



# Barrett Ranch East Workshop #2

PLNP2011-00156

Department of Community Development  
Planning and Environmental Review

June 5, 2014

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Antelope Community Planning Advisory Council (CPAC)

# Purpose of Meeting and Agenda

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- Project redesigned in response to public input from last CPAC workshop
- No CPAC vote on project at this time. Additional outreach and analysis will continue
- Opportunity for project applicant to present redesigned project and collect additional feedback and answer questions
- Agenda – Department of Community Development, Project Applicant, and Department of Transportation

# Major Public Concerns from February CPAC

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- Traffic
- Design of Don Julio Boulevard
- Safety
- Affordable Housing/High Density Housing
- Design and Type of Commercial Uses
- Parks

# Site History

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- **Antelope Town Center SPA**

- Adopted by Board of Supervisors in 2007
- Mixed Use Town Center Concept
- Land Dedicated for Multi-Family Housing

- **Barrett Ranch East Project**

- Filed with County in 2011
- Rezoning site for urban development; dividing property into four separate larger parcels
- 2013 – Site acquired by new property owner; project revised
- 2014 – Project revised to address public feedback

# Entitlements

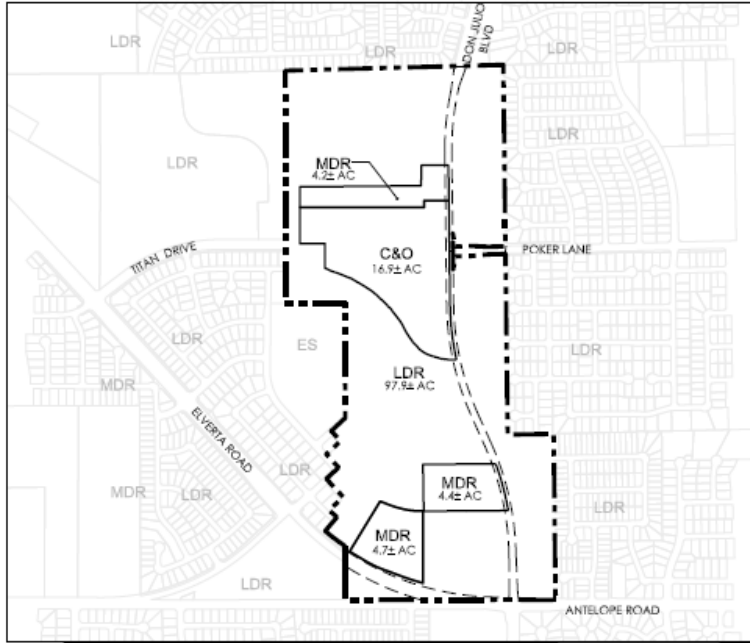
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- Total site area: **128 acres**
- **General Plan/Community Plan Amendment and Rezone**
- **Zoning Ordinance Amendment:** Remove Antelope Town Center SPA
- **Large Lot Tentative Subdivision Map:** 14 parcels
- **Tentative Subdivision Map**
  - 496 Single Family Residential Lots
  - 2 Multi-Family Residential Lots
  - 2 Neighborhood Commercial Lots
  - 2 Park Sites, 1 Open Space Lot, and 16 Landscape Lots
- **Special Development Permit and Exception:** Reduction for residential subdivision lot and setback dimensions

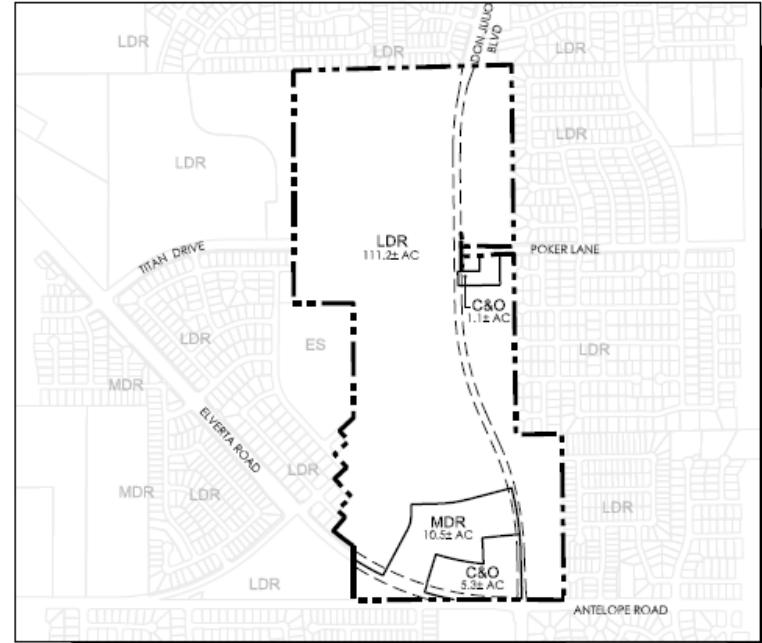
# GENERAL PLAN AMENDMENT BARRETT RANCH EAST

COUNTY OF SACRAMENTO, CALIFORNIA

DECEMBER 20, 2013  
(REVISED: JANUARY 13, 2014)  
(REVISED: MAY 19, 2014)



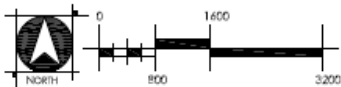
Existing General Plan



Proposed General Plan

## GENERAL PLAN AMENDMENT SUMMARY TABLE

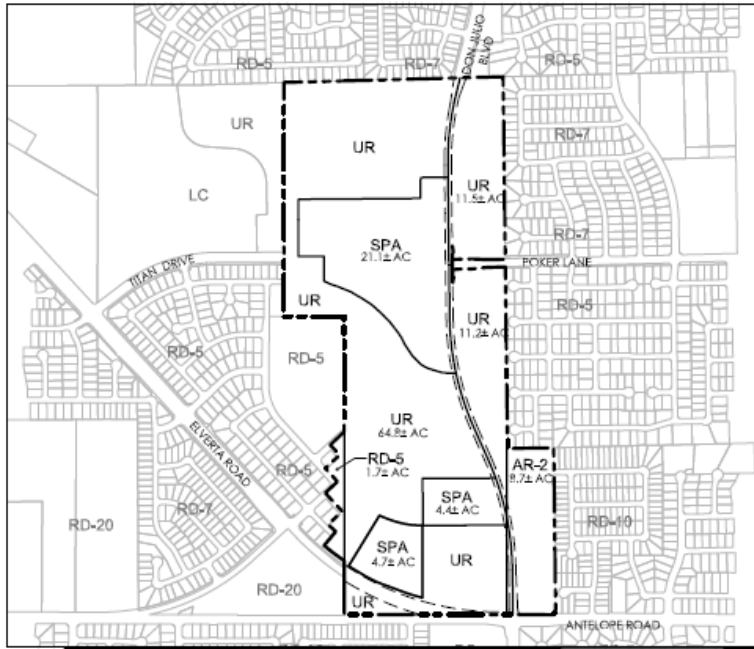
DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
LDR	LOW DENSITY RESIDENTIAL	97.9	111.2	+13.3
MDR	MEDIUM DENSITY RESIDENTIAL	13.3	10.5	-2.8
C & O	COMMERCIAL & OFFICE	16.9	4.4	-12.5
		128.1	128.1	



**WOOD ROGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
4301 HACIENDA DR., STE 100 TEL 925.847.1556  
PLEASANTON, CA 94588 FAX 925.847.1557

# REZONE BARRETT RANCH EAST

COUNTY OF SACRAMENTO, CALIFORNIA  
DECEMBER 20, 2013  
(REVISED: MAY 19, 2014)



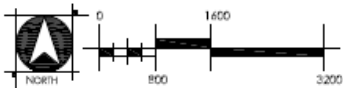
Existing Zoning



Proposed Zoning

### REZONE SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
SPA	SPECIAL PLANNING AREA	30.2	0	-30.2
UR	URBAN RESERVE	87.5	0	-87.5
AR-2	AGRICULTURAL-RD-20	8.7	0	-8.7
SC	SHOPPING CENTER	0	6.4	+6.4
O	RECREATION	0	15.7	+15.7
RD-5	LOW DENSITY RESIDENTIAL	1.7	36.1	+34.4
RD-7	LOW DENSITY RESIDENTIAL	0	59.4	+59.4
RD-20	MEDIUM DENSITY RESIDENTIAL	0	2.1	+2.1
RD-25	MEDIUM DENSITY RESIDENTIAL	0	8.4	+8.4
		128.1	128.1	



  
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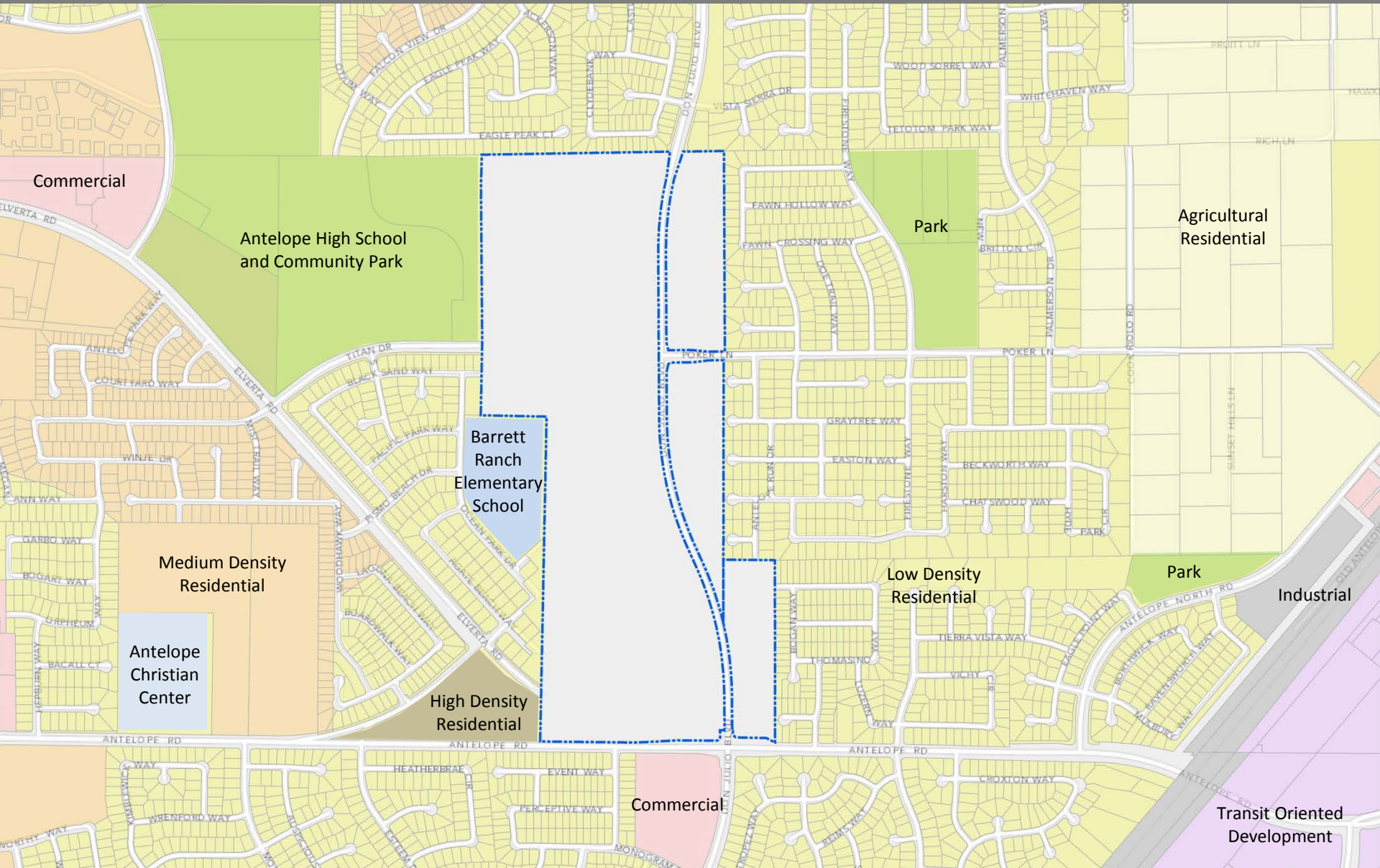


# Planning Process

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- Revised Project Application submitted – December 2013
- Antelope CPAC Community Workshop #1 – February 2014
- Antelope CPAC Community Workshop #2 – June 2014
- **Subsequent project phases:**
  - Additional Community Outreach Meetings and further review by Antelope and North Highlands CPACs.  
Recommendation from Antelope CPAC.
  - Preparation of Draft Environmental Impact Report (DEIR)
  - Preparation of Project Staff Report
  - Review by County Planning Commission – Public Hearing
  - Preparation of Final Environmental Impact Report (FEIR)
  - Review by Board of Supervisors – Public Hearing





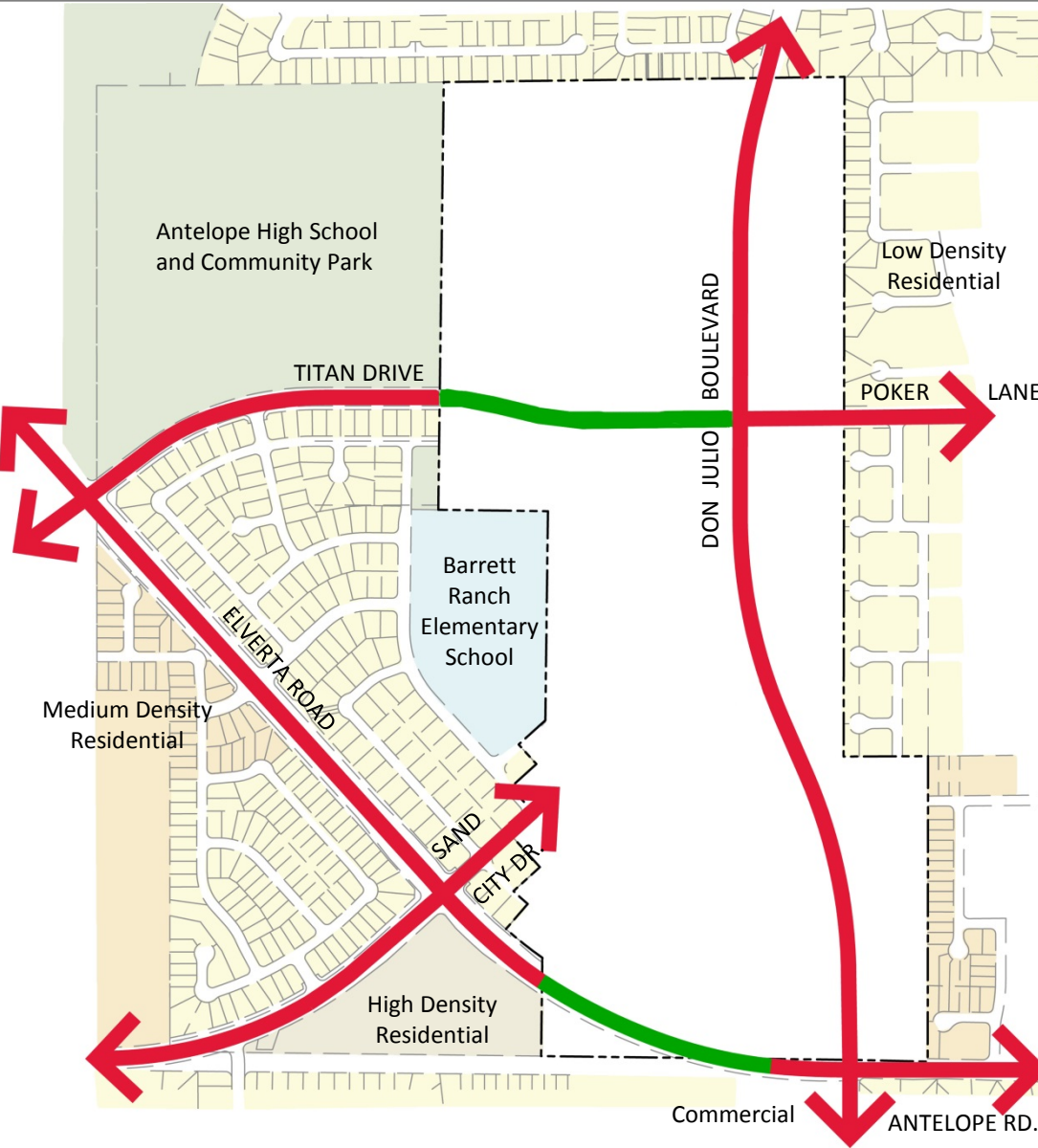
# CONTEXT & SETTING

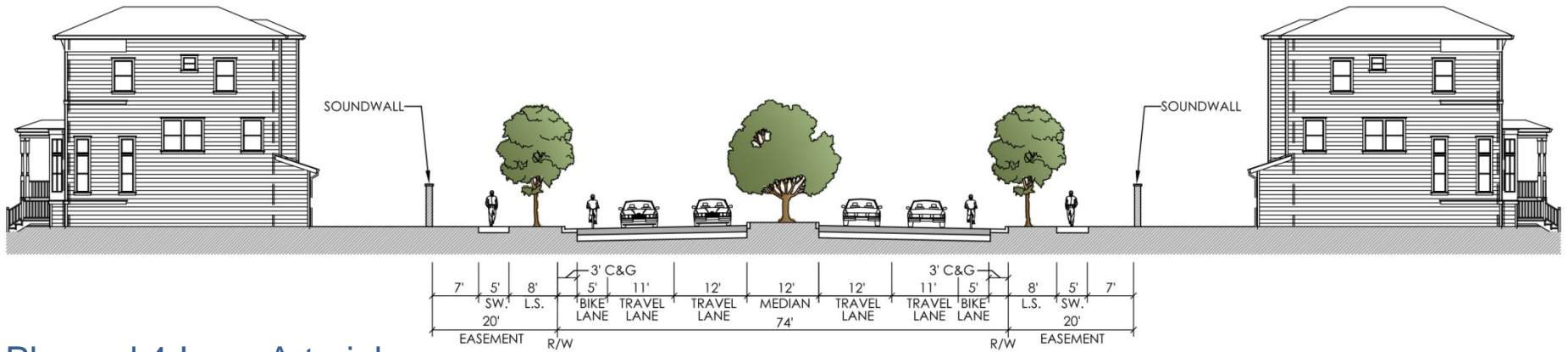
Winn Communities  
Village Properties



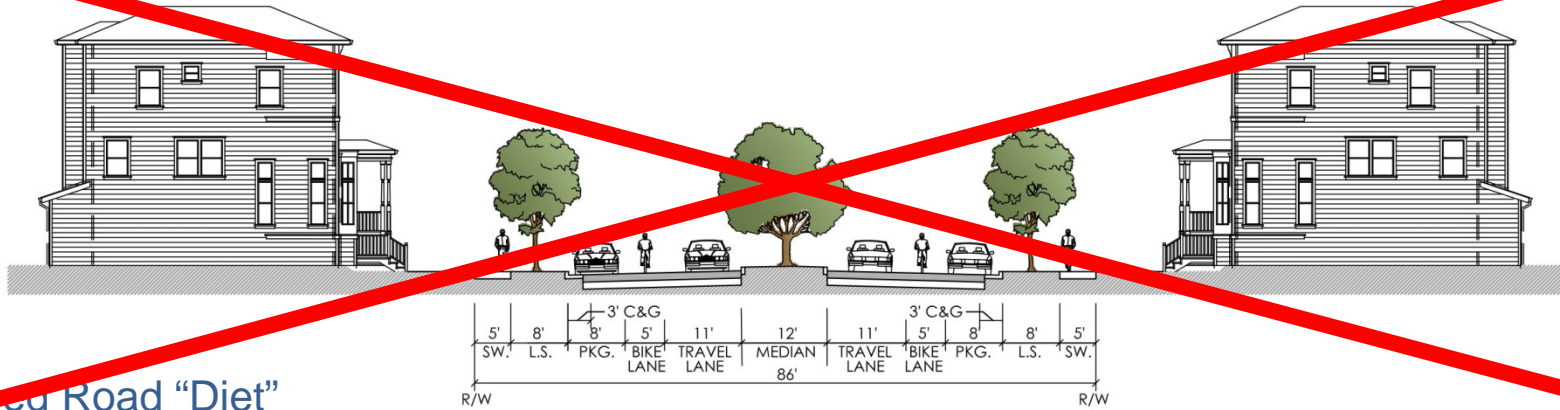
## Critical Elements

- Traffic, circulation, and safety
- Housing styles and reduced density
- Park locations and programs
- Appropriate commercial locations and tenants
- Consideration of immediate neighbors









Planned 4-Lane Arterial



Proposed Road "Diet"

LEGEND

-  Bicycle and Pedestrian Network
-  Separated Sidewalk Pedestrian Network
-  Off-Street Pedestrian Network
-  Community Gathering Node





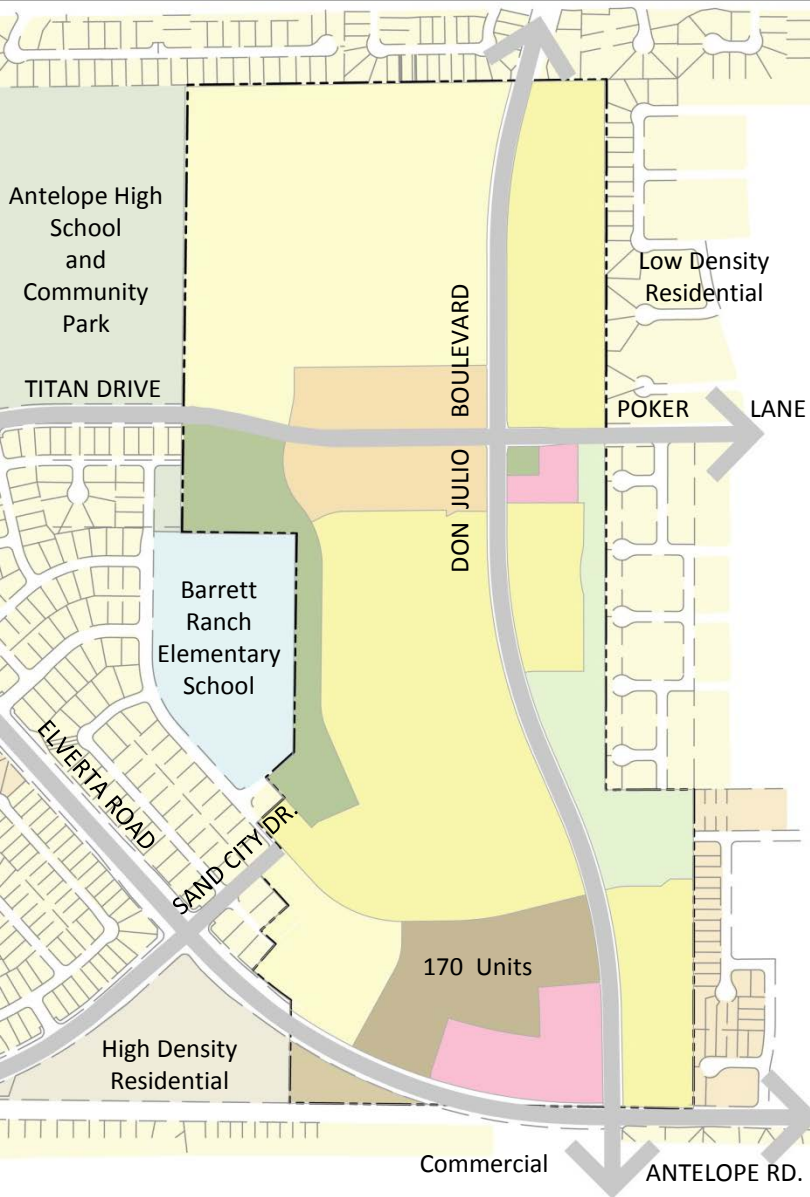




Plan-1 | Craftsman

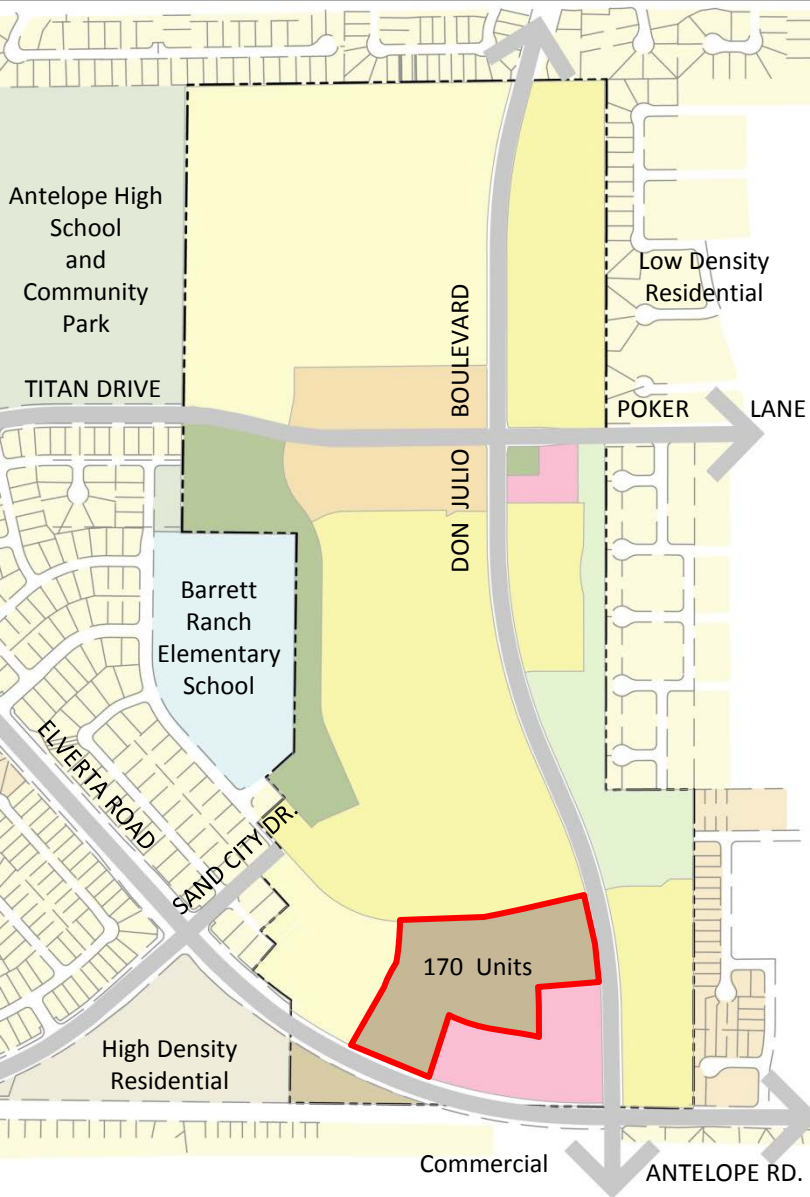
Plan-2 | Cottage

Plan-3 | Spanish



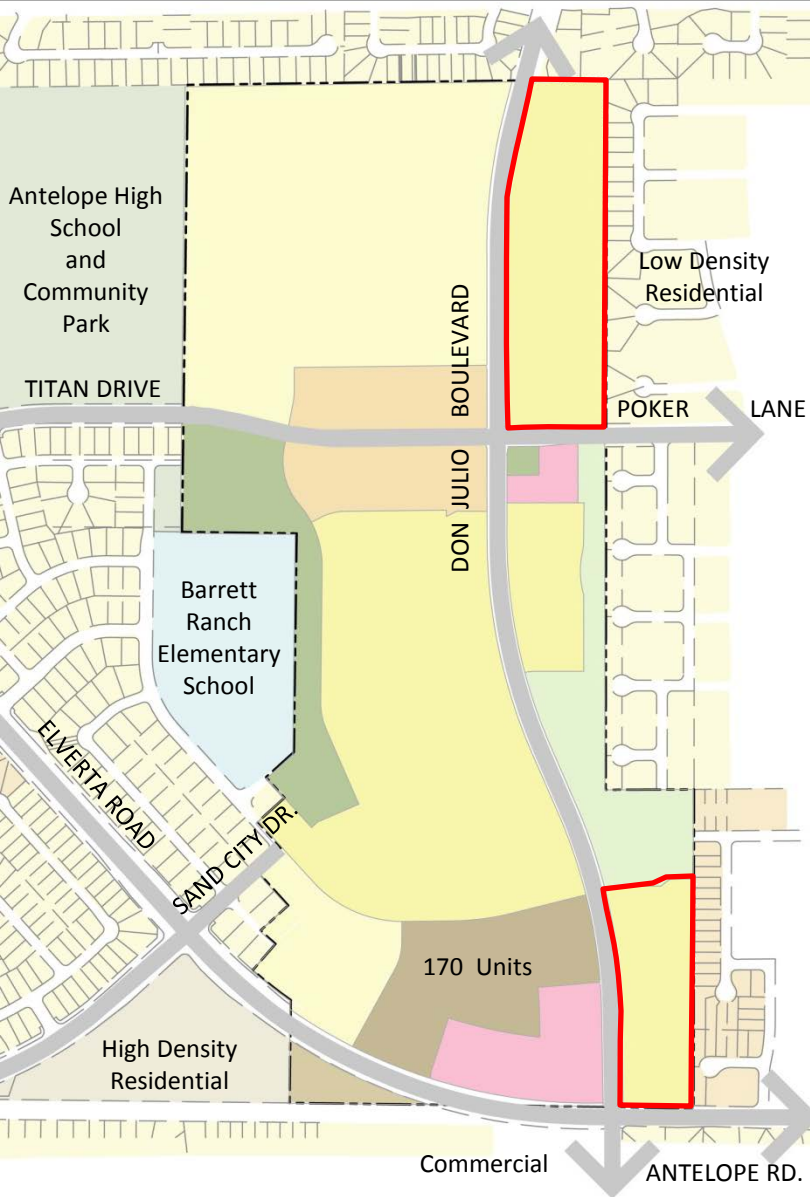
Low, Medium & High Density Residential

Winn Communities  
Village Properties



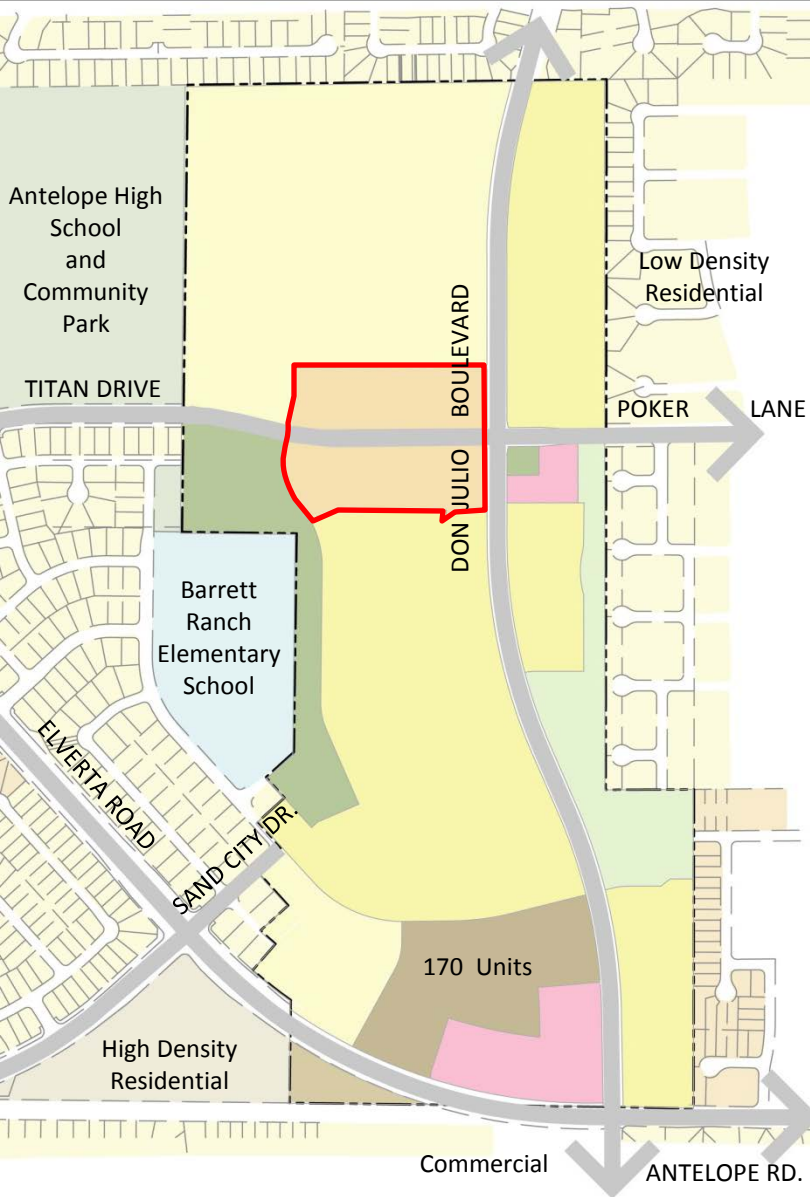
Low, Medium & High Density Residential

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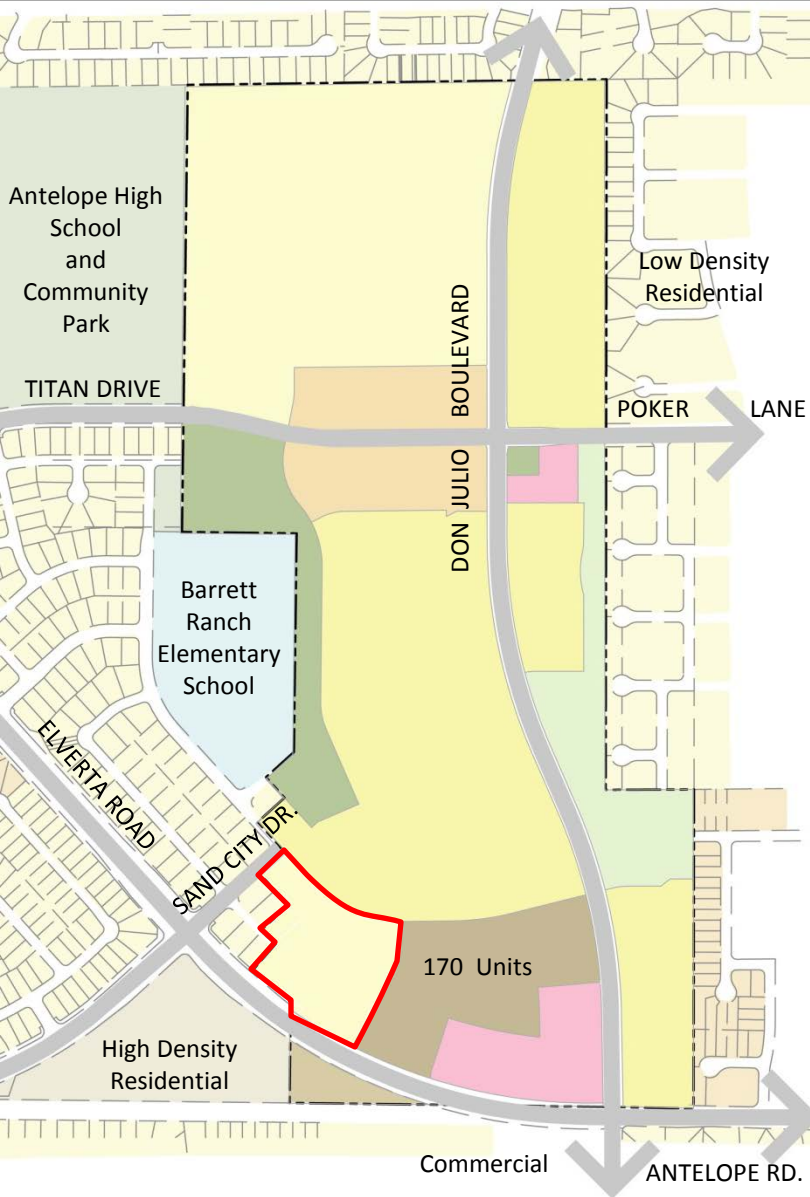
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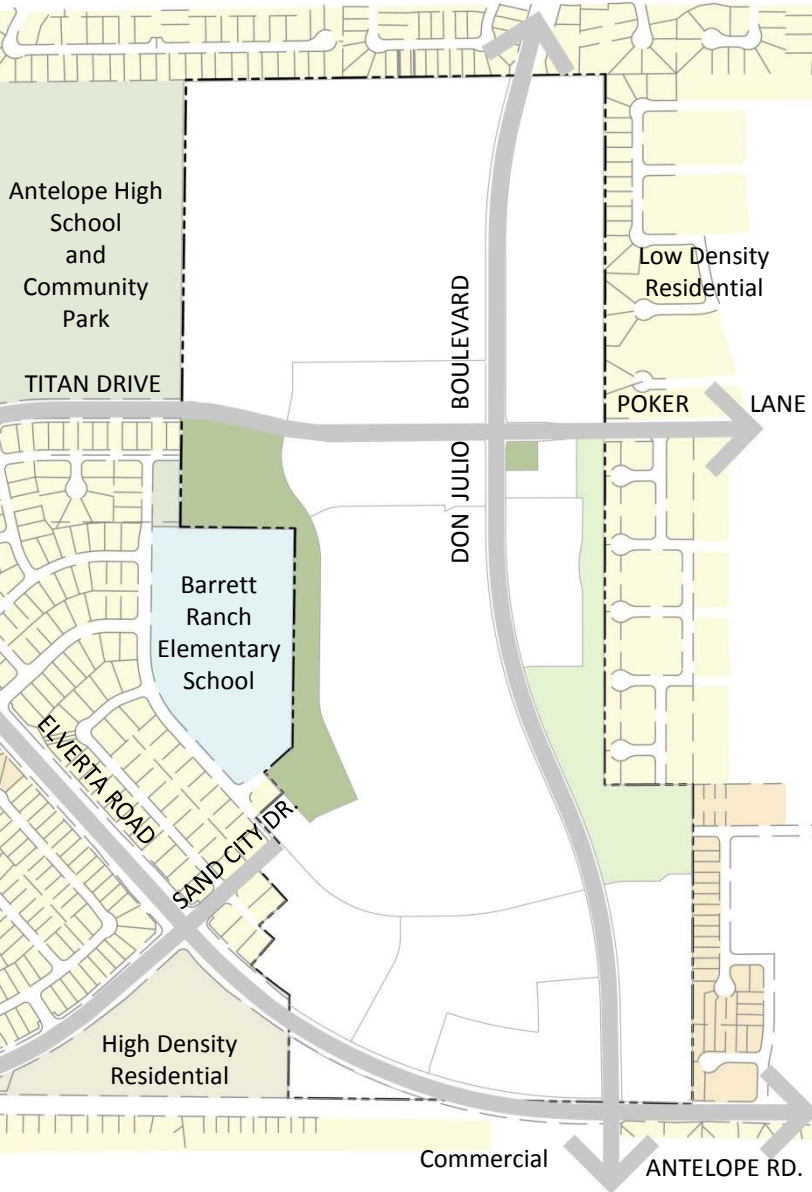
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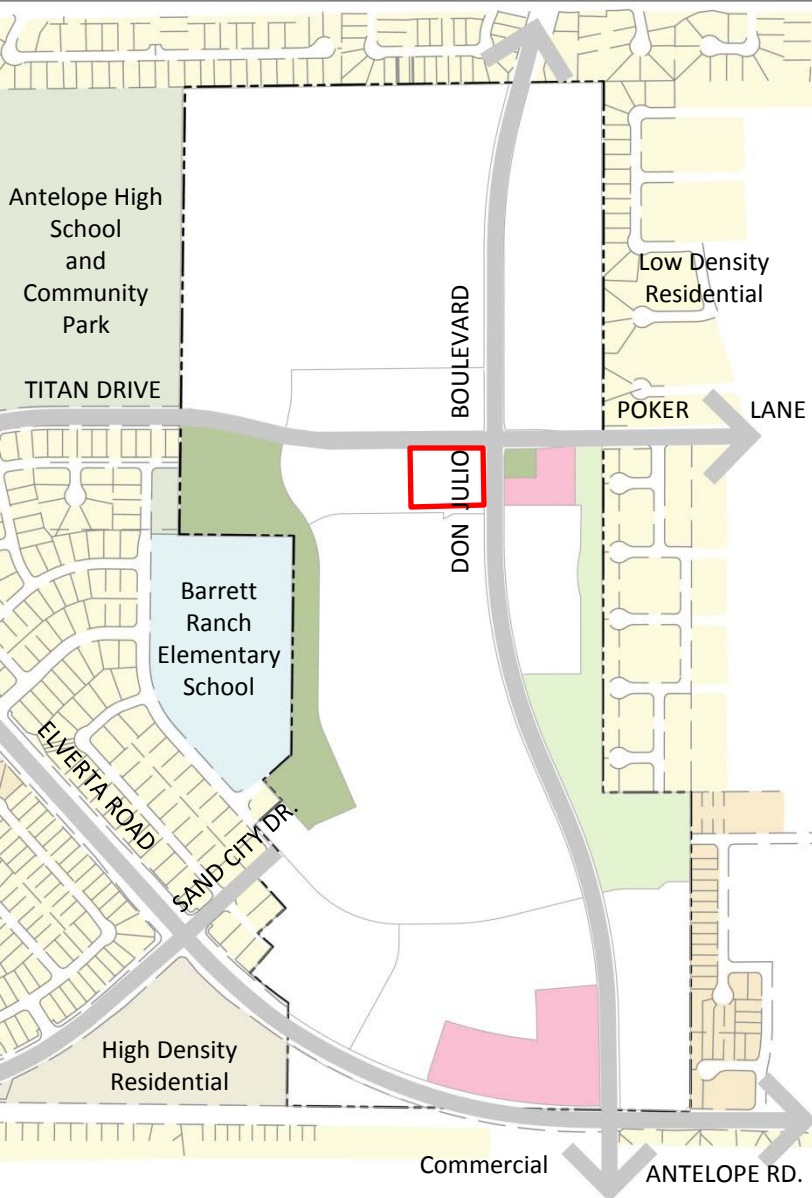
Low, Medium & High Density Residential

Winn Communities  
Village Properties



# BARRETT RANCH EAST

Sacramento County, CA



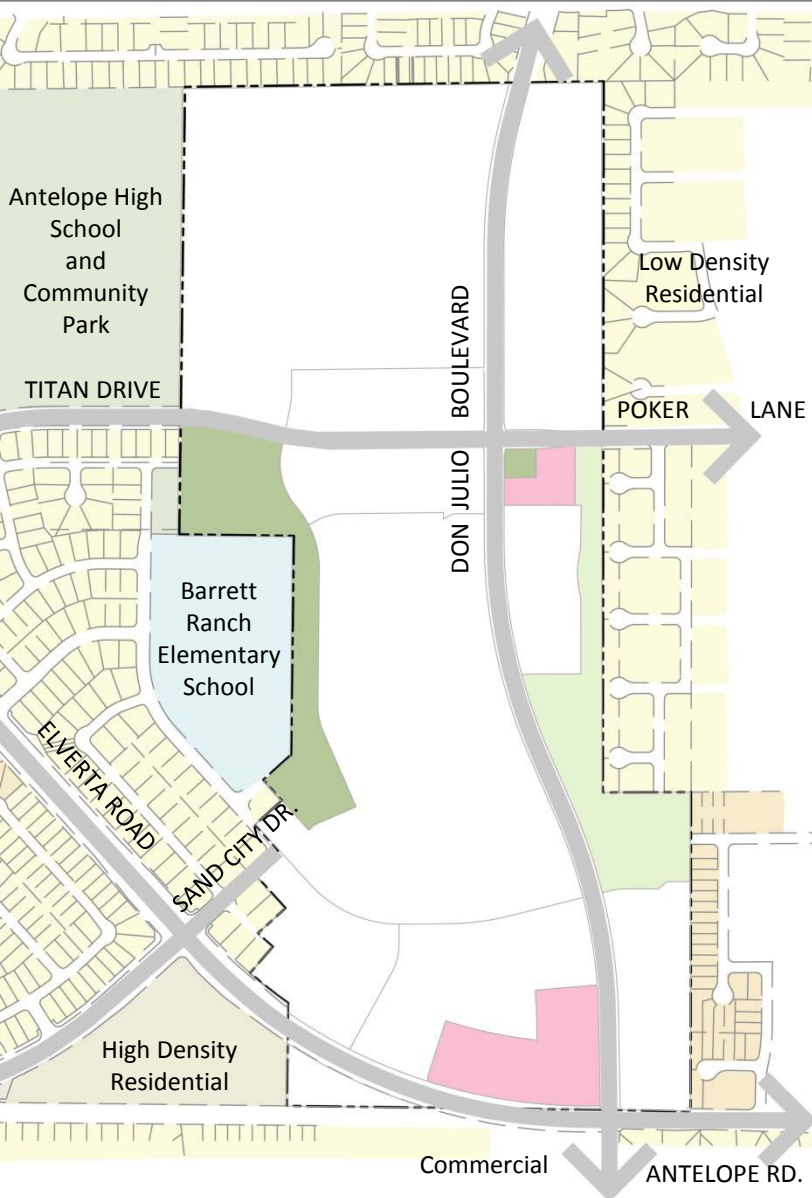
Commercial

Winn Communities  
Village Properties



# BARRETT RANCH EAST

Sacramento County, CA



Commercial

Winn Communities  
Village Properties





*Simons*



Critical Elements

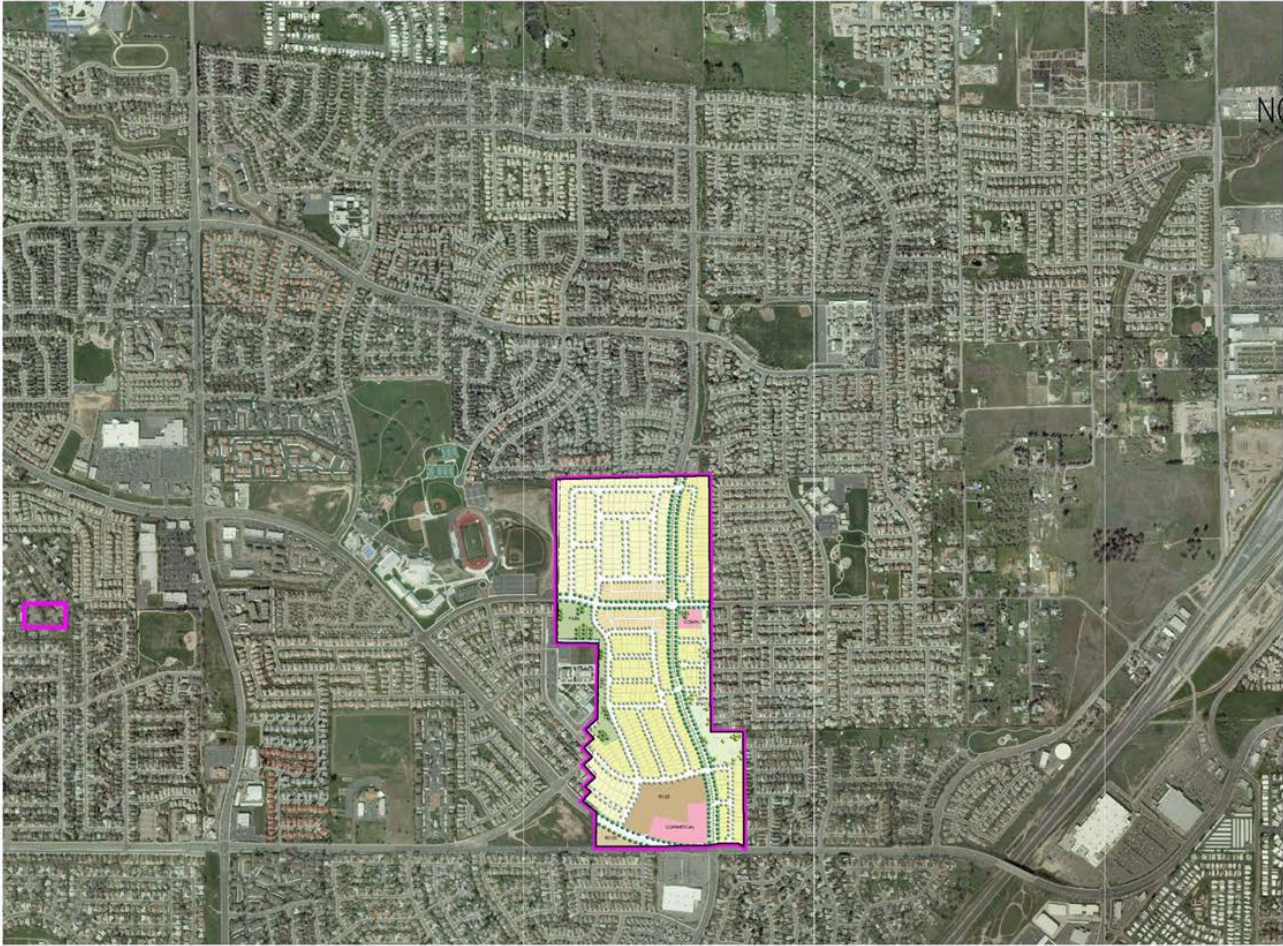
- Traffic, circulation, and safety
- Housing styles and reduced density
- Park locations and programs
- Appropriate commercial locations and tenants
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LEGEND

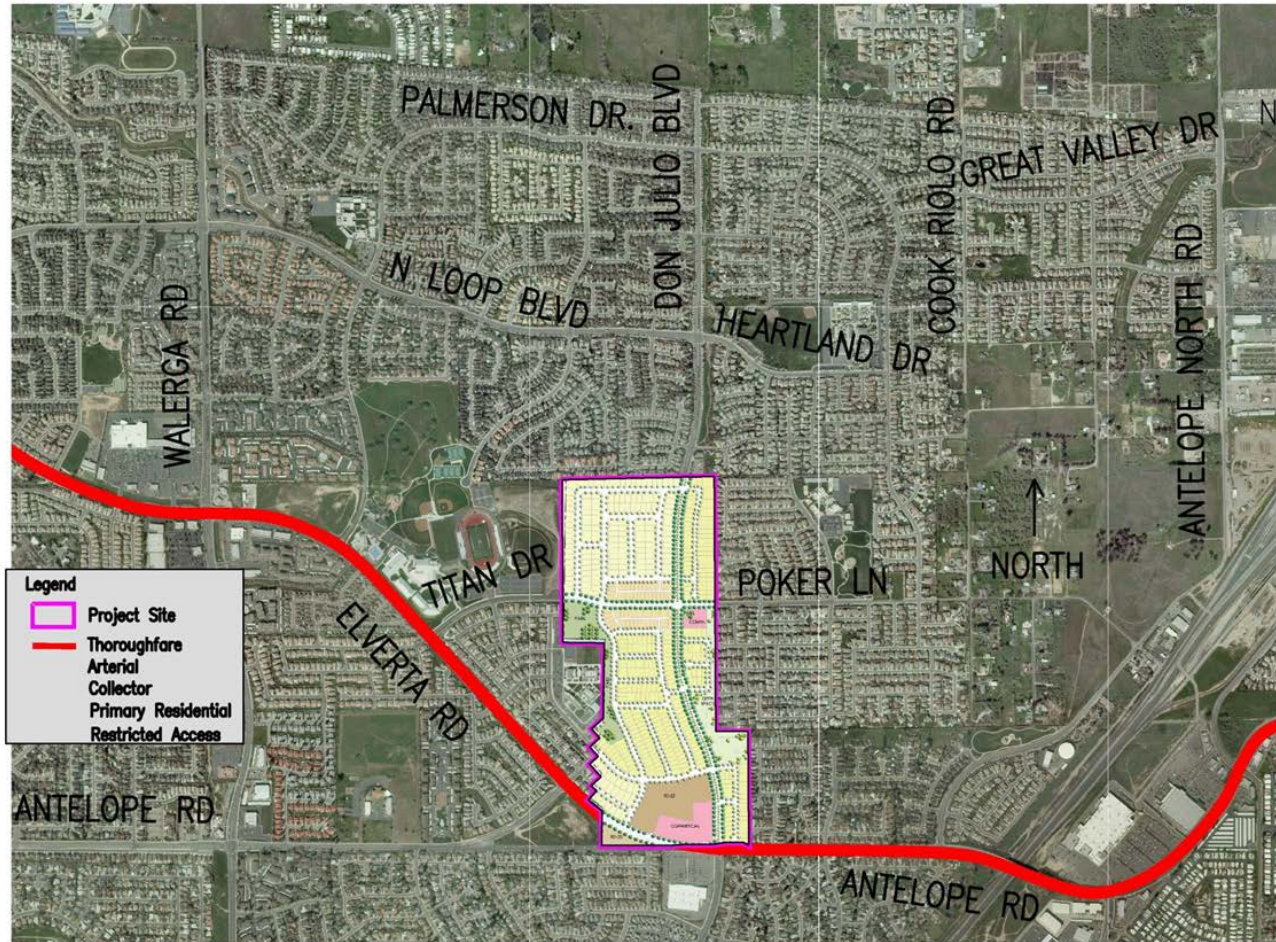
Land Use	Lot Size	Units	Acres (G)
RD-5	55'x110'	170	36.1
RD-7	45'x105'	264	49.8
RD-7	40'x90'	62	9.6
RD-20	-	26	2.1
RD-25	-	170	8.4
Park	-	-	7.8
Open Space	-	-	7.9
School	-	-	-
Commercial	-	-	6.4
<b>Total</b>		<b>692</b>	<b>128.1</b>

# Circulation

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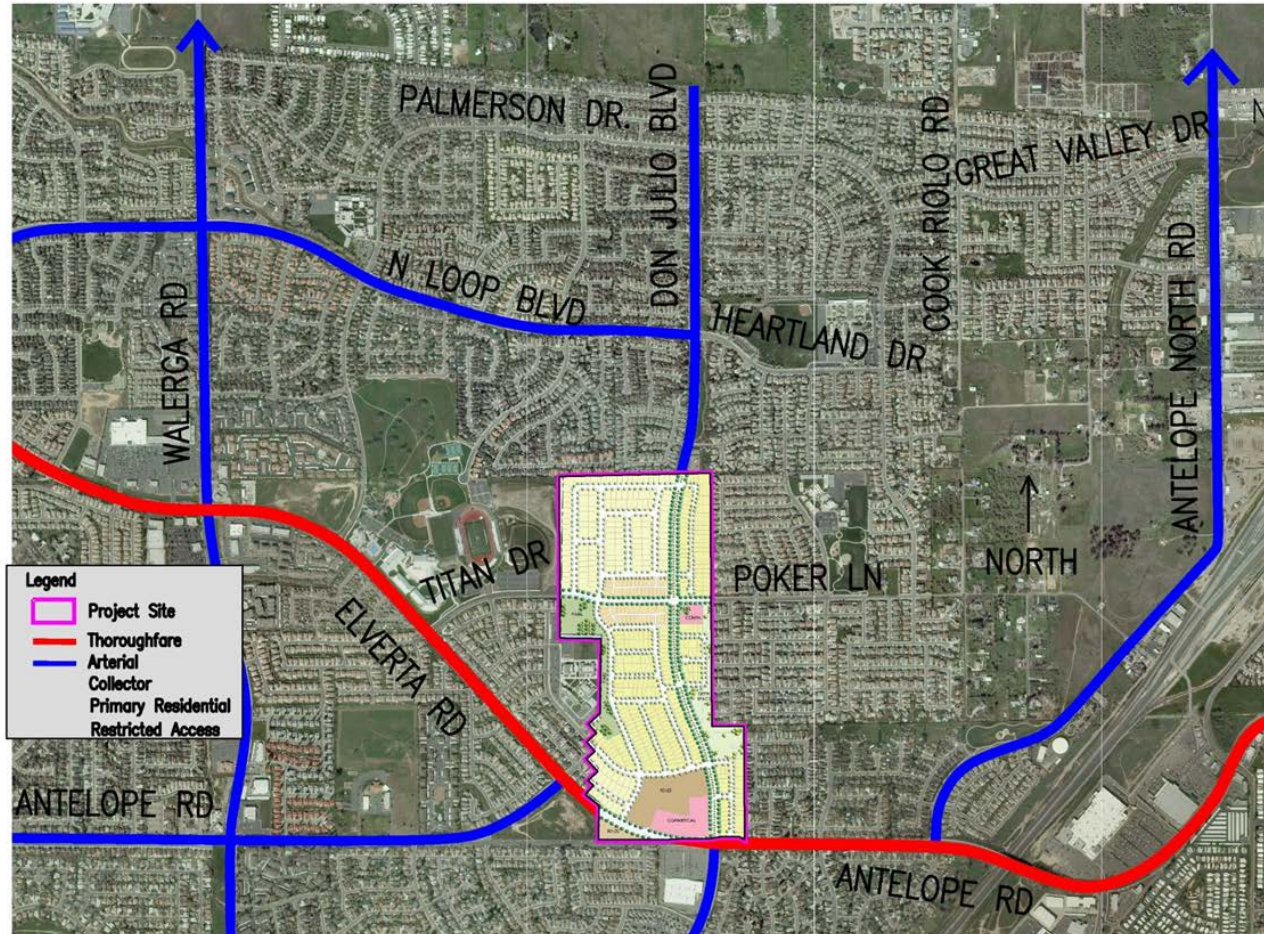


# Circulation - Thoroughfares



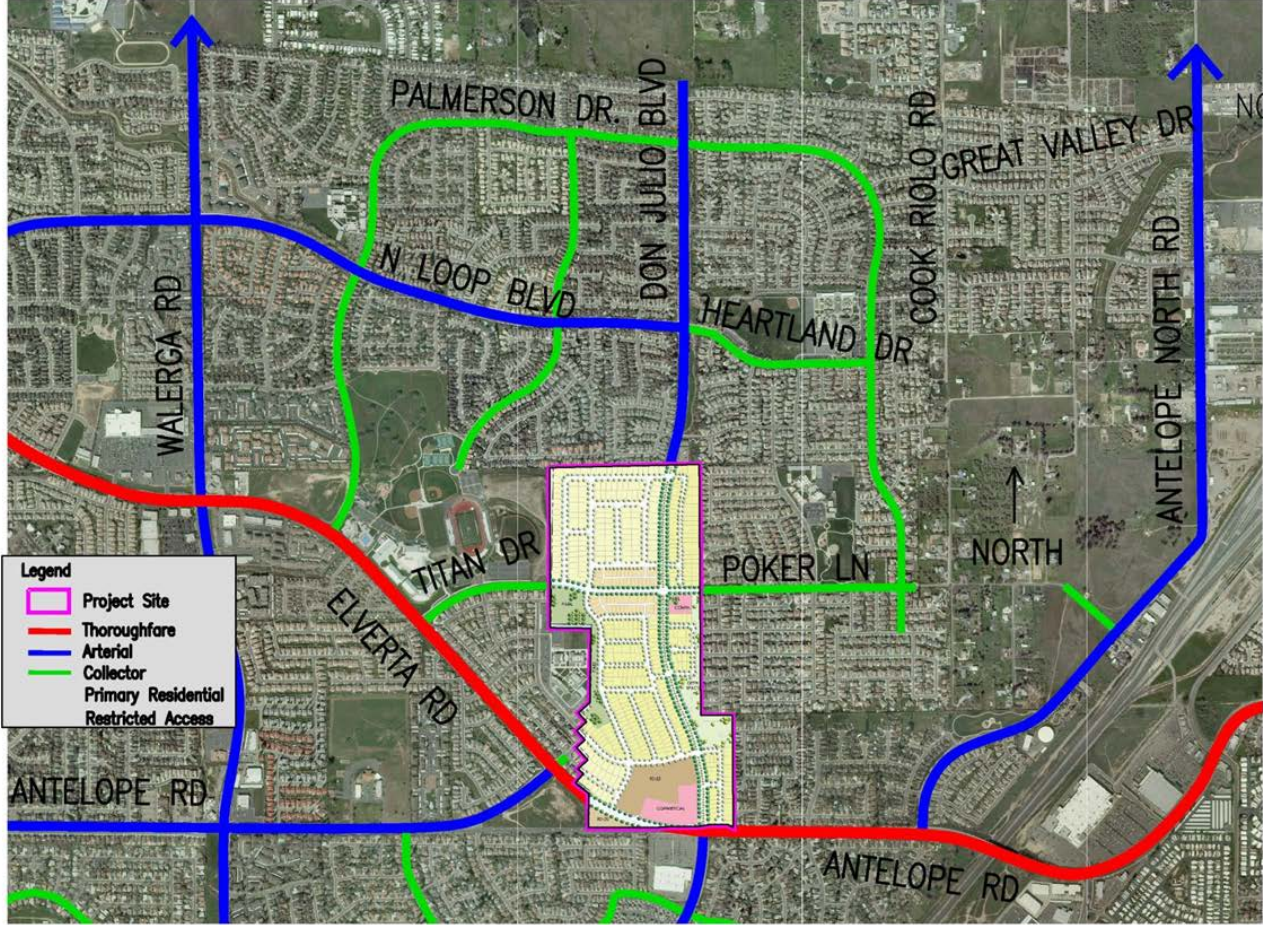
CIRCULATION

# Circulation - Arterials



CIRCULATION

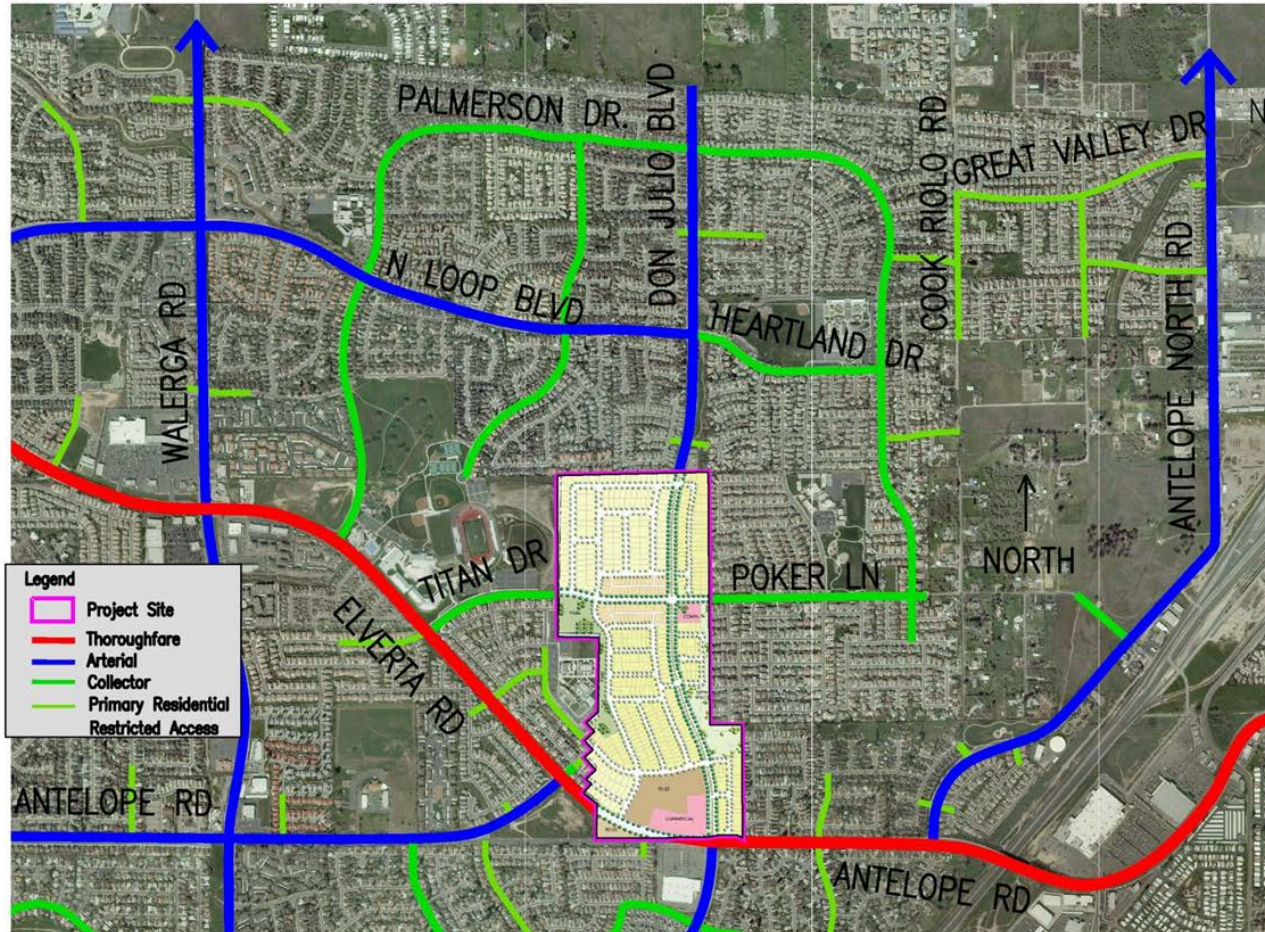
# Circulation - Collectors



CIRCULATION

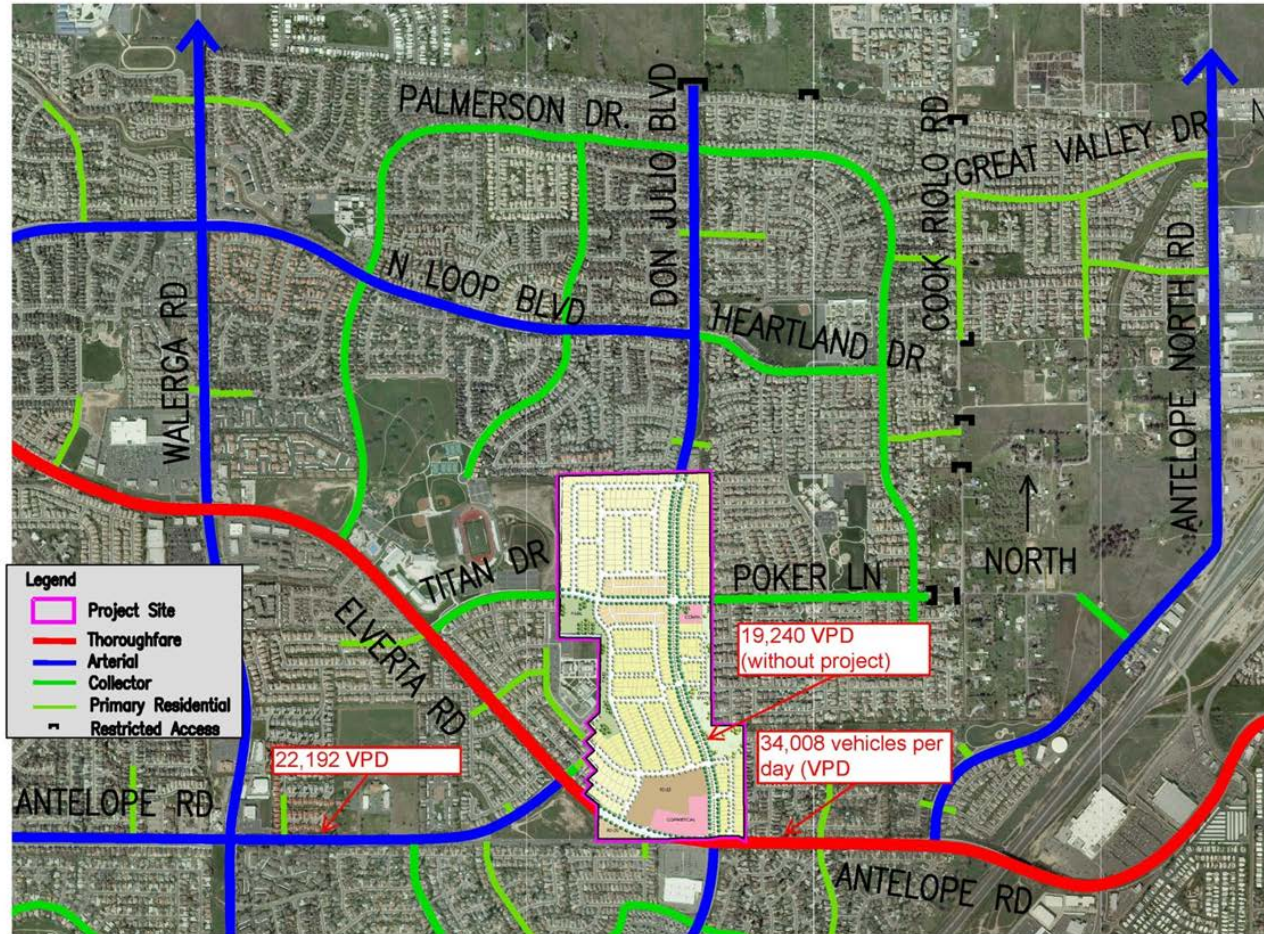


# Circulation - Primary Residential



CIRCULATION

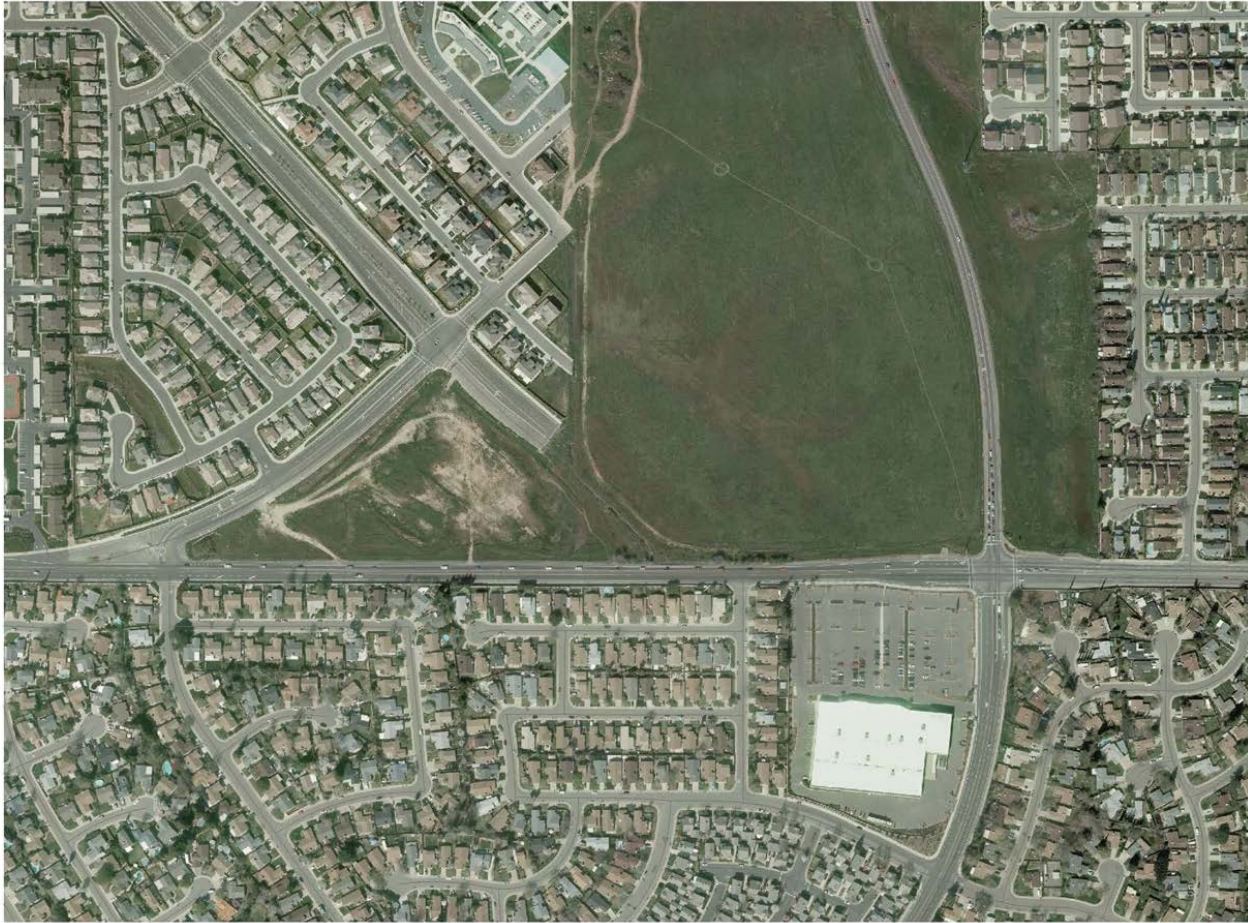
# Circulation - Restricted Access



CIRCULATION

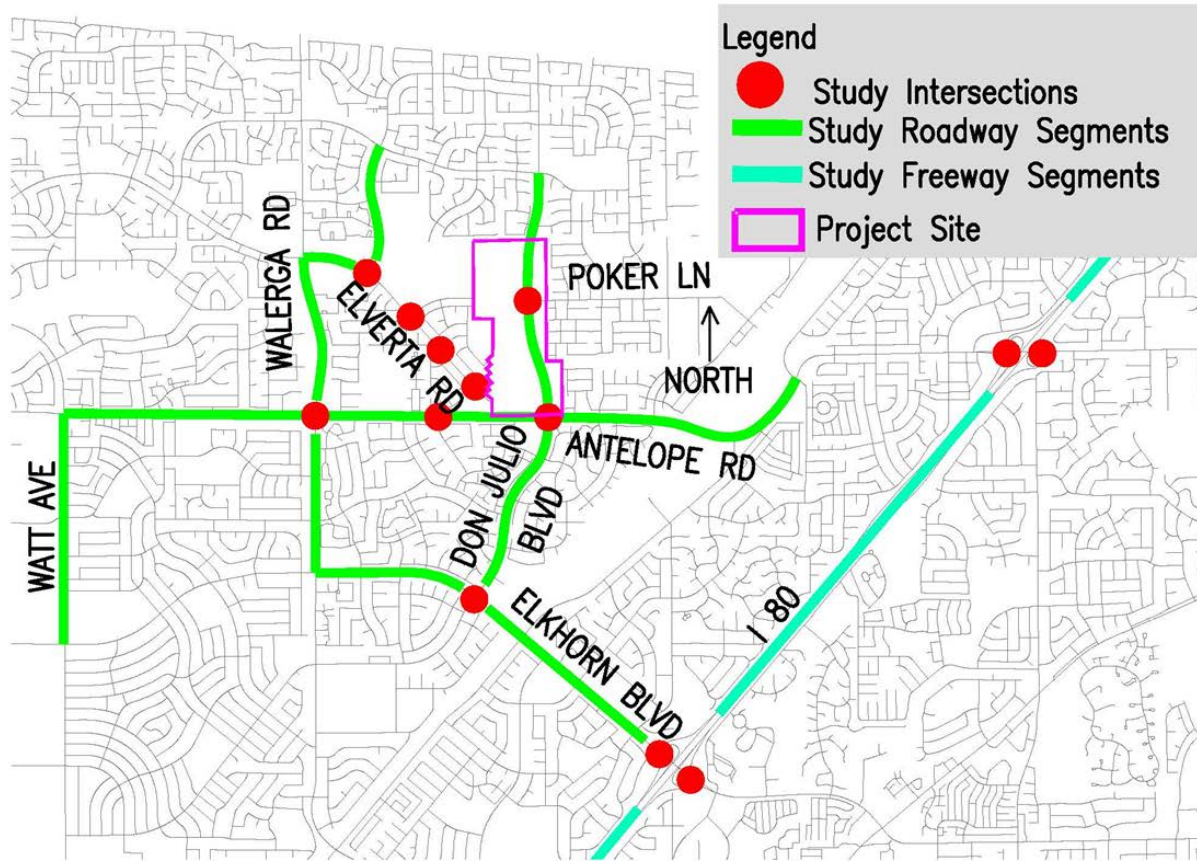
# Circulation

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CIRCULATION

# Study Facilities



STUDY FACILITIES

# Neighborhood Traffic Management Program (NTMP)

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The Sacramento County **Neighborhood Traffic Management Program (NTMP)** provides a variety of traffic management tools to address traffic concerns on neighborhood streets.

## Goals:

- improve safety and the quality-of-life
- reduce speeding vehicles on residential streets.

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## Non Physical Devices

- [Targeted Speed Enforcement](#)
- [Radar Trailers](#)
- [Speed Feedback Sign](#)
- [Centerline/Edgeline Lane Striping](#)
- [Signage](#)
- [Speed Legend](#)
- [Centerline Botts Dots](#)

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## Speed Control – Vertical Devices

- [Entry Feature](#)
- [Speed Hump](#)
- [Speed Lump](#)
- [Speed Table](#)
- [Raised Crosswalk](#)
- [Rumble Strip](#)

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## Speed Control – Narrowing Devices

- [Neckdown/Bulbout](#)
- [Center Island Narrowing](#)

## Speed Control – Horizontal Devices

- [Traffic Circle](#)

## Volume Control Devices

- [Forced Turn Island](#)



## How Can Your Neighborhood Become Part of the NTMP?

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- Residents who are interested in being considered for the NTMP, can contact [Customer Service](#) at (916) 875-5171 to inquire about additional information specific to your street.
- NTMP Website:  
<http://www.sacdot.com/Pages/NeighborhoodTrafficManagement.aspx>

# Stay Informed

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## Project Website

<http://www.per.saccounty.net/PlansandProjectsIn-Progress/Pages/Barrett-Ranch-East.aspx>

E-Gov Notifications – Sign up to receive email notifications of changes to website, new project information, project milestones, and hearing and workshop dates

County Project Manager – Jessica Heuer

(916) 874-8379 or [heuerj@saccounty.net](mailto:heuerj@saccounty.net)

Project Applicant – Mike Winn

(916) 441-4455 or [mike@mwinnassociates.com](mailto:mike@mwinnassociates.com)

