



ANTELOPE ACRES MASTER PLAN

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TABLE OF CONTENTS

Table of Contents

VISION STATEMENT	3
PROJECT DESCRIPTION	4
MASTER PLAN INFORMATION	8
SITE A	9
SITE B.....	10
SITE C.....	11
SITE D	12
PROPOSED TRANSPORTATION DIAGRAM	13
JUSTIFICATION STATEMENT.....	14
NEIGHBORHOOD OUTREACH PLAN	15

VISION STATEMENT

PAST:

On November 2011 the Sacramento County General Plan was approved. The area within the site was brought into the Urban Policy Area (UPA) as well as the Urban Development Area (UDA) with the intent to provide additional housing.

CURRENT:

The current housing and development issues are straining the area. The county is in dire need of additional housing.

FUTURE:

The project will provide the essential housing needs for the county by providing approximately 1,650 units within an area close to adequate infrastructure and employment opportunities. It will also provide a variety of housing including high, medium, and low density. The project will benefit the area by providing low-income housing and senior housing within the project alongside standard housing options. Weaved throughout the site will be walking and biking trails that allow for easy access to existing adjacent trails as well as showcase the beautiful riparian setting along Sierra Creek. Additionally, a well-situated park area will be included to add to the natural beauty of the site.

PROJECT DESCRIPTION

Background: The Antelope Acres Master Plan (AAMP) project location was designated as Urban Development Area and was included in the Urban Policy Area (UPA) as part of the County's General Plan Update in 2011. The General Plan identified the AAMP project area as one of the New Growth Areas, the "West of Watt" area. Because AAMP is already within the UPA, the AAMP will follow the Simplified Master Plan Process. The General Plan's LU-120 criteria will be used as a guideline for this proposed Master Plan, as this site is already within the existing UPA. The applicant is requesting to amend the General Plan and Zoning to accommodate the Antelope Acres Master Plan. The project lies within the Urban Policy area and is currently noted in the General Plan as Urban Development Area with a corresponding Zoning noted as AR-5 (Agricultural-Residential – 5 Acres).

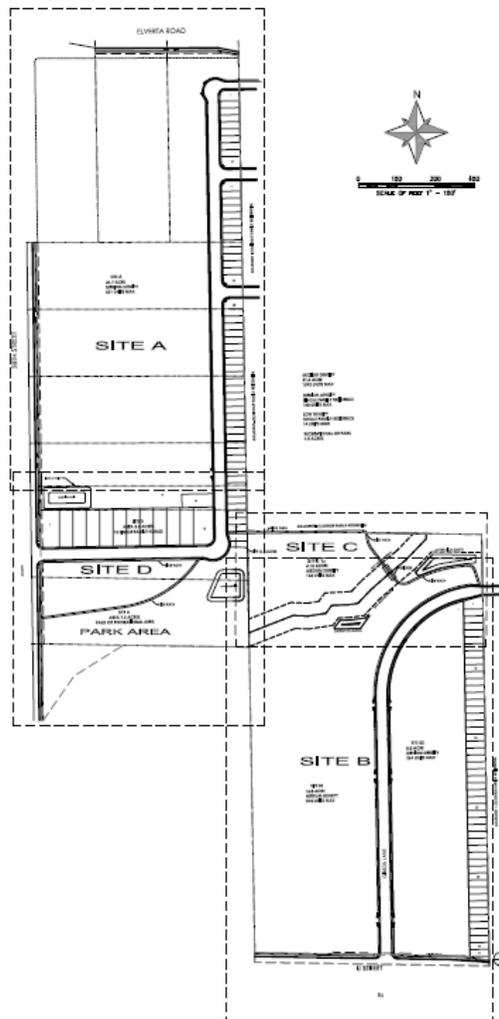
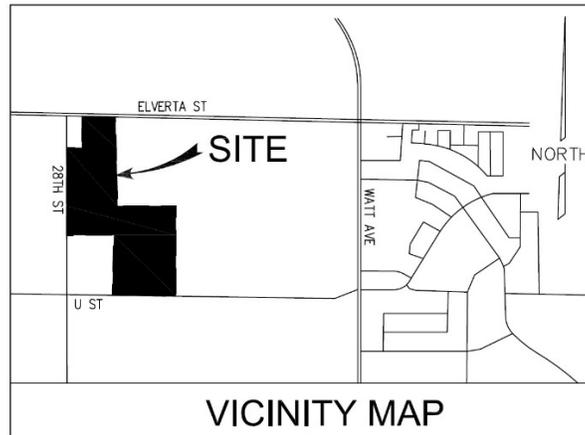
Project Location: The AAMP is located in the Antelope community in Sacramento County. The project site is located north of U Street, south of Elverta Road, and east of 28th Street. To the north of the project site is the Antelope Golf Course, and to the west is the Cherry Island Golf Course and Soccer Complex. The project site is in the Gibson Ranch Estates Area. The eastern boundary is defined by two subdivisions: Highland Manor on the south half of the AAMP and Elverta Park Subdivision on the north. Four planning sites referred to as Site A, Site B, Site C, and Site D comprise the 75 acres with the remainder areas APN: 203-0090-028,030, 042 which will remain the same zoning. Unaltered within the AAMP is 29 acres and the entire AAMP is 104 acres. Within the 104-acre AAMP, the project proposes to develop only those properties within Site A, Site B, Site C, and Site D.

The existing site is currently zoned as AR-5 or agricultural residential five-acre minimum and is located within the Urban Development Area. Accordingly, the environmental analysis will be performed on the specific areas within the four sites. Site A is designed to be medium-density residential (10-30 units per acre) which will meet the current County development standards. The eastern boundary of Site A will also be medium density with smaller single-family units at 15 units to the acre. Site B and C are medium-density residential (13-30 units per acre). Site B and C may be developed as apartment options with its eastern boundary also having 15 units per acre single family residential. Site D is anticipated to be low-density residential (1-12 units per acre) single-family lots approximately 6,000 square feet with park and open space.

The Antelope and North Highlands business community will also benefit from the increased prospective consumers the AAMP will bring to the area. New bus lines, light rail, and commercial areas will be supported by future residents within the community that will be created by the AAMP. This project will bring a lot of jobs, reduce miles driven to get to services, and be a great area to live.

Within the AAMP boundary, we are working to achieve a mix of residential units by utilizing park and open space land, Low Density, Medium Density, and High Density. 7.5 acres of park and open space area has been designed central to all four site areas, three lots will be left as low density Residential with a 5-acre minimum lot size. Approximately 6 acres with 22 lots with a 6,000 square foot minimum lot size will be included, the remainder three Sites, will be high-density Residential with a mixture of types and layouts of apartment sites. General Plan Land Use designations and Zoning within the AAMP will be updated and revised to match the proposed entitlement request.

See exhibit of Site A, B, C, D below:



SITE A INFORMATION

Existing Site A: 043, 044, 045, 046, 047, approximately half (northern portion) of 048

The 26.35-acre project site is composed of four parcels zoned AR-5 (Agricultural-Residential 5 acres) and is comprised of APNs 203-0090-043 (4.65 acres), 203-0090-044 (4.65 acres), 203-0090-045 (4.91 acres), 203-0090-046 (4.82 acres), 203-0090-047 (4.82 acres), and the northern portion of 203-0090-048 (approximately 2.5 acres). The project site is currently undeveloped and not associated with any apparent land use. There are no structures on the site. Vegetation is predominantly non-native grasses and forbs, with scattered native oak trees. The site is bounded on the north by Elverta Road and on the west by 28th Street.

Based on historic aerial imagery, the site has been in its present condition since the 1940s. Land uses surrounding the project site are single-family residential to the east, rural residential to the south, and rural residential and golf course to the north and west (Figure 3). The Antelope-Elverta-Rio Linda region overall is developing rapidly with suburban residential, commercial, and light industrial uses.

Proposed Site A:

We propose that the lots be re-zoned to RD-30 & RD-15 for the future development of low & medium-density residential buildings. To the east of the RD-30 zones, there will be RD-15 buffering the existing neighborhood to the east. The RD-30 (21.7 acres) will support medium-density residential buildings supporting up to (651 units), and the RD-15 (2.8 acres) will support low or medium-density style residential buildings (up to 42 units).



SITE B INFORMATION

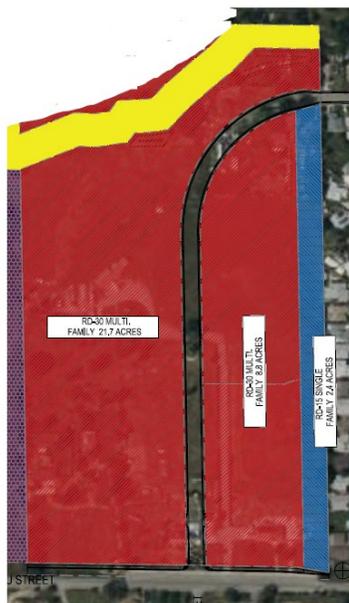
Existing Site B: 013, 052, 053, 054, 055, approximately half (portion below creek) of 073

The 28.1-acre project site is composed of four parcels zoned AR-5 (Agricultural-Residential 5 acres) and comprises APNs 203-0090-013 (5.0 acres), 203-0090-052 (5.74 acres), 203-0090-053 (5.0 acres), 203-0090-054 (4.93 acres), 203-0090-055 (4.93 acres) and 203-0090-073 (approximately 2.5 acres). Parcels 203-0090-013, -052, -054, and -055 are currently developed with residential homes and some agriculture. Parcel 053 is currently undeveloped and not associated with any apparent land use and with no structures on the parcel. Parcel 073 vegetation is predominantly non-native grasses and forbs on the project site, with scattered native oak trees and other non-native ornamental trees. The site is bounded on the south by U Street and on the east by Gibson Lane.

Based on historic aerial imagery, the site has been in its present condition since the 1940s with homes constructed gradually. All parcels were developed by the early 1990s except for 203-0090-053. Land uses surrounding the project site are rural residential and horse boarding. The Antelope- Elverta-Rio Linda region overall is developing rapidly with suburban residential, commercial, and light industrial uses.

Proposed Site B:

We propose that the lots be re-zoned to RD-30 & RD-15 for the future development of low & medium-density residential buildings. To the east of the RD-30 zones, there will be RD-15 buffering the existing neighborhood to the east. The RD-30 (30.5 acres) will support medium-density residential buildings up to 915 units, and the RD-15 (2.4 acres) will support low or medium-density style residential buildings up to 36 single-family units.



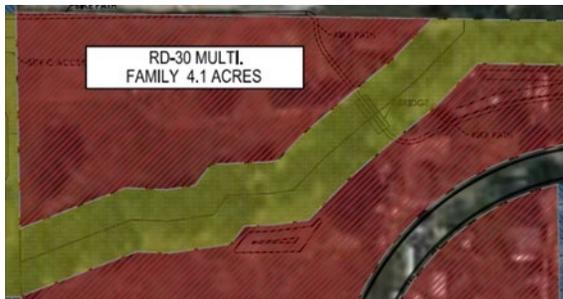
SITE C INFORMATION

Existing Site C: 073

The 2.5-acre project site is zoned AR-5 (Agricultural-Residential 5 acres) and comprised of the portion above the creek on parcel 203-0090-073 zoned AR-5 (approximately 2.5 acres) and is currently used for rural residences, agriculture, horse boarding, and vehicle storage. The entire site is in a disturbed condition. The western half of the site was used for horse stables in the 1990s, and the current uses were in place by 1998 (NETR 2019).

Proposed Site C:

We proposed that the lot be rezoned to RD-30 (4.1 acres) for the development of future medium-density housing (up to 123 units).



SITE D INFORMATION

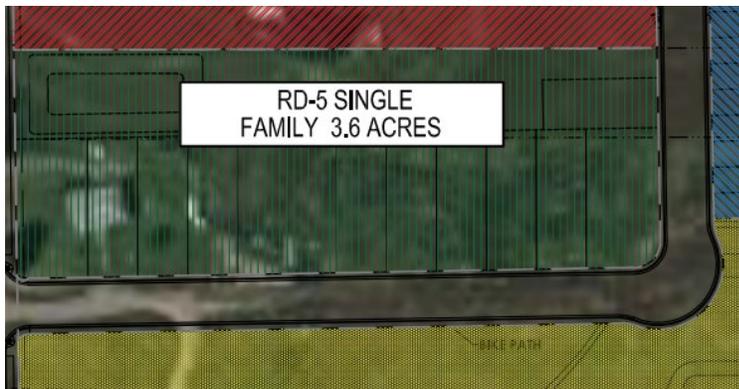
Existing Site D: 071 ,072, approximately half (southern portion) of 048

The 12.49-acre project site is comprised of three parcels 203-0090-071 (4.99 acres), 203-0090-072 (5 acres), and the southern portion of 203-0090-048 zoned AR-5 (approximately 2.5 acres), and is currently used for rural residences, agriculture, horse boarding, and vehicle storage. This project will also utilize a small northwestern portion of lot 203-0090-028 for access. The entire site is in a disturbed condition. Based on historic aerial imagery, the site was used for dry farming from the 1940s through the 1960s.

Land uses surrounding the project site are rural residential and horse boarding to the north and south, single-family residential to the east, and Cherry Island Golf Course to the west (Figure 3 in Appendix A). The Antelope-Elverta-Rio Linda region overall is developing rapidly with suburban residential, commercial, and light industrial uses.

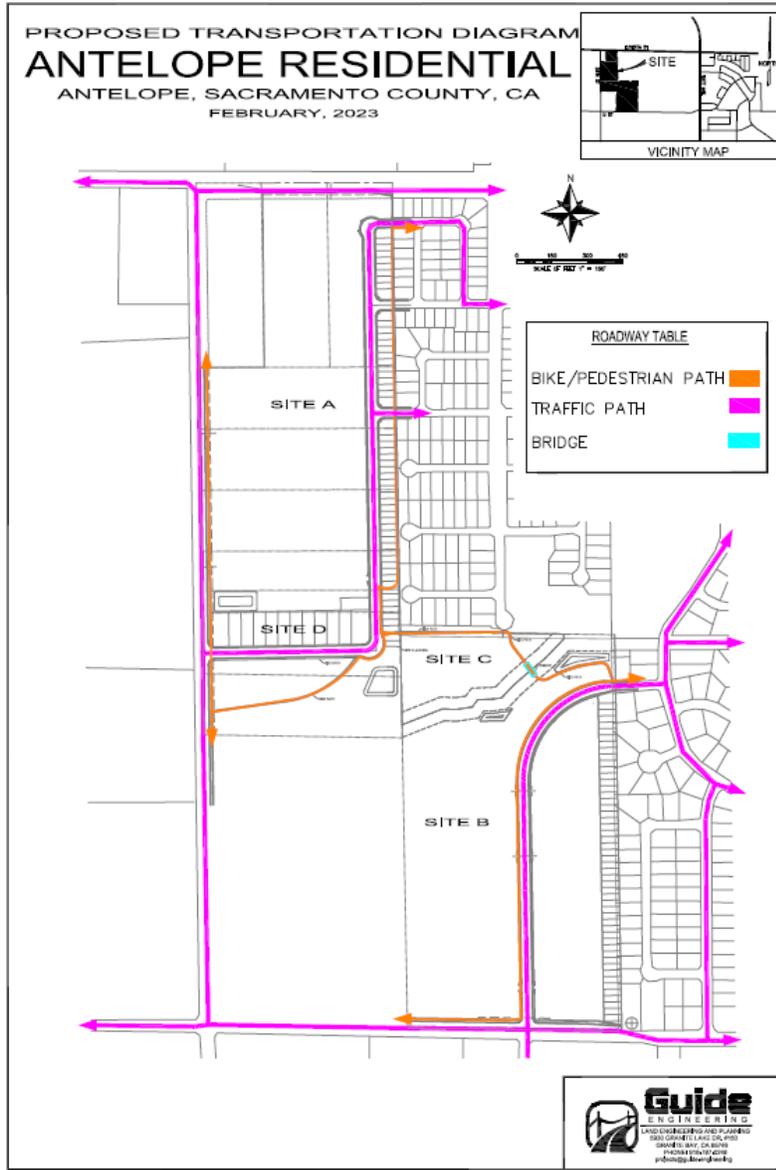
Proposed Site D:

We propose the site be rezoned to RD-5 (3.6 acres) for the development of approximately 18 single-family homes and 7.5 acres of park and open space.



Remainder portions: Lot 203-0090-042 at the north-eastern corner of the property and lots 203-0090-028 and 030 in the south-eastern corner to remain and not be developed.

PROPOSED TRANSPORTATION DIAGRAM



JUSTIFICATION STATEMENT

The County of Sacramento has a great need for a diverse selection of housing to accommodate the needs of its current and future residents. This proposed project is a large-scale housing development that has a variety of housing options from studio apartments to single-family homes. The proposed park space and extended bike trail system add to the amenities of the community. The project is surrounded by Elverta Road, 28th Street, and U Street which we believe will be adequate to accommodate the increase in traffic to access the site's many housing options.

In summary, this project takes into consideration the needs of the community and the requirements of the county to create an ideal living situation for a single-person household, a large household, and everything in between.

NEIGHBORHOOD OUTREACH PLAN

The proposed project includes the rezoning of all included parcels and a simplified master plan. We will be utilizing the information shown in the 500' public notice map to notify the neighborhood of the proposed project via mailings including project information and the email address to reach out with any concerns. There will also be a sign placed indicating that the property is under review for development and there will be contact information for the county as well as the project contact.

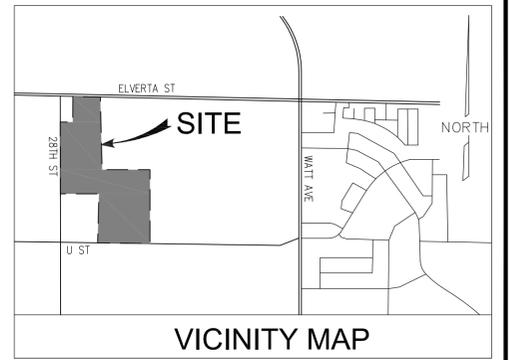
The Community Advisory Council (CAC), created by Sacramento County Planning and the Board of Supervisors, is comprised of people from the community that attended the community meeting to discuss the AAMP and applied to join to guide the project through its entitlement process. The CAC has regular meetings and is very much a part of the process to guide the AAMP to its final outcome to then be built. We will also be meeting with the CAC to discuss the project. The architects and engineers of the AAMP will be in attendance of said meeting to address the councils' questions and will also be available before and after the meeting to discuss any concerns or questions that the neighborhood attendees may have. Items of concern will be discussed after the meeting with the county in providing solutions to address the concerns of both the council and the neighborhood brought up in the meeting. If additional meetings are necessary to show that concerns were met, they will be scheduled, and the engineer and architect will attend to communicate the changes implemented to the council and the public.

The Antelope Community Planning Advisory Council (CPAC) and Sacramento County Planning Commission meeting will also provide the public an opportunity to bring up concerns and the council can deliberate the project's compatibility with the area.

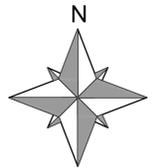
We will be collaborating with parks, water, sewer, and transportation districts that are in contact with the public so that they can relay any pertinent information to the neighborhood.

Our final step will be to meet with the Sacramento County Board of Supervisors where we hope to achieve final approval once all questions have been addressed by our team.

PROPOSED ZONING DESIGNATION
ANTELOPE RESIDENTIAL
 ANTELOPE, SACRAMENTO COUNTY, CA
 JANUARY, 2023



LAYOUT SUMMARY	
TOTAL ATTACHED UNITS	1,498 UNITS
TOTAL SINGLE FAMILY	113 STALLS
TOTAL PARK AREA	7.5 ACRES



0 150 300 450
 SCALE OF FEET 1" = 150'

PROJECT NOTES

ASSESSOR'S PARCEL NO.
 203-0090-013, 203-0090-043, 203-0090-044,
 203-0090-045, 203-0090-046, 203-0090-047,
 203-0090-048, 203-0090-052, 203-0090-053,
 203-0090-054, 203-0090-055, 203-0090-072,
 203-0090-073, 203-0090-028, 203-0090-030,

AREA OF PROPOSED DEVELOPMENT

99.0 ACRES (GROSS)
 73.4 ACRES (NET)

- RD-30 MULTI FAMILY RESIDENTIAL
- RD-15 SINGLE FAMILY RESIDENTIAL
- RD-4 SINGLE FAMILY RESIDENTIAL
- PARK AND OPEN SPACE (PAOS)
- UNCHANGED CURRENT ZONE AR-5 (ERD5)




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