



Barrett Ranch East Workshop

PLNP2011-00156

Department of Community Development
Planning and Environmental Review

February 6, 2014

Antelope Community Planning Advisory Council (CPAC)

Site History

- **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

Entitlements

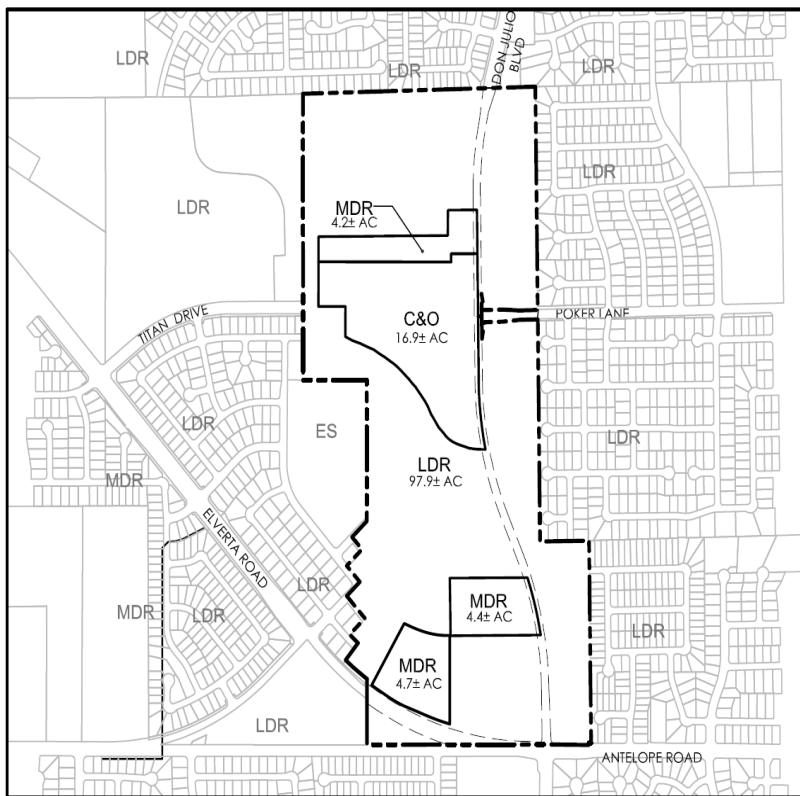
- Total site area: **128 acres**
- **General Plan/Community Plan Amendment and Rezone**
 - Includes downgrading Don Julio Blvd. to 2-lane roadway
- **Zoning Ordinance Amendment:** Remove Antelope Town Center SPA
- **Large Lot Tentative Subdivision Map:** 18 parcels
- **Tentative Subdivision Map**
 - 553 Single Family Residential Lots
 - 3 Multi-Family Lots
 - 2 Neighborhood Commercial Lots
 - 2 Park Sites and 2 Open Space Lots
- **Special Development Permit and Exception:** Reduction for residential subdivision lot and setback dimensions
- **Affordable Housing Plan:** No plan proposed at this time

GENERAL PLAN AMENDMENT BARRETT RANCH EAST

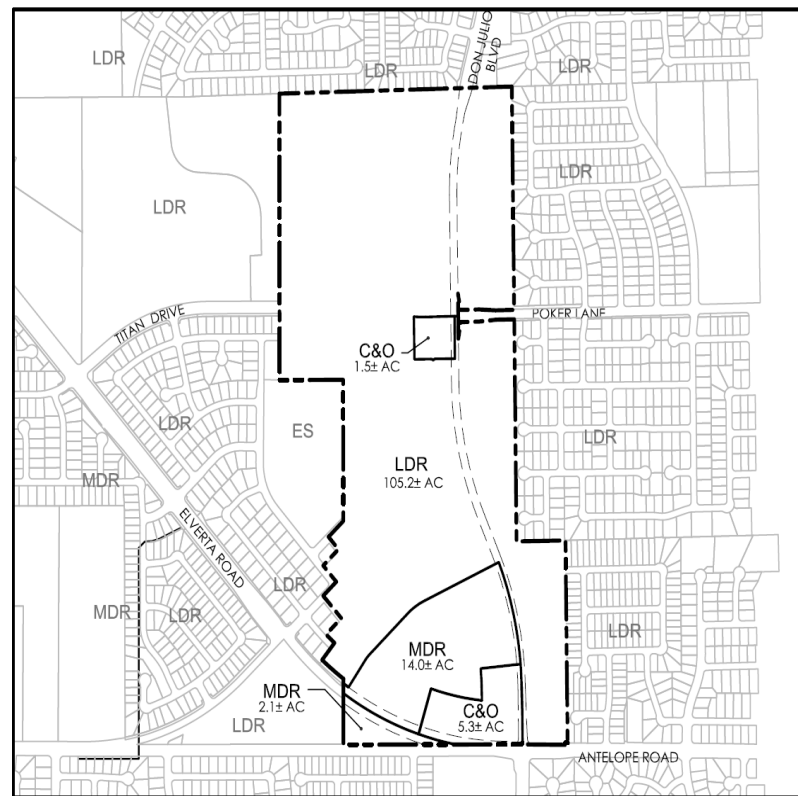
COUNTY OF SACRAMENTO, CALIFORNIA

DECEMBER 20, 2013

REVISED: JANUARY 15, 2014



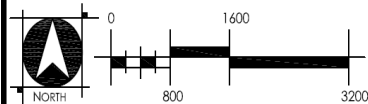
Existing General Plan



Proposed General Plan

GENERAL PLAN AMENDMENT SUMMARY TABLE

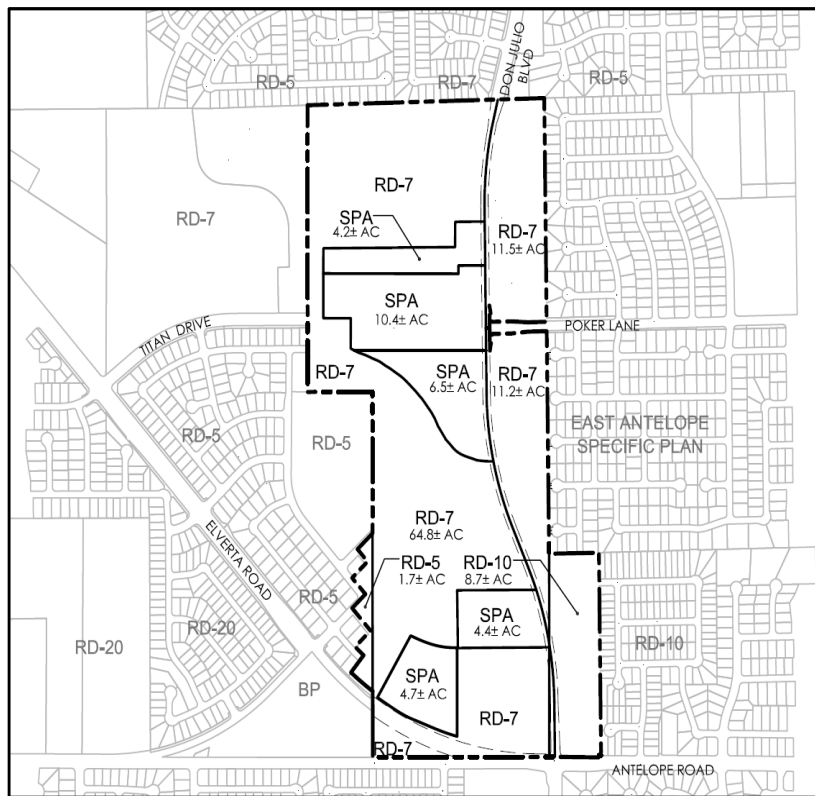
DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
LDR	LOW DENSITY RESIDENTIAL	97.9	105.2	+7.3
MDR	MEDIUM DENSITY RESIDENTIAL	13.3	16.1	+2.8
C & O	COMMERCIAL & OFFICE	16.9	6.8	-10.1
		128.1	128.1	



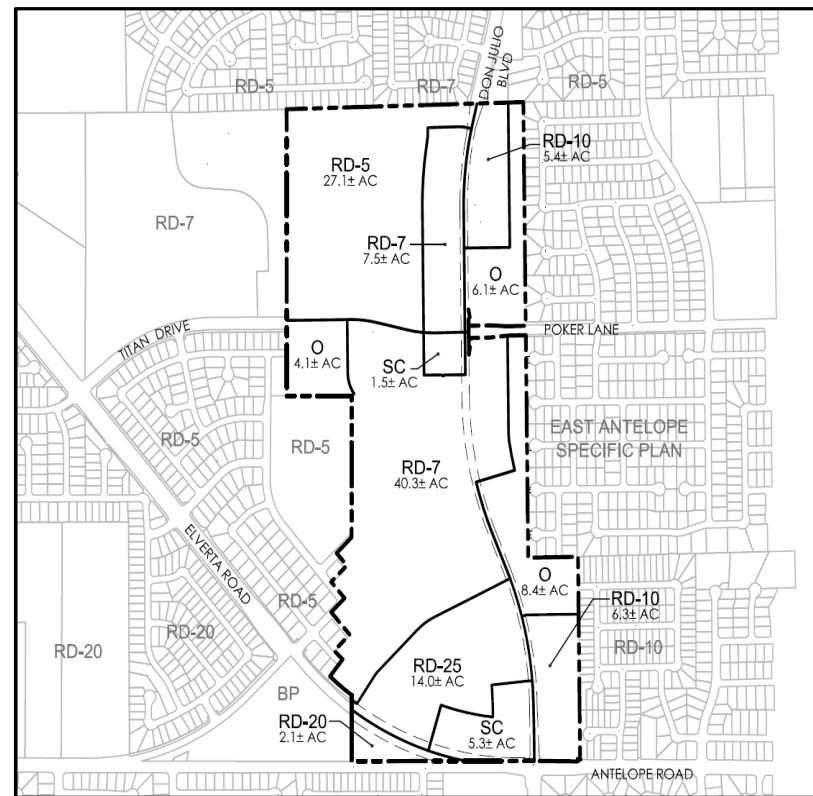
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
4301 HACIENDA DR. STE 100 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

COMMUNITY PLAN AMENDMENT BARRETT RANCH EAST

COUNTY OF SACRAMENTO, CALIFORNIA
DECEMBER 20, 2013



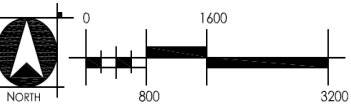
Existing Community Plan



Proposed Community Plan

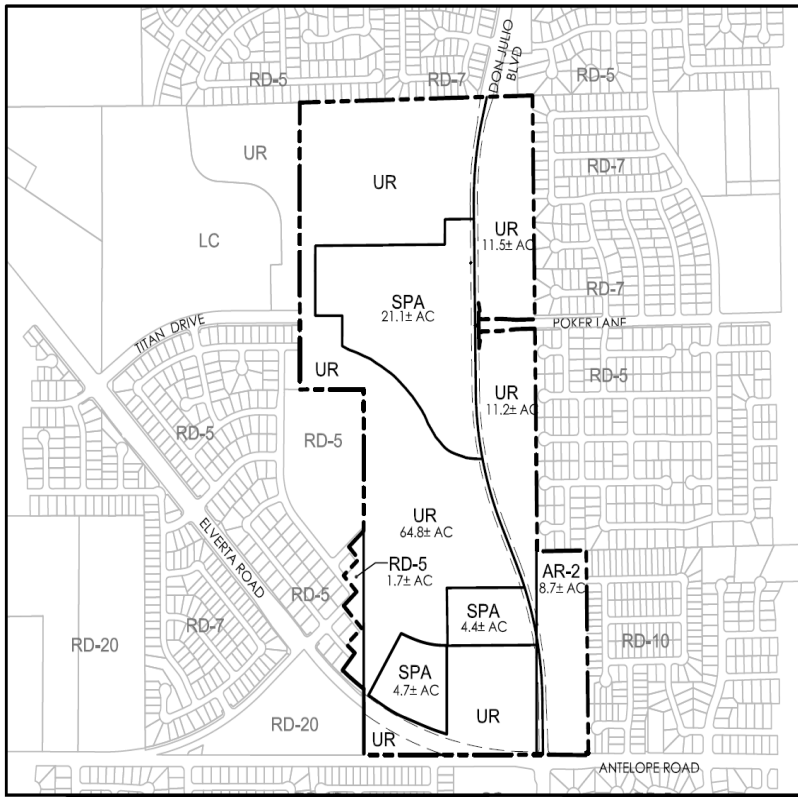
COMMUNITY PLAN SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
SPA	SPECIAL PLANNING AREA	30.2	0	-30.2
SC	COMMERCIAL / RETAIL	0	6.8	+6.8
O	RECREATION (PARKS & OPEN SPACE)	0	18.6	+18.6
RD-5	LOW DENSITY RESIDENTIAL	1.7	27.1	+25.4
RD-7	LOW DENSITY RESIDENTIAL	87.5	47.8	-39.7
RD-10	LOW DENSITY RESIDENTIAL	8.7	11.7	+3
RD-20	MEDIUM DENSITY RESIDENTIAL	0	2.1	+2.1
RD-25	MEDIUM DENSITY RESIDENTIAL	0	14.0	+14.0
		128.1	128.1	

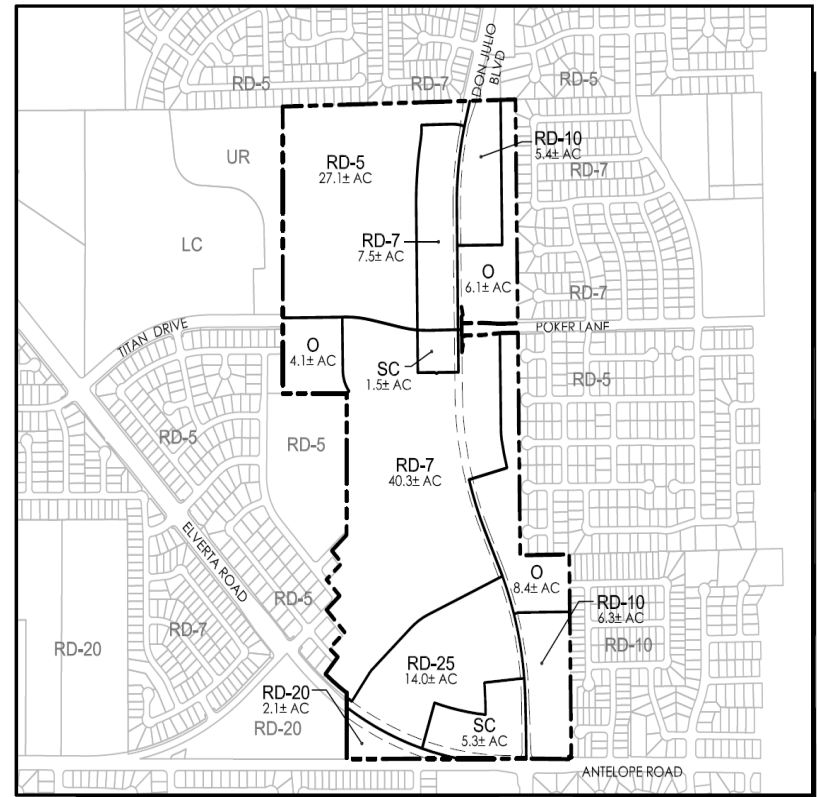


REZONE BARRETT RANCH EAST

COUNTY OF SACRAMENTO, CALIFORNIA
DECEMBER 20, 2013



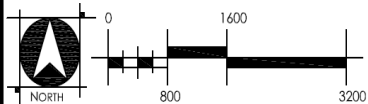
Existing Zoning



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-2	8.7	0	-8.7
SC	SHOPPING CENTER	0	6.8	+6.8
O	RECREATION	0	18.6	+19.0
RD-5	LOW DENSITY RESIDENTIAL	1.7	27.1	+25.4
RD-7	LOW DENSITY RESIDENTIAL	0	47.8	+47.8
RD-10	LOW DENSITY RESIDENTIAL	0	11.7	+11.7
RD-20	MEDIUM DENSITY RESIDENTIAL	0	2.1	+2.1
RD-25	MEDIUM DENSITY RESIDENTIAL	0	14.0	+14.0
		128.1	128.1	



LARGE LOT TENTATIVE SUBDIVISION MAP
BARRETT RANCH EAST
 COUNTY OF SACRAMENTO, CALIFORNIA
 DECEMBER 20, 2013

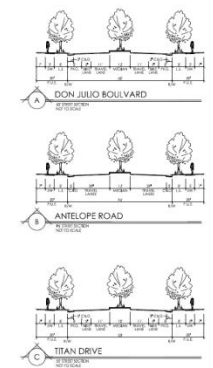


PROJECT NOTES

1. THIS TENTATIVE SUBDIVISION MAP IS PREPARED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
2. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT.
3. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE COUNTY OF SACRAMENTO.
4. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE CITY OF SACRAMENTO.
5. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE STATE OF CALIFORNIA.
6. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE FEDERAL GOVERNMENT.
7. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
8. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE STATE OF CALIFORNIA.
9. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE FEDERAL GOVERNMENT.
10. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
11. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE STATE OF CALIFORNIA.
12. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE FEDERAL GOVERNMENT.
13. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
14. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE STATE OF CALIFORNIA.
15. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE FEDERAL GOVERNMENT.
16. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
17. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE STATE OF CALIFORNIA.
18. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE FEDERAL GOVERNMENT.

PARCEL SUMMARY

PARCEL NO.	ACREAGE	AREA (SQ. FT.)	PERCENTAGE OF TOTAL
1	14.48	1,248,000	12.5%
2	12.59	1,080,000	10.5%
3	12.06	1,040,000	10.0%
4	16.15	1,390,000	13.5%
5	7.52	648,000	6.2%
6	8.12	696,000	6.7%
7	5.12	440,000	4.2%
8	5.43	468,000	4.5%
9	6.32	544,000	5.2%
10	7.12	612,000	5.9%
11	4.19	358,000	3.4%
12	7.91	678,000	6.5%
13	4.11	352,000	3.3%
14	5.31	456,000	4.4%
15	1.34	116,000	1.1%
16	4.2	360,000	3.4%
17	1.91	164,000	1.5%
18	8.46	728,000	7.0%
TOTAL	118.46	10,112,000	100.0%



TENTATIVE SUBDIVISION MAP
BARRETT RANCH EAST
 COUNTY OF SACRAMENTO, CALIFORNIA
 DECEMBER 20, 2013



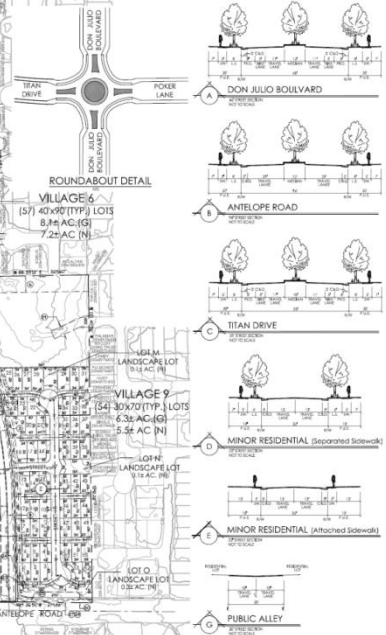
PROJECT NOTES

1. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
2. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
3. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
4. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
5. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
6. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
7. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
8. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
9. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
10. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
11. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
12. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
13. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
14. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
15. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
16. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
17. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
18. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
19. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
20. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.

LAND USE SUMMARY

LAND USE	ACRES	PERCENT	PER ACRE	TOTAL
RESIDENTIAL (SINGLE-FAMILY)	100.00	100.00%	1.00	100.00
RESIDENTIAL (MULTIFAMILY)	100.00	100.00%	1.00	100.00
RESIDENTIAL (MINOR)	100.00	100.00%	1.00	100.00
RESIDENTIAL (COMMERCIAL)	100.00	100.00%	1.00	100.00
RESIDENTIAL (LANDSCAPE)	100.00	100.00%	1.00	100.00
RESIDENTIAL (GREEN SPACE)	100.00	100.00%	1.00	100.00
RESIDENTIAL (PARK)	100.00	100.00%	1.00	100.00
RESIDENTIAL (OPEN SPACE)	100.00	100.00%	1.00	100.00
RESIDENTIAL (TOTAL)	100.00	100.00%	1.00	100.00

- REVISIONS TO BE APPROVED:**
1. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 2. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 3. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 4. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 5. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 6. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 7. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 8. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 9. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 10. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 11. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 12. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 13. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 14. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 15. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 16. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 17. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 18. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 19. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.
 20. ALL DISTANCES ARE TO THE CENTER OF THE LOT UNLESS OTHERWISE SPECIFIED.



WOOD ROBBERS
 DEVELOPERS INNOVATIVE DESIGN SOLUTIONS
 4001 HOLLAND BLVD. STE. 100 FLS. 304-307
 PLEASANTON, CA 94588 FAX 925-847-1597

Planning Process

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

Design Concepts

- Relocation of 4.2 acre park proposed at northeast corner of Poker Lane/Don Julio Blvd.
- Incorporating plazas at southwest corner of Titan Drive/Don Julio Blvd. commercial area
- Creating pedestrian connectivity to Antelope Community Park
- West of Don Julio Blvd. - North/South Grid System with Pedestrian/Bicycle Connectivity
- Flexibility for reduction in Multi-Family Zoning: minimum of 166 units needed for maintaining numbers allocated to the Housing Element







Goals & Principles

Walkability

Connectivity

Mixed of Uses

Diversity of Housing

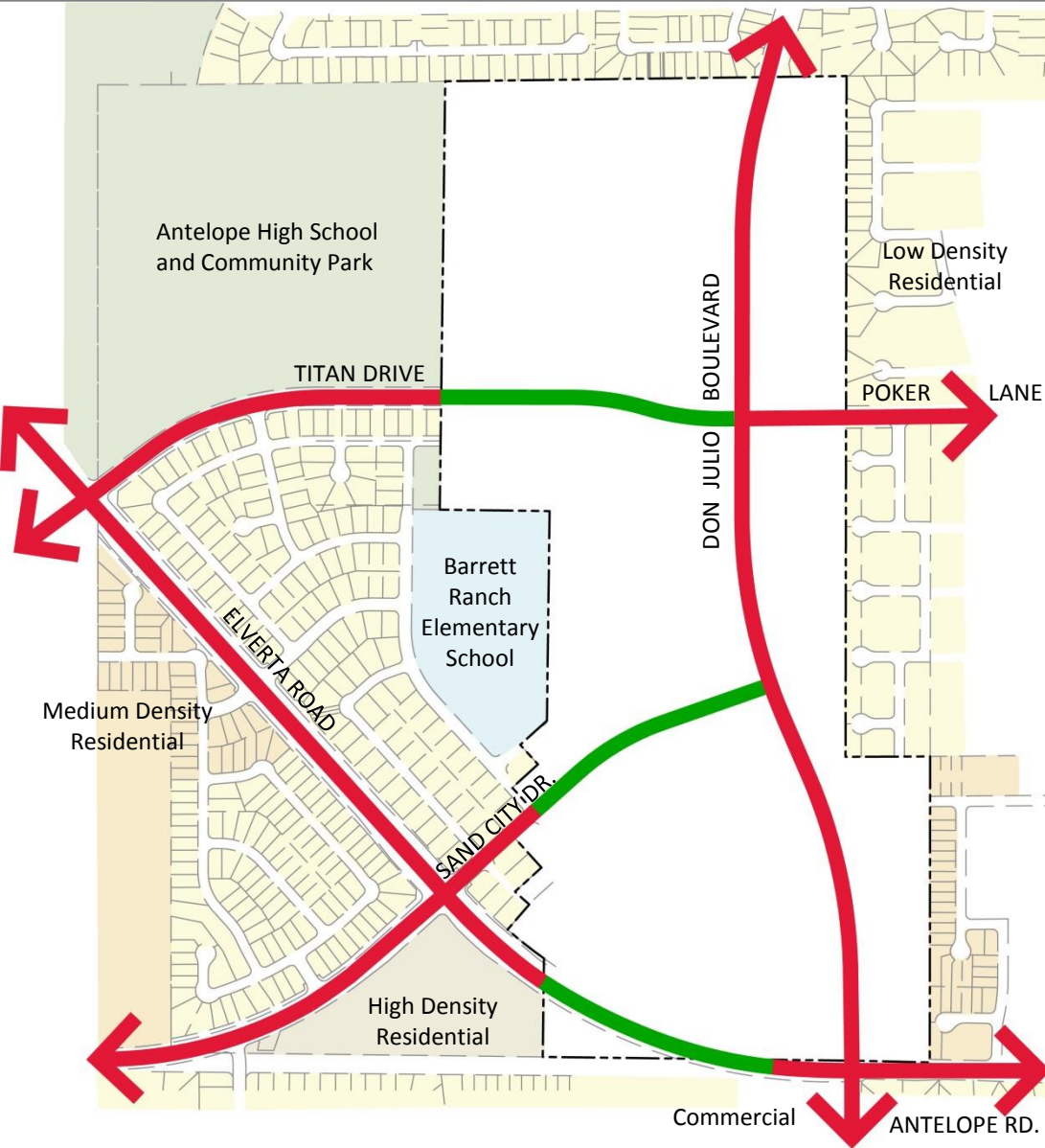
Quality Urban Design

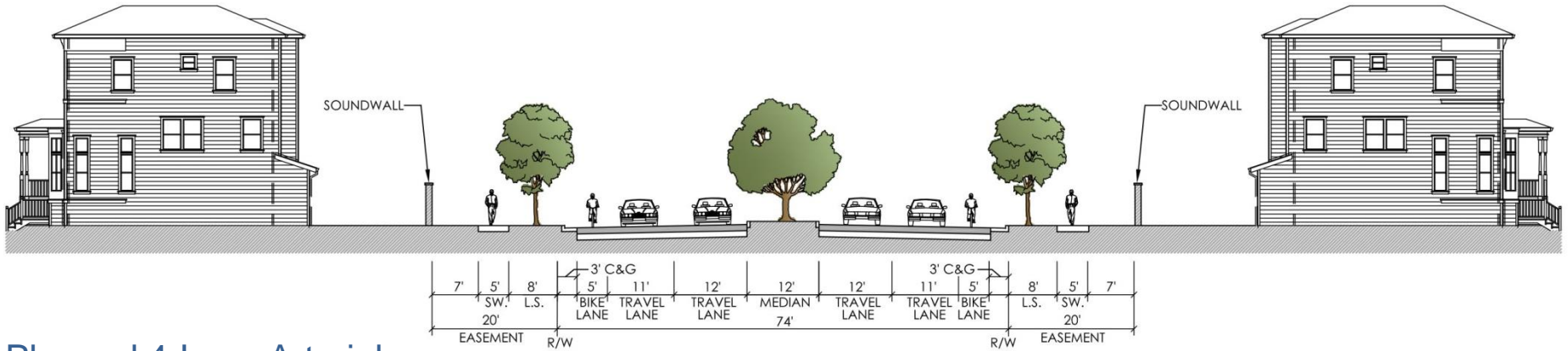
Increased Density

Transportation Choices

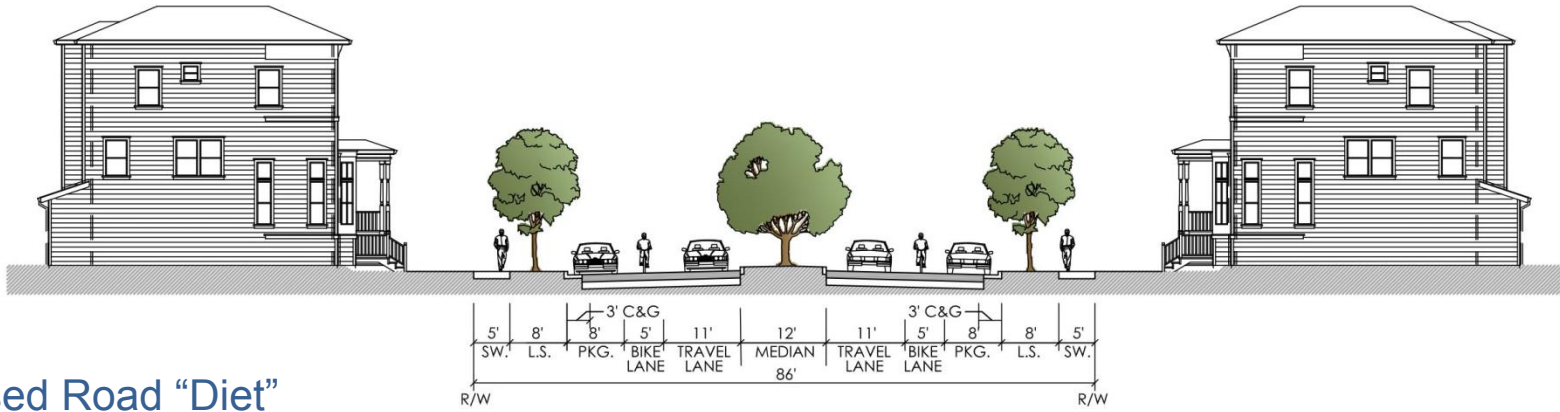
Quality of Life





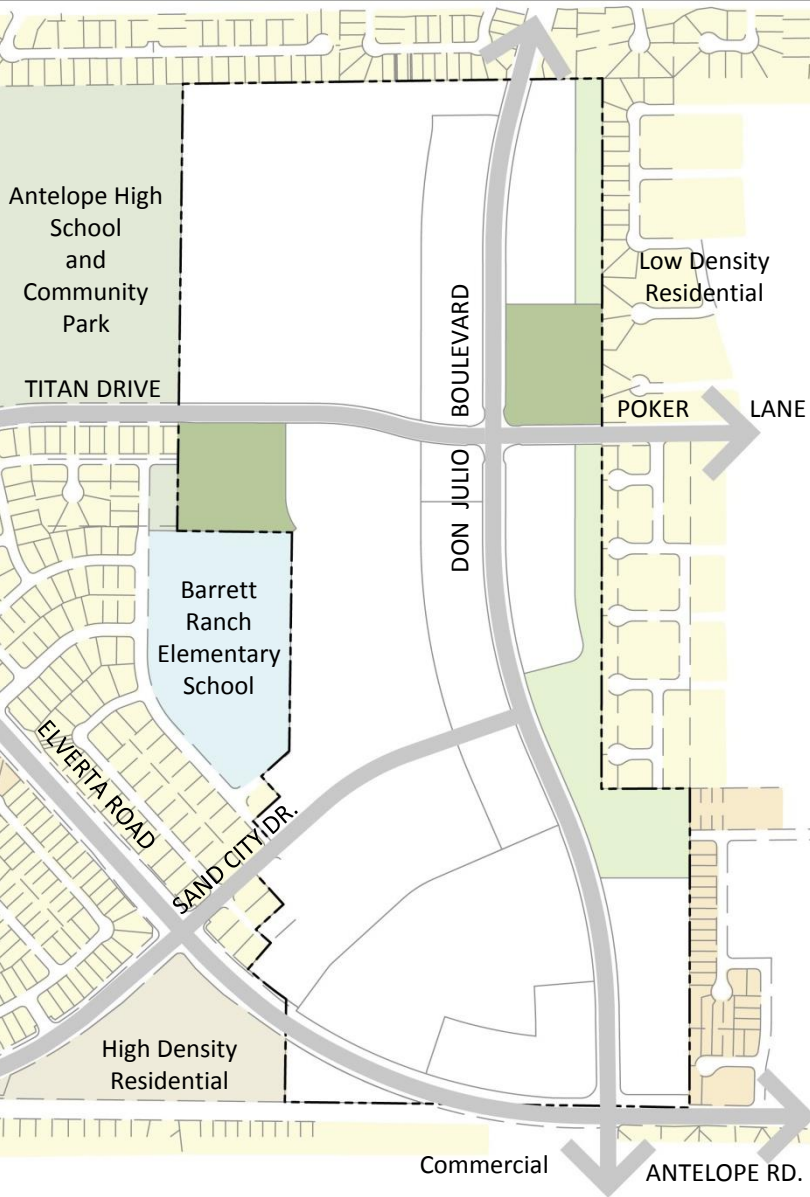


Planned 4-Lane Arterial

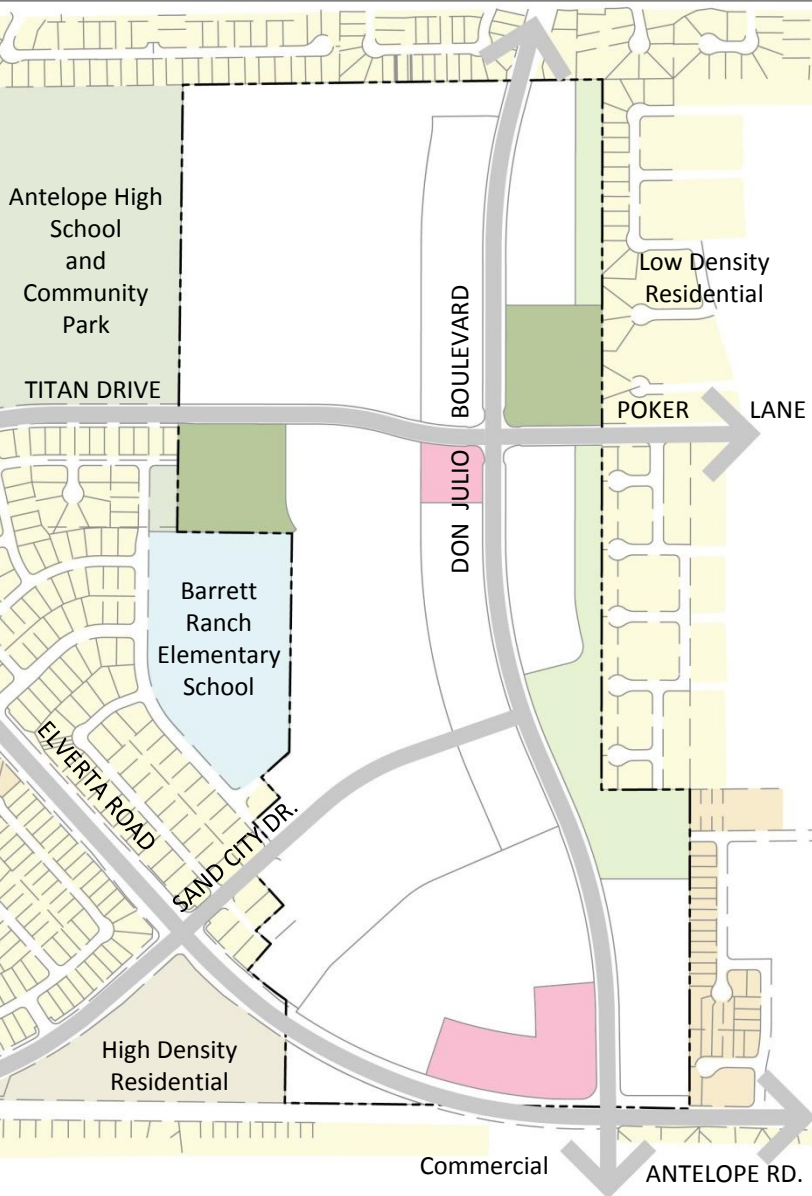


Proposed Road "Diet"









Commercial

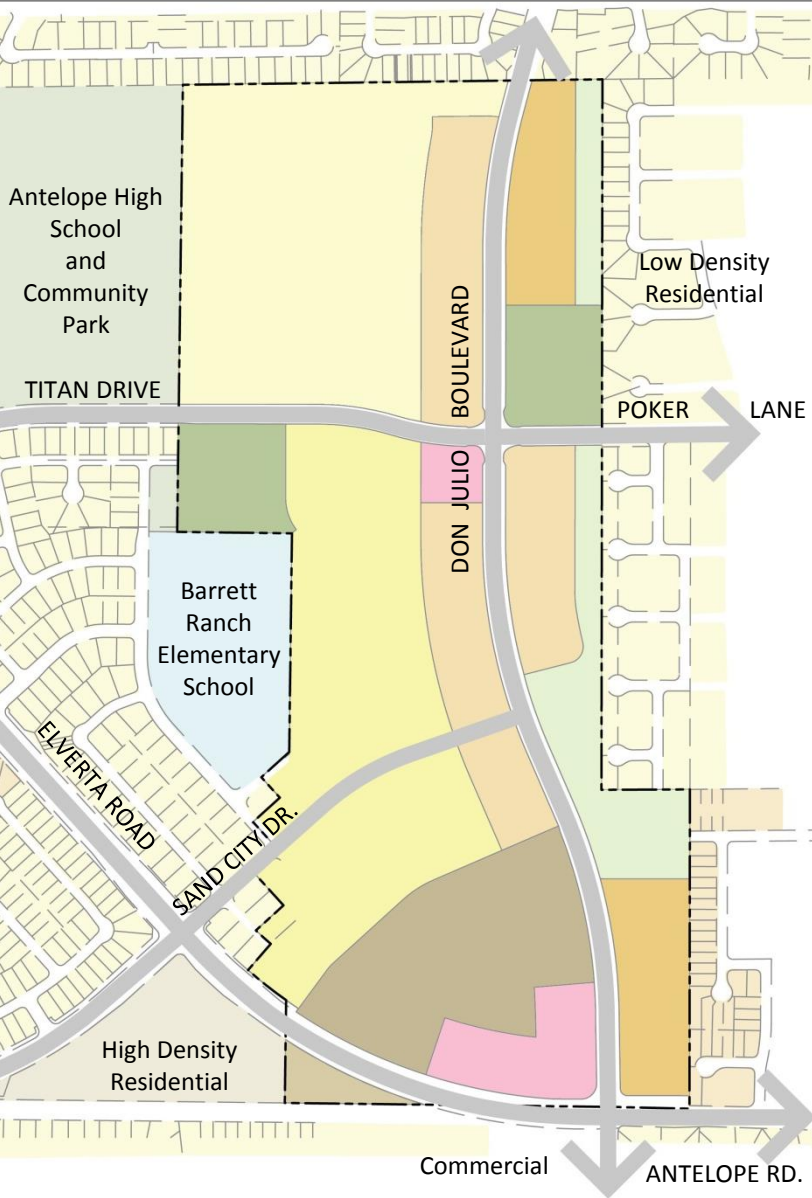
Winn Communities
Village Properties





Shopping Center

Winn Communities
Village Properties



Low, Medium & High Residential

Winn Communities
Village Properties



Plan-1 | Craftsman

Plan-2 | Cottage

Plan-3 | Spanish





Design Concepts

- Relocation of 4.2 acre park proposed at northeast corner of Poker Lane/Don Julio Blvd.
- Incorporating plazas at southwest corner of Titan Drive/Don Julio Blvd. commercial area
- Creating pedestrian connectivity to Antelope Community Park
- West of Don Julio Blvd. - North/South Grid System with Pedestrian/Bicycle Connectivity
- Flexibility for reduction in Multi-Family Zoning: minimum of 166 units needed for maintaining numbers allocated to the Housing Element