are proposed along Antelope Road and the future Antelope-Elverta connection roadway respectively, adjacent to the proposed 5.3-acre shopping center at the northwest corner of Antelope Road and Elverta Road. The multi-family parcels would accommodate the development of up to 196 residences, bringing the total number of housing units to 668.

Two commercial lots are proposed – a 5.3-gross-acre shopping center at the northwest corner of Don Julio Boulevard and Antelope Road, and a smaller 1.2-gross acre commercial site on the southwest corner of Poker Lane and Don Julio Boulevard. These sites can accommodate up to 108,900 square feet of commercial development, divided between the two parcels. The 5.3-acre site is intended to provide a village-like gathering place with retail and restaurant uses. There are no specific layouts or architectural designs proposed at this time.



Plate PD-3: Preferred Project Site Plan



PREFERRED PROJECT		Date: August 1, 2016	
Barrett Ranch East Antelope, CA		1" = 300'	 

The proposed project also includes two parks and an undeveloped open space area. The larger park space (7.6 gross acres) is proposed along the project site's western boundary, directly adjacent to Barrett Ranch Elementary School, and would include a developed play area and a community garden. A smaller, 0.3-acre park/plaza area at the southwest corner of Don Julio Boulevard and Poker Lane, would be integrated with the planned neighborhood commercial center proposed there. Approximately 7.8 acres of open space along the site's eastern boundary would remain as open space; this area contains the existing SMUD easement and an existing seasonal drainage course/wetland area. This area would primarily be passive open space, but could support such amenities as pedestrian or bicycle trails; the developer currently proposes to donate this land to a private non-profit for management. In addition, the developer proposes 13 "landscape lots" – i.e. parkways – on utility easements along Don Julio Boulevard and Antelope Road. The developer suggests that these lots could be furnished with park benches and serve as "community gathering spaces."

#### *COMMERCIAL PROJECT ALTERNATIVE*

The commercial alternative eliminates the proposed multi-family parcel located along the future Antelope-Elverta connection, adjacent to the 5.3-acre shopping center, and proposes to designate this area for shopping center uses. Under the Commercial Project Alternative a 13.7 acre shopping center would be located at the northwest corner of Antelope Road and Elverta Road. The remaining multi-family parcel would accommodate development of 26 residences. Combined with the other 498 single-family lots, the total number of housing units in this alternative is 524.

This Alternative would retain most of the proposed project's characteristics, except that the new 8.4 and 5.3-gross-acre parcels (Lots B and C) created at the northwest corner of Don Julio Boulevard and Antelope Road would be developed solely for commercial development, not as a combination of multi-family and shopping center (**Plate PD-4**). The remaining subdivision configurations, densities and street network would remain the same as the proposed project.

#### *TRANSPORTATION AND INFRASTRUCTURE IMPROVEMENTS*

The preferred project and the commercial project alternative would widen Don Julio Boulevard to its General Plan configuration - from two lanes to four lanes, consistent with the street dimensions north and south of the project site. A new roadway would connect Antelope Road with Elverta Road in the southwestern corner of the project site, ultimately requiring formal abandonment of a segment of Antelope Road west of the project site. The abandonment of this Antelope Road segment is considered a separate project with its own environmental analysis, and has been incorporated into the County General Plan Circulation Element. This project is anticipated to occur with or without approval of the Barrett Ranch East Project; however, the project applicant is required to complete the Antelope-Elverta connection as part of the proposed project since the alignment runs through the applicant's property.



Plate PD-4: Commercial Project Alternative



LAND USE SUMMARY				
Land Use	Lot Size	Units	Acres (N)	Acres (G)
RD5	55'x110'	156	28.4	34.5
RD7	45'x105'	288	41.8	53.3
RD7	40'x90'	53	6.3	7.8
RD20	-	-	1.2	2.0
Park	-	-	7.4	7.9
Open Space	-	-	10.0	7.8
Commercial	-	-	12.6	14.9
Roadways	-	-	20.5	-
<b>TOTAL</b>		<b>497</b>	<b>128.2</b>	<b>128.2</b>

COMMERCIAL ALTERNATIVE

Date: August 1, 2016

Barrett Ranch East  
Antelope, CA

1" = 300'



The project would install traffic signals at the new Antelope-Elverta connection and at the intersection of Don Julio Boulevard and Poker Lane. Additionally, the project would construct the internal roadway network and provide necessary infrastructure improvements and extensions for utilities, including stormwater management (retention and drainage improvements).

## LAND USE DESIGNATIONS AND ZONING

### *GENERAL PLAN – PREFERRED PROJECT*

The proposed project would result in changes to the project site’s General Plan designation, Community Plan designations, and zoning (**Plate PD-5**, **Plate PD-6**, and **Plate PD-7**). As described above, the project site is currently designated by the Sacramento County General Plan as LDR, MDR, and C&O. Under the proposed project, the General Plan designations would remain, but would be reconfigured within the project site. The land designated LDR would increase in acreage, while there would be decreases in the land area designated MDR and C&O. See **Table PD-2** below.

**Table PD-2: Preferred Project General Plan Amendment Summary**

General Plan Designation	Land Use	Existing Acreage	Proposed Acreage	Change in Acreage
LDR	Low Density Residential	97.9	111.3	+13.4
MDR	Medium Density Residential	13.3	10.4	-2.9
C&O	Commercial and Office	16.9	6.5	-10.4
Total Acreage		128.2	128.2	--

### *GENERAL PLAN – COMMERCIAL PROJECT ALTERNATIVE*

Under the commercial project alternative, the C&O General Plan designation would increase and the MDR designation would decrease as detailed in **Table PD-3**.

**Table PD-3: Commercial Project Alternative General Plan Amendment Summary**

General Plan Designation	Land Use	Existing Acreage	Proposed Acreage	Change in Acreage
LDR	Low Density Residential	97.9	111.3	+13.4
MDR	Medium Density Residential	13.3	2.0	-11.3
C&O	Commercial and Office	16.9	14.9	-2.0
Total Acreage		128.2	128.1	--

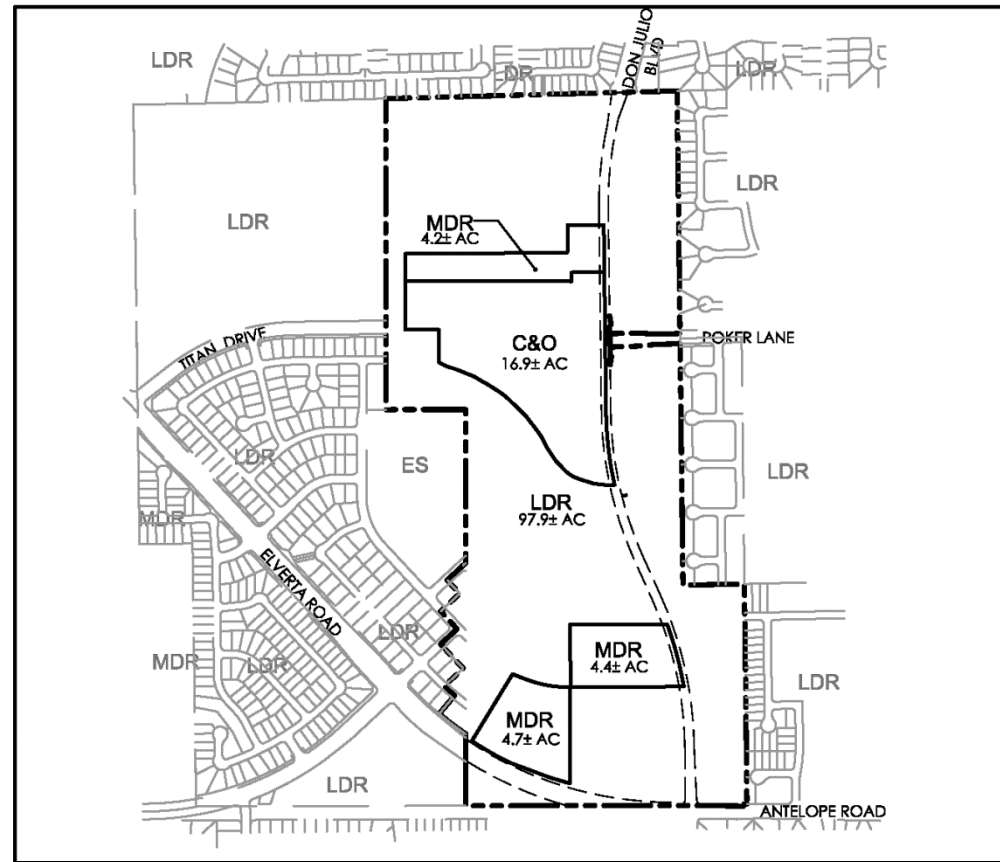


Plate PD-5: Preferred Project General Plan Amendment

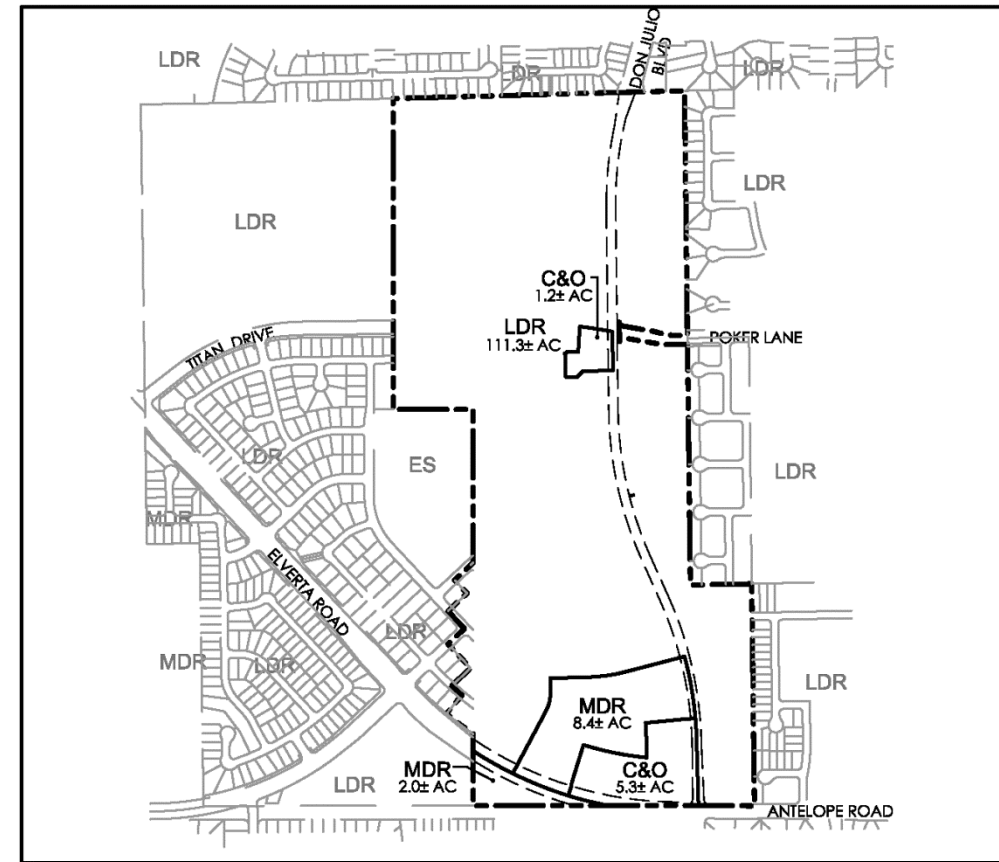
# GENERAL PLAN AMENDMENT BARRETT RANCH EAST

COUNTY OF SACRAMENTO, CALIFORNIA

DECEMBER 20, 2013  
(REVISED: JANUARY 15, 2014)  
(REVISED: MAY 19, 2014)  
(REVISED: MARCH 8, 2016)  
(REVISED: AUGUST 1, 2016)



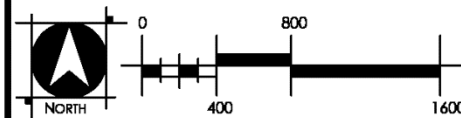
Existing General Plan



Proposed General Plan

### GENERAL PLAN AMENDMENT SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
LDR	LOW DENSITY RESIDENTIAL	97.9	111.3	+13.4
MDR	MEDIUM DENSITY RESIDENTIAL	13.3	10.4	-2.9
C & O	COMMERCIAL & OFFICE	16.9	6.5	-10.4
		128.1	128.2	



**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS

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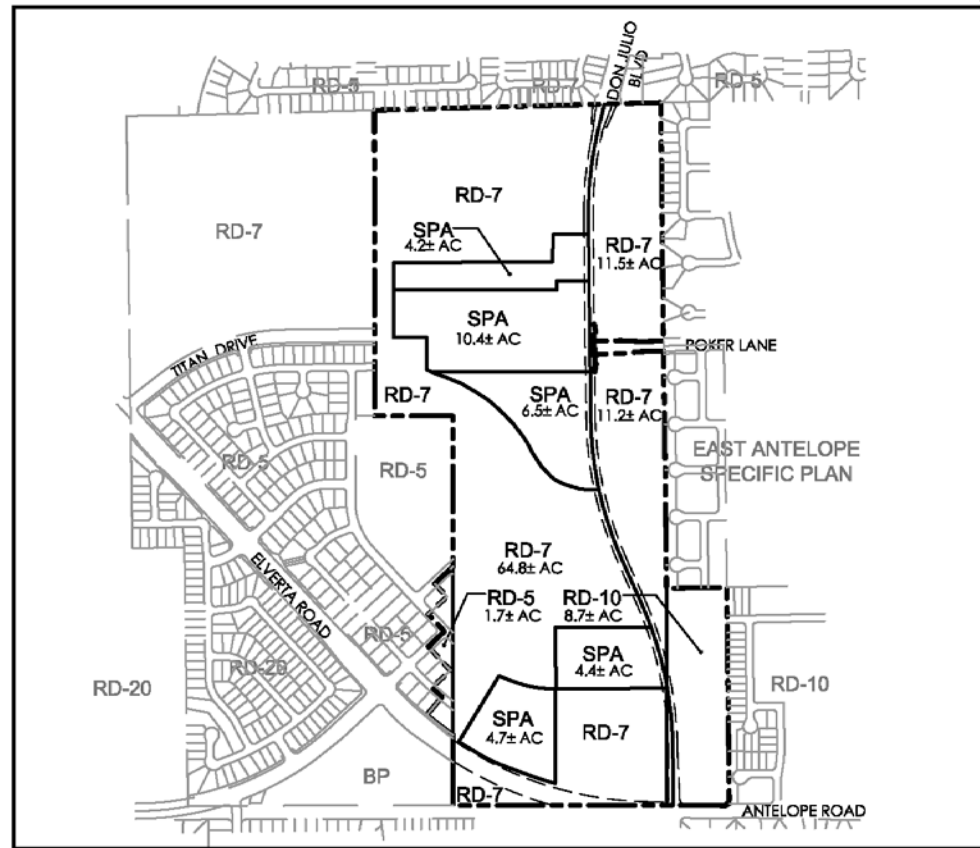
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Plate PD-6: Preferred Project Community Plan Amendment

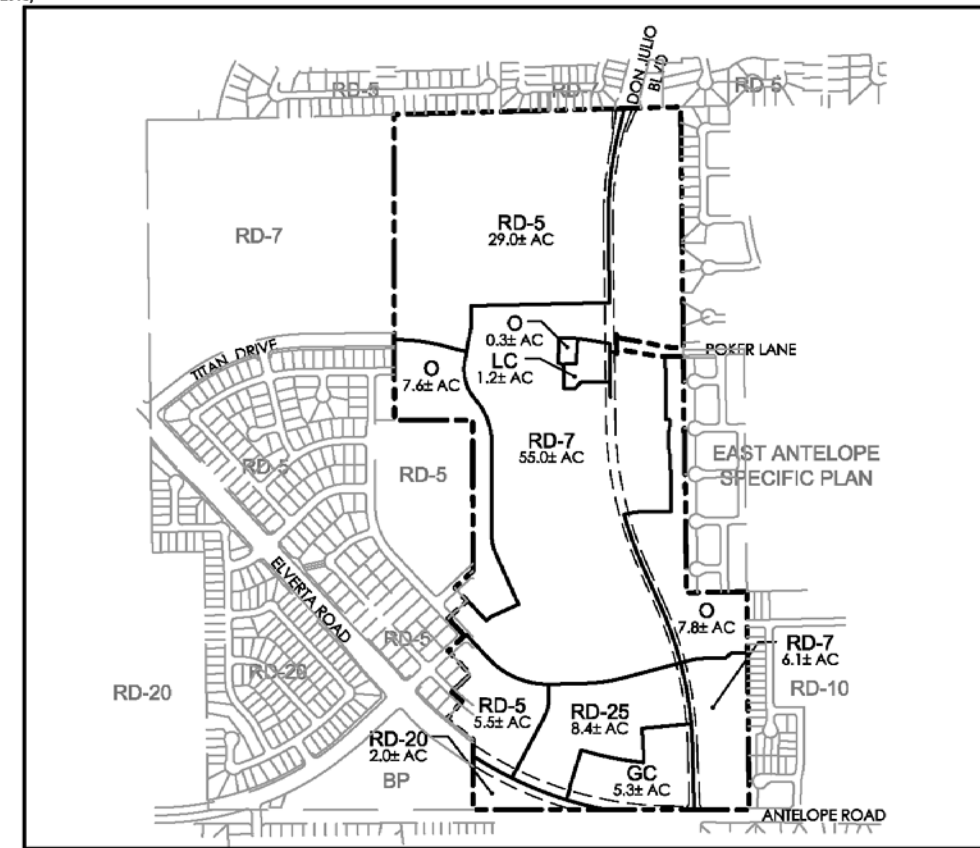
# COMMUNITY PLAN AMENDMENT BARRETT RANCH EAST

COUNTY OF SACRAMENTO, CALIFORNIA

DECEMBER 20, 2013  
[REVISED: MAY 19, 2014]  
[REVISED: MARCH 8, 2016]  
[REVISED: AUGUST 1, 2016]



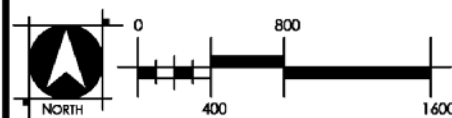
Existing Community Plan



Proposed Community Plan

### COMMUNITY PLAN SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
SPA	SPECIAL PLANNING AREA	30.2	0	-30.2
GC	GENERAL COMMERCIAL	0	5.3	+5.3
LC	LIGHT COMMERCIAL	0	1.2	+1.2
O	RECREATION (PARKS & OPEN SPACE)	0	15.7	+15.7
RD-5	LOW DENSITY RESIDENTIAL	1.7	34.5	+32.8
RD-7	LOW DENSITY RESIDENTIAL	87.5	61.1	-26.4
RD-10	LOW DENSITY RESIDENTIAL	8.7	0	-8.7
RD-20	MEDIUM DENSITY RESIDENTIAL	0	2.0	+2.0
RD-25	MEDIUM DENSITY RESIDENTIAL	0	8.4	+8.4
		128.1	128.2	



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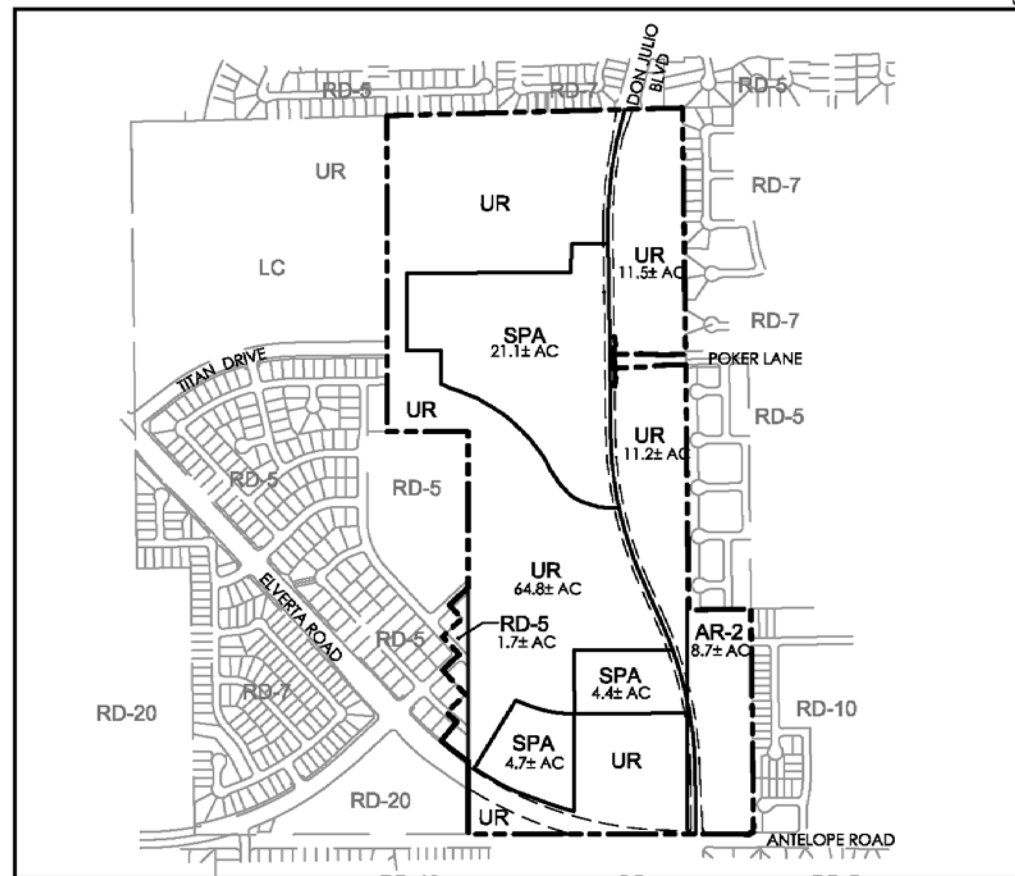
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Plate PD-7: Preferred Project Rezone Exhibit

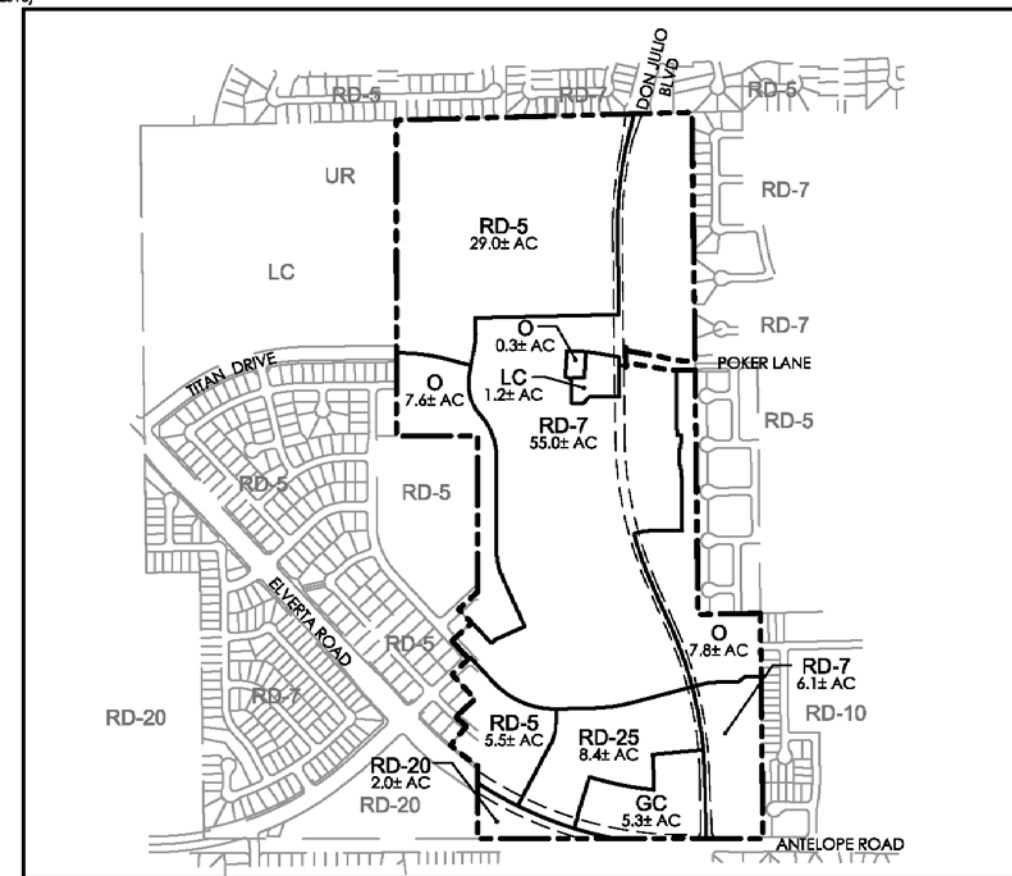
# REZONE BARRETT RANCH EAST

COUNTY OF SACRAMENTO, CALIFORNIA

DECEMBER 20, 2013  
(REVISED: MAY 19, 2014)  
(REVISED: MARCH 8, 2016)  
(REVISED: AUGUST 1, 2016)



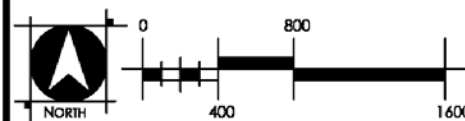
Existing Zoning



Proposed Zoning

### REZONE SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
SPA	SPECIAL PLANNING AREA	30.2	0	-30.2
UR	URBAN RESERVE	87.5	0	-87.5
AR-2	AGRICULTURAL-RD-2	8.7	0	-8.7
LC	LIGHT COMMERCIAL	0	1.2	+1.2
GC	GENERAL COMMERCIAL	0	5.3	+5.3
O	RECREATION	0	15.7	+15.7
RD-5	LOW DENSITY RESIDENTIAL	1.7	34.5	+32.8
RD-7	LOW DENSITY RESIDENTIAL	0	61.1	+61.1
RD-20	MEDIUM DENSITY RESIDENTIAL	0	2.0	+2.0
RD-25	MEDIUM DENSITY RESIDENTIAL	0	8.4	+8.4
		128.1	128.2	



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*COMMUNITY PLAN – PREFERRED PROJECT*

The Antelope Community Plan designates the project site for residential (RD-5, RD-7, and RD-10) and Special Planning Area (SPA) uses. Under the proposed Community Plan Amendment, designations on the site would be RD-5, RD-7, RD-20, RD-25, Open Space (O), Limited Commercial (LC), and General Commercial (GC). The Community Plan Amendment would completely remove the SPA designation. See **Table PD-4** for existing and proposed Community Plan land use designations.

**Table PD-4: Preferred Project Community Plan Amendment Summary**

Antelope Community Plan Designation	Land Use	Existing Acreage	Proposed Acreage	Change in Acreage
SPA	Special Planning Area	30.2	0	-30.2
RD-5	Low Density Residential	1.7	34.5	+32.8
RD-7	Low Density Residential	87.5	61.1	-26.4
RD-10	Low Density Residential	8.7	0	-8.7
LC	Light Commercial	0	1.2	+1.2
GC	General Commercial	0	5.3	+5.3
O	Recreation (Parks & Open Space)	0	15.7	+15.7
RD-20	Medium Density Residential	0	2.0	+2.0
RD-25	Medium Density Residential	0	8.4	+8.4
Total Acreage		128.2	128.2	--

*COMMUNITY PLAN – COMMERCIAL PROJECT ALTERNATIVE*

Under the commercial project alternative Community Plan Amendment, designations on the site would be RD-5, RD-7, RD-20, Open Space (O), Limited Commercial (LC), and General Commercial (GC). The Community Plan Amendment would completely remove the SPA designation. See **Table PD-5** for existing and proposed Community Plan land use designations for the commercial alternative.

**Table PD-5: Commercial Project Alternative Community Plan Amendment Summary**

Antelope Community Plan Designation	Land Use	Existing Acreage	Proposed Acreage	Change in Acreage
SPA	Special Planning Area	30.2	0	-30.2
RD-5	Low Density Residential	1.7	34.5	+32.8
RD-7	Low Density Residential	87.5	61.1	-26.4
RD-10	Low Density Residential	8.7	0	-8.7



Antelope Community Plan Designation	Land Use	Existing Acreage	Proposed Acreage	Change in Acreage
LC	Limited Commercial	0	1.2	+1.2
GC	General Commercial	0	13.7	+13.7
O	Recreation (Parks & Open Space)	0	15.7	+15.7
RD-20	Medium Density Residential	0	2.0	+2.0
Total Acreage		128.2	128.2	--

### ZONING – PREFERRED PROJECT

Existing zoning designations within the project site include Urban Reserve (UR), Special Planning Area (SPA), and Agricultural-Residential-2 acre minimum (AR-2). Sacramento County uses SPAs (here, the Antelope Town Center SPA), as “micro” zoning ordinances for particular locations to enable greater flexibility in use, or to tailor uses appropriate for a local community. This application proposes to eliminate this SPA ordinance (see the Land Use section for discussion), substituting development standards from a Special Development Permit, described below. Changes to zoning would be consistent with the proposed Community Plan Amendment, as described above, including the removal of the SPA. See **Table PD-6** for a summary of existing and proposed zoning.

**Table PD-6: Preferred Project Rezone Summary**

Zoning		Existing Acreage	Proposed Acreage	Change in Acreage
SPA	Antelope Town Center Special Planning Area (513-300)	30.2	0	-30.2
UR	Urban Reserve	87.5	0	-87.5
AR-2	Agricultural-Residential, 2 acre minimum	8.7	0	-8.7
RD-5	Low Density Residential, 5 units per acre	1.7	34.5	+32.8
RD-7	Low Density Residential, 7 units per acre	0	61.1	+61.1
RD-20	Medium Density Residential, 20 units per acre	0	2.0	+2.0
RD-25	Medium Density Residential, 25 units per acre	0	8.4	+8.4
LC	Limited Commercial	0	1.2	+1.2
GC	General Commercial	0	5.3	+5.3
O	Recreation	0	15.7	+15.7
Total		128.2	128.2	--

*ZONING – COMMERCIAL PROJECT ALTERNATIVE*

Under the commercial alternative, the existing zoning designations as detailed in the preferred scenario would still be eliminated. The proposed RD-25 zoning would instead be general commercial. For a total of 13.7 acres of land zoned General Commercial. The proposed zoning for the commercial alternative is detailed in **Table PD-7**, below.

**Table PD-7: Commercial Project Alternative Rezone Summary**

Zoning		Existing Acreage	Proposed Acreage	Change in Acreage
SPA	Antelope Town Center Special Planning Area (513-300)	30.2	0	-30.2
UR	Urban Reserve	87.5	0	-87.5
AR-2	Agricultural-Residential, 2 acre minimum	8.7	0	-8.7
RD-5	Low Density Residential, 5 units per acre	1.7	34.5	+32.8
RD-7	Low Density Residential, 7 units per acre	0	61.1	+61.1
RD-20	Medium Density Residential, 20 units per acre	0	2.0	+2.0
LC	Limited Commercial	0	1.2	+1.2
GC	General Commercial	0	13.7	+13.7
O	Recreation	0	15.7	+15.7
Total		128.2	128.2	--

## PROJECT OBJECTIVES

The objectives for the preferred project and the commercial project alternative include:

1. Developing a mixed-use community using quality urban design on the largest undeveloped property in the Antelope community that improves upon the design standards of the Antelope Community Plan and incorporates the Sacramento Area Council of Government's "Smart Growth" principles, as established in SACOG's Blueprint process.
2. Developing an economically feasible community that reasonably minimizes its impact on biologically sensitive natural resources and utilizes existing and planned public infrastructure and services in an efficient manner.
3. Creating a community with an interconnected street grid pattern that disperses traffic, eases congestion, and provides a high quality pedestrian network and public realm that encourages convenient access to local parks and schools.

4. Providing a mix of land uses including shopping, restaurants, apartments, and a variety of home types, sizes, and pricing, to accommodate a diversity of ages, income levels, cultures, and races.
5. Providing job opportunities and neighborhood-serving commercial uses for the community.
6. Creating a discernable village center with quality public space as a focal point and a range of uses and housing densities within a 10-minute walk.
7. Organizing more homes, shops, and services closer together for ease of walking, to enable efficient use of services and resources, and to create a more convenient, enjoyable place to live.
8. Encouraging the use of bicycles, rollerblades, skateboards, schools, and walking as modes of transportation with a pedestrian-friendly village concept design. Use infrastructure improvements to provide multiple linkages to the area's existing trail and bikeway system.
9. Developing a community with park, school, and green transportation elements that enable a high quality of life in a place that enriches, uplifts and inspires the human spirit.
10. Preserving natural resources within the wetland area along the eastern side of the project site.
11. Improving the ability to complete needed infrastructure in the Antelope community through building fees and tax revenues from property assessment and retail sales.

## INTENDED USES OF THIS EIR

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The Sacramento County Planning Commission and the Board of Supervisors will use the information contained in the EIR as one of the informational tools necessary to evaluate the proposed project and render a decision to approve or deny the requested entitlements. Responsible agencies may also use the EIR for planning/permitting purposes. Based on the potential effects known at this time, responsible agencies may include (but may not be limited to) the United States Army Corps of Engineers, the United States Fish and Wildlife Service, the California Department of Fish and Wildlife, and the California Regional Water Quality Control Board, Sacramento Suburban Water District, and the Sunrise Park District.