

10 LAND USE

INTRODUCTION

This chapter addresses potential physical environmental impacts related to land use for the Project, analyzing those aspects of the project that might affect land use policy implementation for the project area. Areas of analysis include project compatibility and consistency with the Sacramento County General Plan Land Use Diagram and General Plan Land Use Element policies, and consistency with the Antelope Community Plan and zoning designations, as well as whether the proposed new zoning designations would conflict with surrounding designations and land use patterns. The project is also evaluated with respect to whether it would divide or disrupt an established neighborhood.

ENVIRONMENTAL SETTING

The 128± acre project site is divided into three sections by the presence of existing roadways. Don Julio Boulevard is a two-lane arterial street which runs north-south through the entire site, while Poker Lane is a two-lane local street which creates a T-intersection on the eastern side of Don Julio Boulevard. Don Julio Boulevard becomes a four-lane arterial street to the north and south of the project site. There are no structures remaining on the site, other than utility poles and transmission towers. The site is mostly surrounded by residential development which is built to densities ranging from five to ten homes per acre. Barrett Ranch Elementary School and Antelope High School occupy adjacent properties on the western side of the site.

The site is covered in annual grasses, with some trees on the site near the existing house and along the site margins. The site elevation ranges from approximately 140 feet to 170 feet, with a slightly rolling topography, draining generally to the west. The site is not within any identified floodplains, and there are no creeks or other perennial waterways on or near the site.

However, there are vernal pools in the northwest portion of the site, and a seasonal wetland/drainage swale on the southeast (See Biological Resources and Hydrology and Water Quality sections of this EIR for further description and analysis).

Land use plans that apply to the Project are the Antelope Community Plan, the Sacramento County General Plan and Sacramento County Zoning Code.

BACKGROUND

Portions of the current project site were the subject of a County-initiated rezone project, in order to comply with State housing element law. The rezone proposal was designed

based on intensive coordination with the community and the Antelope Community Planning Advisory Council. Part of this effort resulted in the Antelope Town Center Special Planning Area (SPA), which tailored a portion of the Antelope Community Plan and was incorporated into the County Zoning Code in 2007.¹ The SPA included a mixed-use corridor along Poker Lane west of its intersection with Don Julio Boulevard as well as two parcels, 3.9 and 3.3 acres, dedicated for multiple-family housing along an extension of Ocean Park Drive. A concept plan was also included, showing how the entire site could be integrated (**Plate LU-1**). (Note that the acreages shown on the concept plan do not precisely match those in the Community Plan or the applicant's zone change exhibit. These quantities likely reflect net acreage, where land area for proposed streets is not counted in the areas designated for development.)

In 2011, the first Barrett Ranch East application was filed with the County. This proposal included rezoning the site for urban development, with 10 acres of commercial property, the capacity for up to 622 single-family units, and approximately 13 acres of multiple-family housing. County staff worked on this proposal with the applicant, but the project became inactive, and then the site was sold to a new owner in 2013. This sale led to the current application being filed in December 2013. Revisions were made to the project in response to public input in May, 2014.

REGULATORY SETTING

To analyze the potential land use effects of the Project, this EIR considers the policies and land use designations of the Sacramento County General Plan, the Antelope Community Plan, and Zoning designations currently guiding development in the project area.

¹ See Sacramento County Planning and Environmental Review, *Special Planning Areas, Neighborhood Preservation Areas & Specific Plans: Antelope Town Center Special Planning Area*, available at <http://www.per.saccounty.net/LandUseRegulationDocuments/Documents/ZoningCodes/SPAs%20NPAs%20and%20Specific%20Plans/TitleV%20513-300%20Antelope%20Town%20Center.pdf> (accessed January 14, 2016).

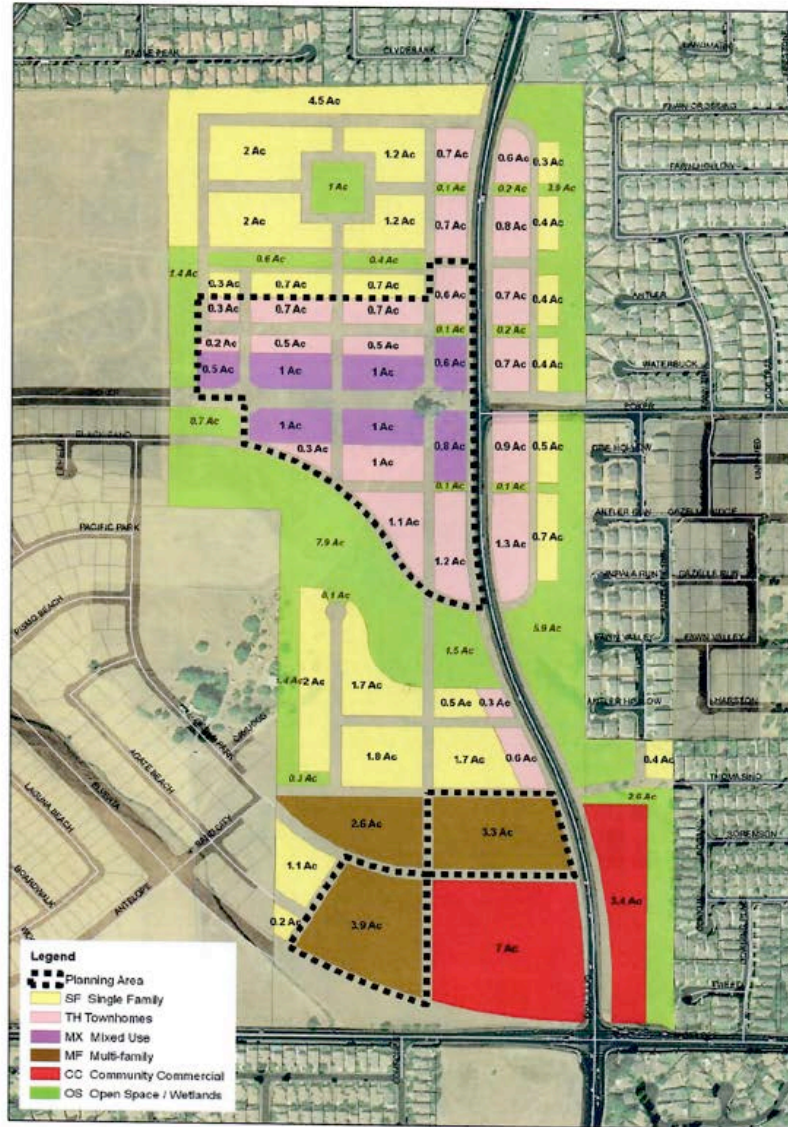
Plate LU-1: Don Julio Special Planning Area

Zoning Code of Sacramento County

Title V: Special Planning Areas and Neighborhood Preservation Areas

Chapter 13 Article 3

Section 513-317 (Note: SPA Within Dotted Line)



DON JULIO SPECIAL PLANNING AREA
ANTELOPE, SACRAMENTO COUNTY

February 26, 2007



SACRAMENTO COUNTY GENERAL PLAN

LAND USE ELEMENT

The General Plan Land Use Element sets forth County policy on urban growth within the County, specifically concerning build-out of infill sites. The related Urban Growth Accommodation Strategy directs that “on average, achieve buildout of vacant and underutilized infill parcels at existing zoned densities, while recognizing that individual projects may be approved or denied at higher or lower densities based on their community and site suitability.”² “Infill parcels” means land “where basic urban infrastructure and services exist, including ...vacant parcels,” so that orderly growth can occur, and that urban sprawl into the non-urban areas of the County may be contained. Generally, the General Plan intent for infill parcels is to encourage residential development. Further, the Plan permits the County to allow density changes “based on the merits of the project, community compatibility, access to transit and other similar factors.”³

The land use policies listed below are those that are particularly relevant to the Project and are intended to avoid environmental impacts. Although all of the policies listed below are located within the land use element, many are intended to avoid impacts related to other topical impact areas, such as public services.

- LU-1. The County shall not provide urban services beyond the Urban Policy Area, except when the County determines the need for health and safety purposes.
- LU-4. The County shall give priority to residential development on vacant or underutilized sites within existing urban areas that have infrastructure capacity available.
- LU-5. All residential projects involving ten or more units, excluding remainder lots and Lot A's, shall not have an average overall density less than 75% of zoned maximums, unless physical or environmental constraints make achieving the minimum densities impractical. For master planned communities with density ranges, this policy will apply to the midpoint of the density range for densities above 15 dwelling units per acre. For density ranges below 15 dwelling units per acre, projects shall not be built out at less than the minimum density of the range.
- LU-18. Encourage development that complements the aesthetic style and character of existing development nearby to help build a cohesive identity for the area.

² County of Sacramento General Plan, Land Use Element (Amended November 9, 2011), p. 25.

³ Id.

- LU-24. Support private development requests that propose pedestrian- and transit-friendly mixed use projects in commercial corridors, town centers, and near existing or proposed transit stops.
- LU-27. Provide safe, interesting and convenient environments for pedestrians and bicyclists, including inviting and adequately-lit streetscapes, networks of trails, paths and parks and open spaces located near residences, to encourage regular exercise and reduce vehicular emissions.
- LU-31. Strive to achieve a natural nighttime environment and an uncompromised public view of the night sky by reducing light pollution.
- LU-37. Provide and support development of pedestrian and bicycle connections between transit stations and nearby residential, commercial, employment or civic uses by eliminating physical barriers and providing linking facilities, such as pedestrian overcrossings, trails, wide sidewalks and safe street crossings.
- LU-38. Community Plans, Specific Plans, and development projects shall be designed to promote pedestrian movement through direct, safe, and pleasant routes that connect destinations inside and outside the plan or project area.
- LU-43. Parking areas shall be designed to:
- 1 • Minimize land consumption;
 - 2 • Provide pleasant and safe pedestrian and bicycle movement;
 - 3 • Facilitate shared parking
 - 4 • Allow for the possible reuse of surface parking lots through redevelopment; and,
 - 5 • Minimize parking lot street frontage.
- LU-46. Assure that regionally-oriented commercial and office uses and employment concentrations have adequate road access, high frequency transit service and an adequate but efficient supply of parking.
- LU-89. Support planning for and development of mixed use centers and urban villages along commercial corridors to improve quality of life by creating diverse neighborhood gathering places, supporting enhanced transit service and non-automotive travel, stimulating local economic development, eliminating blight and balancing land uses.

HOUSING ELEMENT

The County's 2013-2021 Housing Element was adopted October 8, 2013. According to State Law and General Plan Policy H-1.1.1 the County shall provide an adequate supply of land to accommodate its projected share of the Regional Housing Needs Allocation (RHNA). The Housing Element included an extensive vacant and underutilized land inventory to identify potential sites that could accommodate the County's future housing needs. The County's share of affordable housing units (low, very low, and extremely low) for the 2013-2021 planning period is 5,330 units. At the time of the study, the County identified 308 acres of vacant/underutilized parcels that could accommodate up to 6,094 residential units. This list of sites included a surplus of 737 units for low, very low and extremely low income households. The Housing Element policies listed below are those that are relevant to the Project.

HE-1.1.1. The County will provide an adequate supply of land for housing affordable to income groups with public services and facilities needed to facilitate the development of housing to accommodate projected housing needs based on the SACOG Regional Housing Needs Plan.

HE-1.1.2. The County will preserve the supply of sites zoned for multi-family housing.

SACRAMENTO COUNTY IMPORTANT FARMLAND INVENTORY

The Sacramento County Important Farmland Inventory (2012) designates the entire Barrett Ranch East project site as "Grazing Land." Grazing Land is land "on which the existing vegetation is suited to the grazing of livestock...[and]...does not include land previously designated as Prime Farmland, Farmland of Statewide Importance." More recent farmland use of the project site was for grazing. The project area may have been used for crops in the past but there is no evidence indicating that crops were recently grown there.

SACRAMENTO COUNTY ZONING CODE AND DESIGN GUIDELINES

The Sacramento County Zoning Code and Countywide Design Guidelines regulate land uses and building design within the unincorporated portions of the County, to encourage the most appropriate uses and compatible development within the unincorporated Sacramento County. 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, zoning designations would change, removing the entire project site from the Special Planning Area. Resultant development would be consistent with the proposed underlying zoning designations, including respective development standards and design guidelines.

ANTELOPE TOWN CENTER SPECIAL PLANNING AREA

Portions of the subject property lie within the Antelope Town Center Special Planning Area (SPA). This SPA was part of a County-initiated rezone program that sought to rezone parcels to meet housing production goals included in the Housing Element (adopted October 8, 2014). One such rezone project, not formally enacted, was the Don Julio SPA which encompassed part of the Antelope Community in the Barrett Ranch East planning area. In 2007, the Antelope Town Center SPA was adopted instead, which focused on the central and southern portions of the Don Julio SPA.

The project applicants are proposing to remove the current SPA (Special Planning Area) designation with the proposed Community Plan Amendment completely superseding the SPA designation. Changes to zoning would be consistent with the proposed Community Plan Amendment, including the removal of the SPA.

SIGNIFICANCE CRITERIA

The CEQA Guidelines indicate that a land use impact is significant if any portion of the Project will:

1. Significantly conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to a general plan, specific plan or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
2. Result in significant physical disruption or division of an established community.
3. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance to non-agricultural uses.
4. Conflict with existing zoning for agricultural use, or a Williamson Act contract.
5. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

CEQA Guidelines define “significant” as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself is considered a significant effect on the environment. A social or economic change related to a *physical* change may be considered in determining whether the physical change is significant” (Section 15382).

Thresholds and/or Topical Areas Not Affected by the Project: Threshold 3 does not apply because the project does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As noted above, the project area is classified as

“Grazing Land,” which is not considered an “important” agricultural resource. Threshold 4 does not apply because the project is not located on property zoned for or currently utilized for an agricultural use nor is there a Williamson Act contract covering the project site. Threshold 5 does not apply because the project does not displace existing housing.

IMPACTS AND ANALYSIS

IMPACT: CONFLICT WITH THE SACRAMENTO COUNTY GENERAL PLAN LAND USE DIAGRAM OR LAND USE POLICIES

LEVEL OF IMPACT: LESS THAN SIGNIFICANT

The General Plan policies listed in the Regulatory Setting section generally fall into three categories: policies related to land use intensity, to supporting non-automotive travel modes, and policies related to community design/aesthetics. These are addressed separately below.

LAND USE INTENSITY POLICIES – INFILL, NEW RESIDENTIAL DEVELOPMENT

General Plan Policies LU-1, 4 and 5 set forth County policies regarding infill development, emphasizing that urban-scale growth should be limited to the County Urban Policy Area, that new residential development be encouraged on sites with infrastructure capacity, and that new residential development be constructed at planned densities. The Urban Growth Accommodation Strategy states that infill development permits individual projects can be approved “at higher or lower densities based on their community and site suitability.” Where General Plan amendments are proposed, this latter strategy gives direction regarding whether changes in development intensity would significantly affect General Plan implementation.

The proposed project site lies within the Sacramento County Urban Policy area. The site is currently vacant, but is surrounded by medium-to-low density suburban development. The proposed General Plan and Community Plan amendments would reduce the project site’s development *potential* from 1,333 residential units (combined single and multi-family) to 848 units, and would result in a project with 668 units, including 498 single-family and up to 196 multi-family units (see Table LU-1 below). However, the County’s Urban Growth Accommodation Strategy permits lowering density depending on a project’s merits, its compatibility with adjacent development, and other factors.

Here, the proposed project’s design and residential densities (RD-5 – RD-25) are more similar to those of adjacent development than they are to densities envisioned by the General Plan, the Antelope Community Plan or the Antelope Town Center SPA. The surrounding area is built out at densities ranging from RD-5 to RD-10, with some nearby

parcels with multi-family development at RD-20 density. Moreover, there is either sufficient infrastructure capacity or available infrastructure expansion capability on or adjacent to the project site (Elverta and Antelope Roads, Don Julio Boulevard, telecommunication and electric power transmission lines, water, sanitary sewer and storm drainage infrastructure, etc.) Any environmental impacts associated with infrastructure expansion are assessed in the relevant sections of this document. Consequently, no conflicts, such as the proposed lower density, with the Urban Growth Accommodation Strategy or Policies LU-1 or LU-4 are anticipated, nor associated environmental impacts.

General Plan Policy LU-5 directs that residential projects of ten or more units, such as the proposed project, shall not have an average overall density less than 75% of zoned maximums unless such densities are rendered impracticable by physical or environmental constraints.⁴ As noted above, the requested density reductions do not significantly conflict with General Plan policies for urban growth. As such, it is reasonable to assume that the proposed zoning would be consistent with the General Plan, and to evaluate the project's requested residential densities as though the new zoning was in place.

Table LU-1 below shows the existing and proposed zoning designations, along with their residential development intensity potential for the Antelope Town Center SPA. The existing zoning would permit 1333 units, including 638 single-family and 695 multi-family units; the proposed zoning would permit a *maximum* density of 850.2 units, with 600.2 single-family and 250 multi-family units. Again, the project itself proposes 498 single-family and up to 196 multi-family units, 102 fewer single-family and 80 fewer multi-family units than would be permitted by the requested zoning. These unit counts result in 83.0% (498/600) of the zoned maximum for single family, and 68.0% (170/250) of zoned maximum for multi-family.

Accordingly, the proposed project's unit counts, under the requested zoning, are consistent with Policy LU-5. No conflicts are anticipated, nor are mitigation measures required.

NON-AUTOMOTIVE TRAVEL POLICIES

General Plan Policies LU-24, 27, 37, 38, 46, and 89 generally promote focusing land uses to connect residents and workers with nearby services, schools and workplaces, which in turn encourages use of non-automotive modes of travel, decreases local traffic congestion and results in improved air quality and overall environmental health. The policies encourage project designs which include improved non-automotive infrastructure and a mix of uses which makes it easier for people to go to a single location for multiple purposes. Although the project is not a traditional "mixed-use"

⁴ Note that as the proposed project does not use density "ranges," the second part of LU-5 does not apply.

project in that there is not a mix of uses within the same building (i.e. residential dwellings above ground-floor commercial retail), the Project does contain a mix of on-site uses, and portions of the proposed project could potentially be utilized by customers who will walk, bicycle or utilize Neighborhood Electric Vehicles (NEV) from existing and proposed residential uses. Multiple proposed zones with different residential densities also add the mix of uses. Additionally, the Project would provide commercial zoning for various retail and office uses that would serve existing and future local residents, reducing travel distances to essential services.

The project is consistent with Policy LU-21, since it introduces new commercial/office uses close to residential uses of varying types and densities, improving the balance of employment and neighborhood services with a mix of housing types. The newly-connected street system, pedestrian linkages and landscaped areas conform to Policy LU-27's direction to "provide safe, interesting and convenient environments for pedestrians and bicyclists." Consistent with General Plan Policies LU-37 and LU-38, the proposed site design includes interconnected local streets along with pedestrian-friendly walkways between the residential and commercial components of the project, including park and open space areas. These connections would reduce vehicle trip lengths to existing and new commercial uses and may promote less dependence on individual vehicles. Moreover, most locations within the project site are less than one mile from two elementary schools, a middle school and a high school; the project would place family residences within reasonable walking or cycling distance to schools.

**Table LU-1:
Existing and Proposed Residential Development Intensity**

Existing Zoning	Acreage	Maximum Density (units/acre)	Unit Potential (acres x units)
Antelope Town Center SPA (MF)	21.1	20	422.0
Antelope Town Center SPA-MF	9.1	30	273.0
Urban Reserve (UR) ⁵	87.5	7	612.5
Agricultural-Residential-2 (AR)	8.7	2	17.4
Single-Family Residential (SF)	1.7	5	8.5
		Total Units:	1333.4
		Unit Breakdown:	638 SF 695 MF
Proposed Zoning	Acreage	Maximum Density (units/acre)	Unit Potential (acres x units)
Single-Family Residential (SF)	34.5	5	172.5
Single Family Residential (SF)	61.1	7	427.7
Multi-Family Residential (MF)	2.0	20	40.0
Multi-Family Residential (MF)	8.4	25	210.0
		Total Units:	850.2
		Unit Breakdown:	600.2 SF 250 MF
Proposed Project		Maximum Density (units/acre)	Units
Single-Family Residential (SF)	34.5	5	170
Single Family Residential (SF)	61.1	7	328
Multi-Family Residential (MF)	2	20	26
Multi-Family Residential (MF)	8.4	25	170
		Total Units:	668
		Unit Breakdown:	498 SF 196 MF

Consistency with the transportation aspects of Policy LU-89 is achieved by introducing a new commercial center and multifamily residences at the northwest corner of Antelope Road (realigned) and Don Julio Boulevard, as well as by the various landscaped areas and parks within the development.

⁵ UR density assumed to be RD-7 per Antelope Community Plan, Plate LU-1.

The proposed changes in the General Plan designations, the repeal of the current Antelope Community SPA designation and proposed zoning would result in a less-intense and lower-density development proposal than that permitted under the current designations. However, the project would still develop a mixed-use community incorporating urban design principles, and would improve roadway and pedestrian connectivity between the developed neighborhoods to the east and west of the project. The project essentially “in-fills” and creates a consistent street pattern between these single-family neighborhoods. Although this project could be considered auto-dependent residential development, it does include a mix of uses within a site design that improves the street and sidewalk network for all users. Therefore, the proposed project does not conflict with the listed General Plan policies, and impacts are considered *less than significant*.

MITIGATION MEASURES

None required.

IMPACT: CONFLICT WITH THE INTENT OF THE ANTELOPE TOWN CENTER SPECIAL PLANNING AREA ORDINANCE

LEVEL OF IMPACT: LESS THAN SIGNIFICANT

As noted in the “Regulatory Setting” section of this chapter, the Antelope Town Center SPA (Special Planning Area) currently 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, zoning designations would change and the conflict between the Antelope Town Center SPA and the proposed development of the site would be removed. Furthermore, the proposed changes in the General Plan designations, the repeal of the current Antelope Community SPA designation and proposed zoning would result in a somewhat less-intense and lower-density development proposal than that permitted under the current designations, but one that is largely similar to development patterns to the east, west and south.

MITIGATION MEASURES

None required.

IMPACT: CONFLICT WITH THE SACRAMENTO COUNTY ZONING CODE OR ZONING PRINCIPLES, SO AS TO CAUSE ADVERSE ENVIRONMENTAL EFFECT

LEVEL OF IMPACT: LESS THAN SIGNIFICANT

The Project includes several entitlements related to the Zoning Code: a Rezone request, Zoning Ordinance Amendment, and a Special Development Permit. These entitlements would result in zoning subject to the recently-adopted 2015 County Zoning

Code and Countywide Design Guidelines, which, in part, were adopted to avoid or mitigate environmental effects, including land use conflicts. Essentially, the proposed zoning designations would replace existing zoning, including the SPA, which was also adopted to avoid, minimize or mitigate land use conflicts. Additionally, the proposed zoning designations would reduce the potential development intensity of the project site, likely reducing land use conflicts with the surrounding developed area.

Proposed Rezone: The proposed changes in zoning designations are intended to accommodate the development proposal on the project site and to supersede the current Antelope Town Center Special Planning Area (SPA) ordinance. These zone changes essentially increase the amount of land on the site available for Low Density Residential development while decreasing the amount of land designated for mixed-use development along Poker/Titan Drive, multi-family uses north of Ocean Park Drive, as well as reduced Community Commercial uses.

New zoning designations on the site would be RD-5, RD-7, RD-20, RD-25, Open Space (O), and Shopping Center (SC). Table LU-1 above shows the existing and proposed zoning designations, along with their residential development intensity potential. The existing zoning would permit 1333 units, including 638 single-family and 695 multi-family units; the proposed zoning would permit a maximum density of 848 units, with 596 single-family and 252 multi-family units. As explained above, the project itself proposes 692 units, 100 fewer single-family and 56 fewer multi-family units than would be permitted by the requested zoning, and 142 fewer single-family and 499 fewer multi-family units than would be permitted under the existing zoning.

Zoning – and thus land use - conflicts typically result when incompatible uses are placed in close proximity. Compatibility is both objective and subjective – for example, a chemical plant adjacent to a single-family neighborhood would clearly be objectively incompatible, but another single-family development would not. Subjective conflicts may arise when existing residents disagree with a development’s architecture or layout, e.g., Mediterranean villas next to mid-century-modern ranch houses. In urban settings, “mixed-uses” of commercial, office or retail uses on the ground floors of several-story buildings, with residential uses above, can be entirely acceptable and are often promoted. However, in sub-urban settings, subjective conflicts are less likely to arise when new development is substantially similar to existing development.

The proposed zoning layout would place new low-density single-family residential uses next to existing low-density uses, and higher-density multi-family uses would be located along the major arterial on the south, Elverta Road, near other intensive uses such as the commercial center on the south side of Elverta Road. Roadways separate the medium-density RD-20 and 25 uses from low-density single family uses, so that multi-family uses do not share property lines with single-family uses. The 1.1-acre “SC”-zoned parcel is adjacent to low-density residential (RD-7), and is subject to Sacramento County Zoning Code and Countywide Design Guideline standards for interface between the uses. Commercial uses that go in to the center will be evaluated

on an individual basis, and any uses that conflict with the permitted uses under the Zoning Code will be subject to additional review. Altogether, the proposed subdivision design mirrors the existing patterns of the surrounding area. Thus, any resulting zoning conflicts are anticipated to be less than significant, and no mitigation measures are required.

Special Development Permit: The Special Development Permit pertains to a requested reduction in required lot dimensions and setbacks that would apply to the proposed RD-5 and RD-7 residentially zoned areas of the project as described previously in the Project Description section of this document, and in **Table LU-1** below.

The proposed changes result in a five percent *increase* in lot area (5,500 square feet) from the minimum Zoning Code development standard in RD-5 zoned parcels (5,200 square feet), and *decreased* lot area in RD-7 parcels of 13%, approximately 500 square feet – reduced from a minimum lot area of 4,000 square feet. Minimum street frontages in both zones are reduced by 38 to 52%. Setbacks are reduced by 25% to 58% - e.g. in the RD-5 zone, the minimum front yard setback would be 15 feet, compared to 20-25 feet. The RD-7 zone would require 10 foot setbacks, rather than 20 to 24-foot setbacks. Other dimensions would be similarly reduced.

**Table LU-2:
Proposed (SPD) and Existing (ZC) Residential Development Standards**

Lot Dimensions (min.)	SPD RD-5	ZC RD-5	Change (absolute & %)	SPD RD-7	ZC RD-7	Change
Area (sq. ft.) ⁽¹⁾	5,500	5,200	+300 +5%	3,500	4,000	-500 -13%
Area, Corner (sqft) ⁽¹⁾	6,250	6,200	+50 +1%	4,000	5,200	-1200 -23%
Width (ft.)	50'	52'	-2-4%	35'	40'	-5 -13%
Public Street Frontage ⁽²⁾	25'	52'	-27' -52%	25'	40'	15' -38%
Width, Corner ⁽²⁾	62.5'	62'	+0.5' +1%	45'	52'	7' -13%
Depth ⁽³⁾	100'	Varies	N/A	80'	Varies	N/A
Setback (min.)	SPD RD-5	ZC RD-5	Change	SPD RD-7	ZC RD-7	Change
Front, Living Area (from sidewalk) ^{(4) (5)}	15' ⁽⁶⁾	20'/24' ⁽¹³⁾	-5' - -9' -25% - -38%	10' ⁽⁶⁾	20'/24' ⁽¹³⁾	-10 - -14' -50% - 58%
Front, Porch (from sidewalk) ⁽⁵⁾	10'	20'/24' ⁽¹³⁾	-50% - -58%	10'	20'/24' ⁽¹³⁾	-50% - -58%
Front, Garage (from sidewalk) ⁽⁷⁾	20' ⁽⁸⁾	20'/24' ⁽¹³⁾	0 - -4' 0% - -17%	18'	20'/24' ⁽¹³⁾	-2' - -6' -1% - -25%
Side, Interior ⁽⁴⁾	5' ⁽⁹⁾	5'	0	4' ⁽⁹⁾	5'	-1' -20%
Side, Street (from attached sidewalk)	10'	12.5/16.5 ⁽¹³⁾	-2.5' - -6.5' -20% - -39%	10'	12.5/16.5' ⁽¹³⁾	-2.5' - -6.5' -20% - -39%
Side, Street (from detached sidewalk)	7'	12.5/16.5 ⁽¹³⁾	-5.5 - -9.5 -44% - -58%	7'	12.5/16.5' ⁽¹³⁾	-5.5 - -9.5 -44% - -58%
Side, Total Bldg. Separation ⁽⁹⁾	10'	N/A	N/A	8'	N/A	N/A
Rear, Living Area ⁽⁴⁾	15' ⁽¹²⁾	Varies ⁽¹⁴⁾	N/A	10' ⁽¹²⁾	Varies	N/A
Rear, Ancillary Unit ⁽¹⁰⁾	5'	Varies	N/A	5'	Varies	N/A
Alley-Accessed Garage ⁽¹¹⁾	5'	N/A ⁽¹⁵⁾	N/A	4'	N/A	N/A
P.U.E. adjacent to R/W	18'	N/A ⁽¹⁶⁾	N/A	15'	N/A ⁽¹⁵⁾	N/A

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 per 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
- (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 (1) on-site parking space is required per unit in addition to the two (2) garage and two (2) driveway spaces required for the primary unit. Note that the County Zoning Code assigns various setbacks for various kinds of ancillary/accessory structures
- (11) Side and rear setback dimension
- (12) Not applicable for alley accessed homes
- (13) Without/with public utilities/public facilities.
- (14) Rear setbacks vary with lot depth.
- (15) The County Zoning Code has no specific provision for alley-accessed garages.
- (16) The County Zoning Code incorporates public utility easements into setbacks.

The Sacramento County Zoning Code and corresponding User Guide⁶ Special Development Permit process is intended to provide greater flexibility in development design, and particularly to accommodate alternative designs, such as the proposed project.⁷ Accordingly, since the Zoning Code provides for alternative designs subject to a comprehensive review process, including this CEQA document, no conflict with the County Zoning Code is anticipated and impacts are less than significant.

MITIGATION MEASURES

None required.

IMPACT: DIVIDE OR DISRUPT AN ESTABLISHED COMMUNITY

LEVEL OF IMPACT: LESS THAN SIGNIFICANT

Generally, a project must create physical barriers within an established community in order to be considered under this impact category, such as a new highway that bisects an existing community. The proposed project consists of infill development that would complete the Barrett Ranch development; moreover, the project would connect existing roads and provide linkages between neighborhoods east and west of the site. Accordingly, the project would not divide or disrupt of an established community. No related impacts are anticipated.

MITIGATION MEASURES

None required.

COMMERCIAL PROJECT ALTERNATIVE – IMPACTS AND ANALYSIS

IMPACT: CONFLICT WITH THE SACRAMENTO COUNTY GENERAL PLAN LAND USE DIAGRAM OR LAND USE POLICIES

LEVEL OF IMPACT: LESS THAN SIGNIFICANT

The commercial project alternative results in construction within the same area as in the preferred project scenario and would generally result in the same impacts as discussed for the preferred project. This alternative would be compatible with General Plan non-automotive travel policies, since the overall subdivision layout and provisions for alternative transportation do not differ substantially from the proposed project, itself

⁶ See County of Sacramento, Department of Planning and Environmental Review, *Zoning Code User Guide*, available at <http://www.per.saccounty.net/LandUseRegulationDocuments/Documents/Zoning%20Code%20Final%20Adopted%20July%2022%202015/Zoning%20Code%20User%20Guide%20adpt%20unlinked%207-2215.pdf> (accessed February 10, 2016).

⁷ *Id.*, p. 40.

consistent with those policies, and would be consistent with General Plan Community Design policies, since the commercial area would also be subject to Design Review and examined for its compatibility before building permits are issued.

As with the Preferred Project design, the Commercial Project Alternative would address many of the same policies with regard to infill development. However, the multi-family unit count would be reduced from approximately 196 units to 26, therefore creating an overall unit count of 524 for the project site. Some of these multifamily units were identified in the Vacant Land Inventory of the Housing Element as accommodating the County's Regional Housing Needs Allocation (RHNA) obligation.

According to State Law and General Plan Policies, Sacramento County must retain sufficient housing stock to meet its RHNA. Approximately 8.4 acres on the project site were identified in the Vacant Land Inventory of the Housing Element as sites that would accommodate 166 units of the County's RHNA obligation. Under the commercial alternative the 8.4 acre parcel located in the southern portion of the site would be designated for commercial uses instead of medium density residential (RD-25 land use designation) uses as with the preferred project. With the removal of the RD-25 designation, approximately 166 units will be eliminated from the Housing Inventory.

Pursuant to state law the County Board of Supervisors can only approve a reduction in density on this site if it can find that the reduction is 1) consistent with the General Plan and the Housing Element, and 2) the remaining sites identified in the housing element are adequate to accommodate the County's RHNA obligation. Eliminating the RD-25 portion of the project would reduce the County's inventory of multi-family sites available to meet its RHNA requirements, but as the County currently has a "surplus" of acceptable sites, the project site can be removed from the inventory without compromising the County's RHNA obligations. Given that a reduction in density which is inconsistent with state law and the General Plan cannot occur, no conflict with the Housing Element is anticipated.

As with the preferred project, the commercial alternative would complete a vacant portion of an area planned for development and will not physically disrupt or divide an established community, induce substantial unplanned population growth, displace existing housing, or conflict with policies adopted for the purpose of avoiding or mitigating an environmental effect. Impacts related to Land Use and Population/Housing are ***less than significant***.

MITIGATION MEASURES

None required.

IMPACT: CONFLICT WITH THE INTENT OF THE ANTELOPE TOWN CENTER SPECIAL PLANNING AREA ORDINANCE

LEVEL OF IMPACT: LESS THAN SIGNIFICANT

As noted in the “Regulatory Setting” section of this chapter, the Antelope Town Center SPA (Special Planning Area) currently 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, zoning designations would change. The proposed Community Plan Amendment would remove the conflict between the Antelope Town Center SPA and the proposed development of the site. Furthermore, the proposed changes in the General Plan designations, the repeal of the current Antelope Community SPA designation and proposed zoning would result in a somewhat less-intense and lower-density development proposal than that permitted under the current designations, but one that is largely similar to development patterns to the east, west and south.

MITIGATION MEASURES

None required.

IMPACT: CONFLICT WITH THE SACRAMENTO COUNTY ZONING CODE OR ZONING PRINCIPLES, SO AS TO CAUSE ADVERSE ENVIRONMENTAL EFFECT

LEVEL OF IMPACT: LESS THAN SIGNIFICANT

As discussed for the preferred project no conflicts with Zoning Code have been identified. The Zoning Code provides for alternative designs subject to a comprehensive review process, including this CEQA document, no conflict with the County Zoning Code is anticipated.

MITIGATION MEASURES

None required.

IMPACT: DIVIDE OR DISRUPT AN ESTABLISHED COMMUNITY

LEVEL OF IMPACT: LESS THAN SIGNIFICANT

As discussed for the preferred project, a project must create physical barriers within an established community in order to be considered under this impact category, such as a new highway that bisects an existing community. The commercial alternative would complete the Barrett Ranch development and connect existing roads providing a

linkage between the neighborhoods east and west of the site. This alternative would not divide or disrupt of an established community. No related impacts are anticipated.

MITIGATION MEASURES

None required.