

**COUNTY OF SACRAMENTO  
CALIFORNIA**

Control No.: PLNP2011-00156

Type: GPB – CZB – ZOB – SDP – SPP – DRS

**REVISED 8/05/16**

**TO:** BOARD OF SUPERVISORS – COUNTY PLANNING COMMISSION

**FROM:** DEPARTMENT OF COMMUNITY DEVELOPMENT

**SUBJECT: BARRETT RANCH EAST GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT, REZONE, ZONING ORDINANCE AMENDMENT, LARGE LOT TENTATIVE SUBDIVISION MAP, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, DESIGN REVIEW AND ABANDONMENTS**

**CONTACT:** Charity Gold, Associate Planner, (916) 874-7529; [goldc@saccounty.net](mailto:goldc@saccounty.net)

**PROJECT DESCRIPTION**

ASSESSOR'S PARCEL NOS.: 203-0120-018, 059, 065, 067, and 094

LOCATION: The property is located on the north side of Antelope Road, and along the east and west side of Don Julio Boulevard, in the Antelope community.  
(Supervisor District 4: Roberta MacGlashan)

APPLICANT:

Barrett Winn, LLC  
3001 "I" Street, Suite 300  
Sacramento, CA 95816  
Attention: Mike Winn

OWNER:

Barrett Winn, LLC and Antelope RBVP, LP  
3001 "I" Street, Suite 300  
Sacramento, CA 95816

ENGINEER:

Wood Rodgers, Incorporated  
4301 Hacienda Drive, Suite 100  
Pleasanton, CA 94588  
Attention: Paul Meuser

**DETAILED  
REQUEST:**

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 10.4± acres, and Commercial and Offices (C & O) from 16.9± acres to 6.5± 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), 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).
3. 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).
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 128.2 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.
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.