

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
February 8, 2022
2:30PM

To: Board of Supervisors

Through: Ann Edwards, County Executive
Michael J. Penrose, Interim Deputy County Executive
Community Services Agency

From: Ron E. Vicari, Interim Director, Department of Community
Development

Subject: PLNP2021-00143. Initiation of the Antelope Acres Master
Plan Process

District(s): Frost

RECOMMENDED ACTION

Adopt the attached Resolution to:

1. Initiate the Antelope Acres Master Plan process pursuant to the Board-adopted *Master Plan Procedures and Preparation Guide*.
2. Approve the proposed Outreach Program with the expectation that it be enhanced to reach a diverse stakeholder group, provide equitable opportunities for input and to ensure transparency of process.
3. Determine that the scope of the Study Area for potential plan boundaries (Attachment 1) is appropriate, with the understanding that actual plan boundaries may be adjusted based on the results of the future technical studies, outreach and planning as part of the master planning process.
4. Direct the Planning Director to assemble and convene a Technical Advisory Committee consistent with the Board-adopted *Master Plan Procedures and Preparation Guide*.
5. Authorize the Planning Director to sign the Funding Agreement (Attachment 2) between the County of Sacramento and Keith Morgan (Owners Group).

BACKGROUND

Project Location and General Summary

The Antelope Acres Master Plan Project (Project) is located in unincorporated Sacramento County, in the southwestern part of the Antelope community

(Attachment 1). The proposed project site is within the Urban Policy Area (UPA) and Urban Service Boundary (USB). The current General Plan designation for the proposed project is Urban Development Area (UDA). The General Plan requires that projects within the UDA designation conduct a Master Planning process in order to replace the UDA designation with urban land use designations and to process rezones to develop at urban densities.

The Project applicant requests initiation of a master planning process on approximately 104 acres to accommodate residential densities ranging from low (up to 5 units per acre), medium (up to 30 units per acre), and high-density (up to 40 units per acre) residential (RD-5 to RD-40) with associated infrastructure, park and trail amenities (Attachment 3). Initiation of the Master Plan will provide for the technical study of the process for, and feasibility of, allowing urbanization and the associated extension of infrastructure to the Project area. These efforts are substantial in nature and may take more than one year. The Project applicant envisions creating an infill residential development, directly adjacent to the existing community. The proposed development seeks to capitalize on existing infrastructure and the Project's proximity to recreation, transit and commercial centers. It should be noted that the master planning process proposes urban development on only 75 acres of the total 104-acre project area. Two parcels (Assessor's Parcel Numbers 203-0090-028 and 203-0900-030) at the northeast corner of U Street and 28th Street and one parcel (Assessor's Parcel Number 203-0090-042) at the southeast corner of Elverta Road and 28th Street are owned by non-participating property owners. These properties currently contain agricultural-residential development consistent with their existing zoning, and no changes are currently proposed for these properties. It is possible that the UDA land use designation for these properties may change through the master planning process.

Master Plan Initiation Process Analysis

Staff developed the recommendation to proceed with Master Plan initiation after research of the General Plan and the Board-adopted *Master Plan Procedures and Preparation Guide*. These two documents lay out the pathway to initiate the Master Plan process, which this staff report recommends. The proposed Master Plan site is already within the UPA, therefore is within an urban growth area, and is not considered a new growth area. Land Use Element Policy LU-121 applies to Master Plans within the existing UPA and states that the criteria in LU-120 should be used as guidelines for any proposed Master Plan within the existing UPA.

Staff has determined that the project complies with the *Master Plan Procedure and Preparation Guide*. The Project includes a justification statement and outreach plan. However, staff will be working with the applicant to enhance

the outreach plan to reach more diverse stakeholder groups, provide equitable opportunities for input, and to ensure transparency of process.

Initiation of the Master Plan will provide for a formal funding agreement, assembly of the Technical Advisory Committee, and development of technical details necessary to establish a stable project description. The project will then return for initiation of the Environmental Review process. The funding agreement will ensure that Sacramento County costs are reimbursed by the participating Owners' Group.

The General Plan and the *Master Plan Procedures and Preparation Guide* set a high bar of expectations and responsibilities on the applicant to demonstrate compliance with the growth management criteria and other policies of the General Plan. While Policy LU-120 would only be used as a guideline, there are other policies such as LU-4, LU-13 LU-14, LU-20, and other policies within the General Plan that will be utilized by County staff during the Master Plan process to determine whether or not the Master Plan could be recommended for approval. Initiation of the Master Plan process is only the first step and is not a guarantee of approval.

FINANCIAL ANALYSIS

The Master Plan process is funded entirely by the Owners' Group as outlined in the attached Funding Agreement and associated estimated budget of \$348,600 in County reimbursable work. The work plan includes participation from several County departments.

Attachments:

RES – Resolution to Initiate the Antelope Acres Master Plan Process

ATT 1 – Project Location

ATT 2 – Funding Agreement

ATT 3 – Applicant Project Description