

AGENDA

Thursday, February 6, 2014

7:00 PM

ANTELOPE COMMUNITY PLANNING ADVISORY COUNCIL

North Highlands/Antelope Library
4235 Antelope Road, Antelope, CA 95843

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Antelope.aspx>

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Antelope CPAC Chairman, Jenny Carrick at 717-9292 or Jennette.carricck@uncmc.ucdavis.edu. The Sacramento County Planning and Environmental Review Division representatives for the Antelope area are Mike Winter at 874-5849 or winterm@saccounty.net and Mark Michelini at 874-5648 or michelinim@saccounty.net. To contact County Planning and Environmental Review Division CPAC support, please call the CPAC Secretary at 874-5397.

Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>

Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <http://www.planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information.

OFFICERS:	JENNY CARRICK KEN TOPPER HARAMBEE PORTER	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
MEMBERS:	LASHAWNDA D. BARKER JOHNNIE HALL	BRIAN E. WEATHERSBY CHRISTOPHER BLANGERES
REPRESENTATIVES:	MIKE WINTER , SR. PLANNER, COUNTY OF SACRAMENTO MARK MICHELINI, PLANNER III, COUNTY OF SACRAMENTO	

EXA – EXCUSED ABSENCE **R** – RESIGNED **U** - UNEXCUSED ABSENCE **TE** - TERM EXPIRED **P** – PRESENT

QUORUM DETERMINATION:	Yes	No
COUNTY REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC and not on the posted agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

CALL MEETING TO ORDER:

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PLANNING ITEMS FOR REVIEW: WORKSHOP

1. Control No.: PLNP2011-00156

Assessor’s Parcel No.: 203-0120-018, 059, 065, 067, and 094

Owner: Barrett Winn, LLC and Antelope RBVP, LP, Attn: George Carpenter
3001 “I” Street, Suite 300, Sacramento, CA 95816
916-343-2401, georgemcarpenter@comcast.net

Applicant/Phone/Email: Barrett Winn, LLC, Attention: George Carpenter
3001 “I” Street, Suite 300, Sacramento, CA 95816
916-343-2401, georgemcarpenter@comcast.net

Engineer: Wood Rodgers, Inc., Attention: Paul Meuser
4301 Hacienda Drive, Suite 100, Pleasanton, CA 94588
415-596-8236, paulm@woodrogers.com

Project Name: **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 AFFORDABLE HOUSING PLAN**

County Project Manager: Carol Gregory, Planner III, (916) 874-5458; gregoryc@saccounty.net

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.

- Request:**
1. A **General Plan Amendment** to reconfigure the land use designations of approximately 128.1 acres as follows: Low Density Residential (LDR) from 97.9± acres to 105.2± acres, Medium Density Residential (MDR) from 13.3± acres to 16.1± acres, and Commercial and Offices (C & O) from 16.9± acres to 6.8± acres.
 2. A **General Plan Amendment** to change the 2011 General Plan Transportation Plan Diagram designation for Don Julio Boulevard from a 4-lane arterial roadway to a 2-lane collector roadway.
 3. A **Community Plan Amendment** to change the land use designations of approximately 128.1 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 – 27.1 ± acres), RD-7 (Residential – 47.8± acres), RD-10 (Residential – 11.7± acres), RD-20 (Residential – 2.1± acres), RD-25 (Residential – 14.0± acres), SC (Shopping Center – 6.8± acres), and “O” (Open Space – 18.6± acres).
 4. 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 - 27.1 ± acres), RD-7 (Residential – 47.8± acres), RD-10 (Residential – 11.7± acres), RD-20 (Residential – 2.1± acres), RD-25 (Residential – 14.0± acres), SC (Shopping Center – 6.8± acres), and “O” (18.6± acres).

5. A **Zoning Ordinance Amendment** to delete the Antelope Town Center Special Planning Area (SPA) Ordinance.
6. A **large lot Tentative Subdivision Map** to reconfigure APNs: 203-0120-059, 065, 067, and 094 totaling approximately 128.1 gross acres into eighteen separate parcels with the following acreage: Parcel “1” – 14.6± gross acres, Parcel “2” – 12.5± gross acres, Parcel “3” – 12.0± gross acres, Parcel “4” – 15.1± gross acres, Parcel “5” – 7.5± gross acres, Parcel “6” – 8.1±, Parcel “7” – 5.1 gross acres, Parcel “8” – 5.4± gross acres, Parcel “9” – 6.3± gross acres, Parcel “10” – 2.1± gross acres, Parcel “11” – 6.1± gross acres, Parcel “12” – 7.9±gross acres, Parcel “13” – 1.5± gross acres, Parcel “14” – 5.3± gross acres, Parcel “15” – 4.1± gross acres, Parcel “16” – 4.2± gross acres, Parcel “17” – 1.9± gross acres, and Parcel “18” – 8.4± gross acres.
7. A **Tentative Subdivision Map** to divide approximately 128.1 gross acres into 553 single-family residential lots, three multi-family residential lots, two neighborhood commercial lots, two park lots, two open space lots, six landscape lots, and nineteen private drive lots.
8. A **Special Development Permit** to allow reduced lot dimensions and setbacks for the proposed RD-5, RD-7 and RD-10 Residential zoning areas of the project.
9. An **Exception** for Villages 5 thru 9 of the Tentative Subdivision Map to reduce the minimum 95-foot lot depth for residential lots, pursuant to County Code Land Development Title 22.110.070(d).
10. An **Affordable Housing Plan** as required in subsequent phases of the proposed project development.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:		Seconded by:		
Vote:	Yes	No	Abstain	Absent
Action:				

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

OTHER BUSINESS:

1. Informational update from Regional San & Sacramento Area Sewer District on the former Highlands Estates Treatment Plant Property.

PUBLIC COMMENT:

APPROVAL OF MINUTES:

ADJOURNMENT:

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Planning and Environmental Review Division at (916) 874-5397 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929