

AGENDA

ANTELOPE COMMUNITY PLANNING ADVISORY COUNCIL

Thursday, November 3, 2016

7:00 PM

**BARRETT RANCH ELEMENTARY SCHOOL
7720 OCEAN PARK DRIVE, 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 Chairwoman, Delrae Pope at 916-765-9626 or delraemarie@yahoo.com. The Sacramento County Planning and Environmental Review Division representatives for the Antelope area Jessica Heuer at 874-8379 or heuerj@saccounty.net and Kate Rose at 916-874-1192 or rosekat@saccounty.net. To contact the County Planning and Environmental Review Division CPAC Secretary, please call 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 <https://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. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

Note: To submit project comments to CPAC members, email them to CPAC-Antelope@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	DELRAE POPE	<u>CHAIR</u>
	KATHLEEN BECK	<u>VICE-CHAIR</u>
	JOSEPH PACHECO	<u>SECRETARY</u>

MEMBERS:	KEN TOPPER	JOSEPH KAMMERER
	EMILY BRIGGS	

REPRESENTATIVES:	JESSICA HEUER, SR. PLANNER, COUNTY OF SACRAMENTO
	ROSE KATE, ASSOCIATE PLANNER, 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:

1. Control No.: [PLNP2011-00156](#)

Project Name: BARRETT RANCH EAST

Assessor's Parcel No.: 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)

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

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

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

County Project Manager: *Charity Gold, Associate Planner, (916) 874-7529; goldc@saccounty.net*

- 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 designation 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 (SP A) 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.

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:

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, 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



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