

NOTICE OF AVAILABILITY

NOTICE is hereby given that a Draft Environmental Impact Report (DEIR) has been prepared by the County of Sacramento, State of California, and is available for public review pursuant to State of California, California Environmental Quality Act (CEQA) Guidelines.

TITLE: BARRETT RANCH EAST GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT, REZONE, ZONING ORDINANCE AMENDMENT, LARGE LOT TENTATIVE SUBDIVISION MAP, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, AND ABANDONMENTS.

CONTROL NUMBER: PLNP2011-00156

LOCATION:

The project site includes 128.1 acres located on the north side of Antelope Road along the east and west sides of Don Julio Boulevard, in the Antelope community.

APN: 203-0120-018, 059, 065, 067, AND 094

GENERAL DESCRIPTION:

The DEIR includes and analysis of two versions of the project identified as “Preferred Project” and “Commercial Alternative”. Both versions are described below.

Preferred Project

The proposed project would include the development of 498 single-family lots and two lots for up to 196 multiple-family units of varying densities and designs throughout the project site. The project site will be 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 would be developed with narrow 40’ x 100’ single-family lots with garages accessed by alleys at the rear of the lots. Village 8 would include 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.

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 western boundary of the project site, 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 eastern boundary of the site would remain as open space; this area contains an existing SMUD easement and an existing seasonal drainage course/wetland area. The primary use of this area would be passive open space, but it 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. 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.

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).

REVIEW:

The DEIR as well as other project documents and details may be reviewed at the internet and/or physical address below:

<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2011-00156>

**Sacramento County
Department of Community Development
Planning and Environmental Review Division
827 7th Street, Room 225
Sacramento, California 95814
(916) 874-7914**

The DEIR has identified significant and unavoidable impacts related to Air Quality and Transportation.

The DEIR has identified other potential project-related impacts associated with Biological Resources, Climate Change, Cultural Resources, Noise, and Transportation which could be reduced to less than significant through inclusion of recommended mitigation measures.

Other impacts associated with Aesthetics, Air Quality, Biological Resources, Hazardous Materials, Hydrology and Drainage, Land Use, Noise, Public Services, Utilities and Transportation are considered less than significant.

The review period for the Draft Environmental Impact Report begins October 21, 2016 and ends on December 5, 2016.

Comments regarding the DEIR should be directed to the Sacramento County Environmental Coordinator and emailed to CEQA@saccounty.net or mailed to Department of Community Development, Planning and Environmental Review Division, 827 7th Street, Room 225, Sacramento, California, 95814.

Comments must be received by **December 5, 2016**. Failure to comment will not preclude your right to testify at a future public hearing for the proposed project.

The date, time, and place of the public hearing are presently unknown. A second notice providing the date, time, and place of the public hearing will be provided by the hearing body authorized to conduct the public hearing for the proposed project.