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## ANTELOPE TOWN CENTER SPECIAL PLANNING AREA

513-300. INTENT. It is the intent of the Board of Supervisors in adopting this Special Planning Area Ordinance to permit development in a manner that allows mixed land use development including: commercial, office, residential and public/quasi public uses. The character of land uses and their locations are intended to promote walking and biking, thus reducing reliance on the automobile and meeting County, regional and State air quality goals.

513-301. APPLICABILITY. The provisions of this Article shall apply to the property shown on Section 513-317.

513-302. DISTRICTS DEFINED. The land use districts established by this plan are the Town Center District, Townhouse District and the Multiple-Family District. The boundaries of these districts are described in 513-317. These districts define areas of similar land use character within the Antelope Town Center Special Planning Area.

### 513-303. INTENT OF DISTRICTS

- (1) Town Center District. Located to the west of the intersection of Don Julio Boulevard and Poker Lane, this district provides the Antelope Community with a small downtown style, walkable center that is convenient, useful, safe and attractive for pedestrians. Tree-lined streets with wide sidewalks will be provided and on-street parking will be allowed. Small-scale retail and other commercial uses should occupy as much of the ground floor frontages along Poker Lane, Don Julio Boulevard and associated side streets. Upper floors should be apartments or offices. The retail composition of the district should include stores, personal services, entertainment, and eating establishments that serve the Antelope Community.
- (2) Townhouse District. Located north and south of the Town Center District, the Townhouse District is meant to provide an attractive accompaniment for the Town Center District. There will be a symbiotic relationship between the Townhouse and Town Center Districts. The Town Center District will provide services within walkable distance for the residents of the Townhouse District. The Townhouse District in turn will provide customers and employees for the Town Center District. The tree-lined streets will have an urban- residential neighborhood atmosphere. Priority should be given to residential projects that provide for-sale attached or detached units on small lots. Common areas for outdoor meeting areas, small playgrounds and community gardens should be encouraged.
- (3) Multiple-Family District. Located toward the intersection of Don Julio Boulevard and Antelope Road, the Multi-family District will provide a more suburban residential environment with attractive streetscapes. Tree lined streets and minimal parking lot street frontage will be required. Projects that provide housing for different income levels should be encouraged with some of these projects providing

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for-sale units. Residents in the Multi-family District can take advantage of the commercial businesses that are located within walkable distance at the Don Julio and Antelope intersection.

513-304. DEFINITIONS. Unless otherwise noted, definitions set forth in the Sacramento County Zoning Code Sections 130-01 through 130-208 apply. For the purposes of this Article, the following additional definitions apply:

ADULT USE, Sexually-oriented business as regulated by the County Zoning Code.

BUSINESS SERVICES, Establishments that provide services to other businesses. Examples of these services include: blueprinting, computer-related services (rental, repair), copying and quick printing services, film processing and photo finishing (retail), protective services (other than office related), security systems services.

CIVIC, Land use involving organizations considered to support the common good. Uses include government, educational, cultural, social, service, and religious not-for-profit organizations.

CLUB, Permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for: business associations' political organizations civic, social, and fraternal organizations professional membership organizations; labor unions; membership organizations.

COMMERCIAL ESTABLISHMENT, A single commercial tenant.

COMMUNITY SUPPORT, Public agency offices, religious institutions, civic clubs, lodges, community centers, youth or senior centers, educational and skills training facilities, museums, or other civic and nonprofit activities.

DISCOUNT STORE, A retail establishment that sells new surplus or non-surplus goods at a price lower than the original or manufacturers suggested retail price.

DRIVE-UP WINDOW, A facility where food and other products may be purchased or services may be obtained by motorists without leaving their vehicles. Examples of these facilities include fast-food restaurants, drive-through coffee, dairy product, photo stores, pharmacies, drive-through bank teller windows, drive-through dry cleaners, etc.

ENTERTAINMENT SERVICES, Land uses in which crowds view and/or participate in live or projected performances, spectator sports, gaming, rides, or other active amusement involving an audience and/or participation in the use of amusement devices or games.

FLOOR AREA RATIO, The ratio of a building's gross floor area to the area of the parcel on which the building is located.

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**FUNERAL ESTABLISHMENT**, A funeral establishment is a place of business devoted exclusively to activities related to the preparation and arrangements for the funeral, transportation, burial or other disposition of human dead bodies and including but not limited to:

(a) A chapel in which memorial, funeral or religious services may be conducted, and

(b) A preparation room equipped for the preparations and embalming of human dead bodies for burial or transportation - (SZC 130-79).

**GENERAL MERCHANDISE SALES/RETAIL, COMMERCIAL SERVICES**, Encompasses consumer comparison goods (general merchandise, apparel, furnishings and other types of similar merchandise, commonly referred to as GAFO categories in the retail industry; convenience goods; food/delis; gifts, drugstore items, personal care, cards/stationery), personal and business services, restaurants, financial services, insurance and real estate agencies, grocery stores, and other uses that provide visual interest, create active street life, and involve the purchasing of goods or services (excluding any prohibited uses). Other uses, which in the judgment of the Planning Director, are of the same general character as those listed below and will not be detrimental to the district in which it is to be located, may be allowed.

**LODGING**, Premises available for daily or weekly renting of bedrooms including hotel, motel, apartment hotel, or bed and breakfast inn.

**MIXED-USE**, A building or parcel which includes at least two different primary uses, often with one use on the ground floor and the other(s) on above floors. The most common types of mixed use buildings have retail and/or commercial services on the ground floor with either office or residential uses on above floors.

**MOTOR VEHICLES SALES, REPAIR, AND STORAGE**, Any facility devoted to the repair, reconditioning, sales, or repainting of automobiles, trucks, RVs, or any other self-propelling motor vehicle, any retail commercial establishment selling gas and similar motor fuels to the public on the premises either as a primary or secondary use and which may also include retail sales of lubricants, travel aids, minor automobile accessories, car washing services, and minor automobile servicing, repairs, and maintenance. This does not include any commercial, business, or governmental establishment having on the premises a gas pump or pumps from which gasoline or other motor fuels are not sold at retail to the public on a regular basis.

**OFFICE**, Premises available for the transaction of general business including government services but excluding retail, artisan and manufacturing uses.

**PAWN SHOP**, Any business that loans money on deposit of personal property or deals in the purchase or possession property on condition of selling the same back again to the pledger or depositor, or loans or advances money on personal property by taking chattel mortgage security thereon, and takes or receives such personal property.

**PERSONAL SERVICES**, Establishments providing non-medical services to individuals as a primary use. Examples of these uses include: barber and beauty shops, massage (licensed, therapeutic, non-sexual), clothing rental, pet grooming, dry cleaning pick-up stores with limited equipment, shoe repair shops, home electronics and small appliance repair, tailors, laundromats (self-service laundries), tanning salons, locksmiths. These uses may also include accessory retail sales of products related to the services provided.

**PLAZA**, An urban open space, constructed entirely or largely of hard-surfaced paving blocks, stone, brick, or similar materials, framed on at least two sides by the vertical rise of building walls; occasionally framed by closely planted large maturing trees in lieu of buildings.

**RELIGIOUS FACILITY**, A facility operated by a religious organization to provide a place for worship, or the promotion of religious activities. This use includes: churches, mosques, synagogues, temples, and other place of worship; and accessory uses on the same site, including living quarters for the same type of land use permit required for the religious facility itself. May also include fund-raising sales, bazaars, dinners, parties, or other outdoor events on the same site. Other establishments maintained by religious organizations, including full-time educational institutions, hospitals and other potentially related operations (for examples, a recreational camp) are instead classified according to their respective activities.

**RESTAURANTS**, An establishment where food and drink are prepared, served, and consumed primarily within the principal building. Restaurant use may or may not have within its premises a bar for the sale of alcoholic beverages for on-site consumption. Reference “bona fide public eating place” as defined in the Business and Professions Code 23038.

**SHOPFRONT**, The front side of a store facing the street; usually contains display windows.

**THRIFT STORE**, Retail establishments heavily or completely dedicated to the sale of low-priced non-antique secondhand clothing or other items.

513-305. **PERMITTED USES**. This Special Planning Area shall include a combination of residential, commercial, office and quasi-public uses. Permitted uses are those listed in Table 1.

**Table 1  
Don Julio Special Planning Area - Table of Uses**

	<b>Multi-Family</b>	<b>Townhouse</b>	<b>Town Center</b>
Motor Vehicle Sales, Services, Repair	-	-	-
General Merchandise Sales/Retail, Commercial Services	-	-	X
Lodging	-	-	UP
Entertainment Services	-	-	UP
Liquor Sales	-	-	UPB
Restaurant/Food Sales	-	-	X
Manufacturing/Processing	-	-	-

Community Support/Civic	X	X	X
Business Services/Offices	-	1	X
Health Services	-	-	X
Residential	2	3	4
Recreational Facilities	1	1	X
Funeral Home	-	-	UP
Pawn Shop	-	-	-
Drive-up Window	-	-	-
Mini-Storage/Warehouse	-	-	-
Discount/Thrift Store	-	-	-
Adult Uses	-	-	-
Carnivals, concerts, Farmers Market, outdoor Promotional Sales	-	-	TUZ
Convenience Markets (less than 6,000 SF)	-	-	6
Wireless Communication Facilities	5	5	5

X – Permitted – In the Town Center district non-residential uses may not exceed 50%.

UP - Use Permit approval by Project Planning Commission.

UPB - Use Permit approval by Board of Supervisors.

TUZ - Temporary Use Permit approval by the Zoning Administrator - prohibited; any unmarked uses are subject to determination of Planning Director as set forth in Section 110-30.5.

Special conditions:

1. Permitted as an ancillary use when associated with a permitted primary use.
2. Permitted to a density of 22 to 30 units per acre subject to the special conditions referenced in SZC Section 201-04 (1).
3. Permitted to a density of 15 to 20 units per acre subject to the special conditions referenced in SZC Section 201-04 (1).
4. Permitted to a density of 15 to 20 units per acre subject to the special condition referenced in SZC Section 201-04 (1).
5. Permitted subject to the SZC Section 301-13.5 and are required to collocate or otherwise be concealed on/in a structure, building facade, etc.
6. Permitted subject to SZC Section 225-14 (45).

Note:

Definitions of use categories are described in Section 513-302. (Definitions).

513-306. USES CONDUCTED WITHIN ENCLOSED BUILDINGS. All uses allowed in the area described in Section 513-317 must be conducted within a completely enclosed building. This requirement does not apply to the off-street parking or loading areas, outdoor vendors, automated teller machines, or outdoor seating areas.

513-307. COMMERCIAL ESTABLISHMENT SIZE LIMIT. The gross floor area of a commercial establishment on the property described in 513-317 shall not exceed 50% of the gross

floor area.

513-308. DEVELOPMENT STANDARDS – TOWN CENTER DISTRICT.

Development within this district shall comply with the County's Commercial and Mixed Use Design Guidelines. In addition, the following standards shall apply.

(a) Building Height.

- (1) No structure or building shall be erected to a height that exceeds forty-five (45) feet.
- (2) Buildings over two stories should incorporate step-backs to address building mass and bulk. Buildings shall have a maximum street wall height of thirty (30) feet. Buildings above this height shall be stepped back by a minimum of five (5) feet for a minimum of fifty (50) percent of the frontage and be accompanied by architectural expression (e.g., loggia, balcony, cornice, sloping roof, etc.).

(b) Yards.

- (1) Front and Side Street – The entire building façade of mixed- use buildings must abut the street sidewalk (entrances cannot abut the sidewalk) or be located within ten (10) feet of the street sidewalk. The Project Planning Commission may grant an exception to allow a greater building setback measured from the street sidewalk in cases where a development incorporates enhanced pedestrian spaces and amenities in the setback area. Enhanced pedestrian spaces and amenities consist of features such as plazas, courtyards, outdoor cafes, street furniture, public art or kiosks.
- (2) Residential buildings may be set-back a maximum of fifteen (15) from the minor street sidewalk. Residential buildings shall be set-back a maximum of twenty-five (25) feet and a minimum of twenty (20) feet from Don Julio Boulevard street sidewalk.

- (3) Rear and Interior – Not required.

(c) Building Frontage. The building frontage shall be a minimum of seventy-five (75) percent of the public street frontage of the parcel.

(d) Doors and Entrances.

- (1) Buildings shall have a primary entrance door facing a street or major pedestrian accessway. Entrances at building corners may be used to satisfy this requirement.

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- (2) Building entrances may include doors to individual residential units, shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to cluster of shops or businesses.
- (e) Transparency
    - (1) A minimum of fifty (50) percent of the commercial component of mixed-use street-facing building façade between two (2) feet and eight (8) feet in height must be comprised of clear windows that allow views of indoor space or product display areas.
    - (2) The bottom of any window or product display window used to satisfy the transparency standard of paragraph (1) above may not be more than three (3) to four and one half (4.5) feet above the adjacent sidewalk.
    - (3) Product display windows used to satisfy these requirements must have a minimum height of four (4) feet and be internally lighted.
  - (f) Noise Attenuating Building Design. Any building erected for any use permitted in Section 513-305 shall incorporate noise attenuating design features in accordance with AICUZ standards.
  - (g) Sidewalks. Sidewalks along public street frontages shall be a minimum of eight (8) feet unobstructed width.
  - (h) Landscaping.
    - (1) There shall be planter strip of a minimum of six (6) feet in width between the street curb and sidewalks. No rolled curbing is permitted.
    - (2) Within this planter, street trees from an approved list shall be planted no farther than thirty (30) feet on center.
  - (i) Signs.
    - (1) On-site freestanding signs are permitted as regulated by Title II, Chapter 35 Article 5, “Special Sign District”, Sections 335-60 through 66 of the Sacramento County Zoning Code with the following modifications  

The maximum area of the commercial monument sign shall be fifty-six (56) square feet. The maximum height shall be five (5) feet. No minimum setbacks are required as long as the minimum landscaping requirements are met pursuant to 501-214(i)(1) and (2) and the sign is in proportion to the scale of the building and the setback.
    - (2) Signs attached to buildings are permitted as regulated by Title II, Chapter 35, Article 2.1 “Signs – Business and Professional Office Zone”, Section 335-

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15(a) of the Sacramento County Zoning Code.

- (3) Off-site signs are specifically prohibited, except directory signs.

513-309. PARKING – TOWN CENTER DISTRICT. Commercial, office and residential uses within the Town Center District require less off-street parking than the standards delineated in the Sacramento County Zoning Code. For this reason, lesser standards are applied for the Town Center District. Off-street parking shall be provided, using the following standards.

- (a) For commercial and office uses, parking shall not exceed two (2.5) parking spaces for every one thousand (1,000) square feet of gross floor area. On-street parking may be counted to meet this requirement. The Project Planning Commission may grant an exception to exceed this parking standard.
- (b) For residential uses, parking shall be a minimum of one (1) parking space and a maximum of two (2) parking spaces for each dwelling unit in the Mixed-Use District. The Project Planning Commission may grant an exception to exceed the maximum parking standard.
- (c) Off-street parking spaces shall be located to the rear of buildings or in side-yards if screened by landscaped berms or shrubbery to form a partial visual screen of at least three (3) feet in height so as to not be visible from the public street.
- (d) Off-street parking spaces shall not occupy more than twenty-five (25) percent of the public street frontage.

513-310. DEVELOPMENT STANDARDS – TOWNHOUSE AND MULTIPLE-FAMILY DISTRICTS. Development within these districts shall comply with any adopted multiple-family and small lot residential design guidelines. In addition, the following standards shall apply.

- (a) Building Height.
  - (1) No structure or building shall be erected to a height that exceeds forty-five (45) feet.
  - (2) Buildings over two stories should incorporate step-backs to address building mass and bulk. Buildings shall have a maximum street wall height of thirty (30) feet. Buildings above this height shall be stepped back by a minimum of five (5) feet for a minimum of fifty (50) percent of the frontage and be accompanied by architectural expression (e.g., loggia, balcony, cornice, sloping roof, etc.)
- (b) Yards.

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- (2) Residential buildings may be set-back a maximum of fifteen (15) from the minor street sidewalk. Residential buildings shall be set-back a maximum of twenty-five (25) feet and a minimum of twenty (20) feet from Don Julio Boulevard and Elverta Road street sidewalk.
  - (3) Rear and Interior – Not required.
  - (c) Building Frontage. The building frontage shall be a minimum of seventy-five (75) percent of the public street frontage of the parcel.
  - (d) Noise Attenuating Building Design. Any building erected for any use permitted in Section 513-305 shall incorporate noise attenuating design features in accordance with AICUZ standards.
  - (e) Sidewalks. Sidewalks along public street frontages shall be a minimum of six (6) feet unobstructed width.
  - (f) Landscaping.
    - (1) There shall be a planter strip of a minimum of six (6) feet width between the street curb and sidewalks. No rolled curbing is permitted.
    - (2) Within this planter, street trees from an approved list shall be planted no farther than thirty (30) feet on center.
  - (g) Signs.
    - (1) The maximum area of the townhouse or multi-family monument sign shall be twenty-four (24) square feet. The maximum height shall be five (5) feet. No minimum setbacks are required as long as the minimum landscaping requirements are met pursuant to 501-214(i)(1) and (2) and the sign is in proportion to the scale of the building and the setback.
    - (2) Off-site signs are specifically prohibited, except directory signs.

**513-311. PARKING – TOWNHOUSE AND MULTIPLE-FAMILY DISTRICTS.**

Parking shall be provided, using the following standards.

- (a) Off-street parking shall be in compliance with the standards set forth in the Sacramento County Zoning Code Section 330-69.
- (b) Off-street parking spaces shall be located to the rear of buildings or in side-yards if screened by landscaped berms or shrubbery to form a partial visual screen of at least three (3) feet in height so as to not be visible from the public street.
- (c) Off-street parking spaces shall not occupy more than twenty-five (25) percent of the public street frontage.

513-312.       STREETS. The design standards provided in this section are aimed at balancing the need for motor vehicle movement and parking with the need for using streets to create a sense of community.

- (a) Where physically possible, arrange streets in all new neighborhoods, including multifamily housing projects, in an interconnected block pattern, so that local pedestrian, bicycle, and automobile traffic do not have to use arterial streets to circulate within the neighborhood.
- (b) Neighborhood streets shall serve neighborhood centers, parks, landmarks, and schools so that people may conveniently reach these destinations by foot, bicycle, car, or bus.
- (c) Ensure that sufficient right-of-way is reserved to provide street and trail connections between new residential developments and established neighborhoods.
- (d) Alleys in new neighborhoods are allowed in order to serve residential garages and waste collection services, except where site configuration or other features impede their use.
- (e) Distinctive crosswalks are required at major street intersections in neighborhood mixed-use centers, commercial corridors, transit stops, in proximity to parks, and school sites.
- (f) Where feasible, separate motorized vehicles, bicycles, and pedestrian traffic along busy streets per County standards.
- (g) Design intersections with appropriate signage and traffic control devices to safely accommodate pedestrian, bicyclists, and vehicular traffic. Construct intersections with the minimum dimensions and turning radii necessary to maintain established levels of service per the concurrency requirements of the Circulation Element.
- (h) The intersection of Don Julio Boulevard and Poker Lane and any mixed use development fronting Don Julio should be designed to accommodate safe pedestrian and bicycle movement and reduce traffic speed while recognizing traffic volumes on Don Julio.
- (h) Provide visually attractive streetscapes with street trees and separated sidewalks on both sides of streets, attractive transit shelters, benches, and pedestrian-scale decorative streetlights in appropriate locations that ensure continuity of design.
- (i) Design streetscapes that make use of traffic calming techniques on residential local access streets, mixed-use areas, and near schools and parks, to reduce vehicular speed and thereby provide a safer and more comfortable environment for pedestrians and bicyclists.

- (j) Poker Lane and other streets in the Mixed Use Area shall have on-street parking and landscaped strips between the roadway and sidewalks to visually and functionally enhance streets for pedestrian use.
- (k) Where feasible do not allow fences, walls, and other impermeable barriers that inhibit pedestrian traffic, isolate neighborhoods, or separate neighborhoods from main roads.
- (h) Individual blocks should be no more than 300 to 400 linear feet per block face or 1,000 to 1,300 linear feet total per block perimeter.

#### 513-313. PERFORMANCE STANDARDS.

##### (a) Cultural Resources

- (1) Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

##### (b) Drainage

- (1) Attenuation of peak flows and storm water quality treatment will be required to the satisfaction of the Department of Water Resources. These could be accommodated in the same basins or swales.

##### (c) Emissions Mitigation

- (1) The following measures shall be implemented reduce construction-related emissions to less than significant levels:
  - (i) Keep soil and soil piles moist at all times.
  - (ii) Maintain two feet of freeboard space on haul trucks.

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- (iii) Use emulsified diesel or diesel catalysts on applicable-heavy duty diesel construction equipment.
- (2) The following mitigation shall apply in order to reduce ozone precursor emissions to less-than-significant levels:

Category 1 – Reducing NOx emissions from off-road diesel powered equipment: The project shall provide a plan, for approval by the lead agency and AQMD, demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction<sup>1</sup> compared to the most recent CARB fleet average at time of construction; and

The project representative shall submit to the lead agency and AQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide AQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.

and

Category 2 – Controlling visible emissions from off-road diesel powered equipment: The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the lead agency and AQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The AQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other AQMD or state rules or regulations.

Note: Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit

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technology, after-treatment products, and/or other options as they become available .

(d) Mitigation Monitoring and Reporting Program

- (1) Comply with the Mitigation Monitoring and Reporting Program for this project, including the payment of 100% of the Sacramento County Department of Environmental Review and Assessment staff costs, and the costs of any technical consultant services incurred during implementation of that Program.

An initial deposit will be required, which must be paid to the Department of Environmental Review and Assessment prior to recordation of the MMRP or review of any plans by the DERA. If actual County monitoring costs are less than the initial deposit, the difference will be refunded to the applicant; and if the actual County monitoring costs exceed the initial deposit, a supplemental bill will be submitted to the applicant

Until the MMRP has been recorded and the estimated MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved; and no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

(e) Noise Mitigation

- (1) All common outdoor activity area(s) shall be placed a minimum of 65 feet from the centerline of Poker Lane and a minimum of 155 feet from the centerline of Don Julio Boulevard. If the setback requirement is not met, the project shall include design features that attenuate noise at the outdoor activity areas to 65 dB  $L_{dn}$  or lower, as substantiated by an acoustical analysis, prepared by a qualified acoustical consultant and verified by the Department of Environmental Review and Assessment. The acoustical analysis shall use cumulative-plus-traffic conditions described in the Traffic Impact Study for this project.
- (2) *Any development within the additive noise environments depicted on Initial Study Plate IS-17 or IS-18 shall comply with the following additional mitigation:* All common outdoor activity areas shall be placed outside the 65 dB contour and all residential structures shall be placed outside the 70 dB contour. If the setback option is chosen, one set of the improvement plans submitted to the Department of Environmental Review and Assessment shall include an overlay of the noise contours shown on Plate IS-17 and/or Plate IS-18. These contours must either be derived using the same methodology and data used in the “Noise” section of this Initial Study (Control Number 06-0314) or must be generated as a result of an acoustical analysis. If the setback requirement is not met, the project shall include design features that

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attenuate noise at the outdoor activity areas to 65 dB  $L_{dn}$  or lower, and the interior living space of residential structures to 45 dB  $L_{dn}$  or lower, as substantiated by an acoustical analysis. Any submitted acoustical analysis must be prepared by a qualified acoustical consultant; shall use cumulative-plus-project traffic conditions, as described in the Traffic Impact Study for this project; and must be verified by the Department of Environmental Review and Assessment.

(f) Roadway

- (1) Grant the County right-of-way on Don Julio Boulevard based on a modified 72-foot arterial and install public street improvements (the six-foot meandering sidewalk shall be installed in an adjacent pedestrian/landscape easement) pursuant to the East Antelope Specific Plan, the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. This condition may be waived by the Planning Director if he or she determines that compliance would render an affordable housing project infeasible.
- (2) Grant the County right-of-way on Elverta Road based on a modified 96-foot thoroughfare and install public street improvements (the six-foot meandering sidewalk shall be installed in an adjacent pedestrian/landscape easement) pursuant to the East Antelope Specific Plan, the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. Note: Contact the Department of Transportation for the new alignment of Elverta Road. This condition may be waived by the Planning Director if he or she determines that compliance would render an affordable housing project infeasible.
- (3) Dedicate additional right-of-way on Don Julio Boulevard and Poker Lane for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. A bus turnout will be required on Don Julio Boulevard. This condition may be waived by the Planning Director if he or she determines that compliance would render an affordable housing project infeasible.
- (4) Dedicate additional right-of-way on Don Julio Boulevard and Elverta Road for intersection widening pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation. A bus turnout will be required on Elverta Road. This condition may be waived by the Planning Director if he or she determines that compliance would render an affordable housing project infeasible.

(g) Public Financing

- (1) Prior to approval of final maps or building permits, whichever may come first, the property shall annex into the County of Sacramento Community Facilities

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District No. 2005-1 (Police Services). The annexation process takes approximately 6 months and the applicants must contact the County of Sacramento Infrastructure Finance Section at (916) 874-6525 at the earliest possible time to initiate the process.

- (2) The property owner shall comply with Chapter 16.80 of the Sacramento County Code and shall follow the development fee payment procedures outlined in the Antelope Public Facilities Financing Plan, including any amendments and revisions adopted by the Board of Supervisors.
- (3) In light of the benefits conferred by the landscape corridor program in Antelope and the possibility that landscape corridor lots may be created by subsequent subdivision of this property, the property owner shall annex the subject property to Zone 4 of the Sacramento County Landscape Maintenance District or to Sacramento County Community Facilities District No. 2004-2 (Landscape Maintenance) at the determination by the Department of Transportation in order to support the maintenance of landscaped arterials. Annexation shall be completed prior to recordation of final maps creating building lots.
- (4) Prior to recordation of small lot final maps for residential developments and building permits for all other development, the property shall be included in County Service Area No. 1, or another financing mechanism to the satisfaction of the Director of Transportation, at a rate that will fund the full cost of operating and maintaining the street and safety lights for that development, including an annual escalation factor.
- (5) Residential development shall be subject to the Dry Creek Joint Elementary School District's current Level 2 school mitigation fees.
- (6) Commercial projects and related applications shall be required to pay the statutory commercial fee set forth and approved by the Dry Creek Joint Elementary School District at the time building permits are issued.
- (7) Future development shall pay the adopted Roseville Joint Union High School District developer fees. (Amended 6/07)

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(h) Swainson's Hawk

(1) Prior to the approval of Improvement Plans, Building Permits, or recordation of the final map, whichever occurs first, implement one of the following options to mitigate for the loss of 15.45± acres of Swainson's hawk foraging habitat on the project site:

- (i) The project proponent shall, to the satisfaction of the California Department of Fish and Game, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.
- (ii) The project proponent shall utilize one or more of the mitigation options (land dedication and/or fee payment) established in Sacramento County's *Swainson's Hawk Impact Mitigation Program* (Chapter 16.130 of the Sacramento County Code).
- (iii) Should the County Board of Supervisors adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee payable prior to issuance of building permits) prior to the implementation of one of the measures above, the project proponent may be subject to that program instead.

(i) Traffic Mitigation

(1) Prior to issuance of building permits or approval of improvement plans, the following traffic improvements shall be installed:

- (i) An exclusive left-turn lane shall be added to the southbound approach of Don Julio Boulevard at the intersection of Antelope Road, creating dual left-turn lanes on Don Julio Boulevard.
- (ii) An exclusive through lane shall be added to the northbound approach on Don Julio Boulevard at the intersection of Don Julio Boulevard and Poker Lane. An additional departure lane should be added to receive the additional northbound through lane.
- (iii) Widen Don Julio Boulevard between Poker Lane and Antelope Road to four lanes wide.

(j) Tree Mitigation

(1) *The following shall apply to any development within a 280-foot radius of the center of the intersection of Poker Lane/Don Julio Boulevard:* Prior to approval of improvement plans, a survey shall be provided identifying the location, species, and size of existing trees within the development area. Existing native trees shall be protected and preserved to the maximum extent feasible. The

removal of any single-trunk native oak tree or native black walnut tree measuring 6-inches or greater in dbh (diameter at breast height), any multiple-trunk native oak tree or native black walnut tree with a combined dbh of 10 inches, and the removal of any non-oak native tree (excluding cottonwoods) 19 inches or greater in dbh shall be compensated for by planting replacement trees (in-kind species on an inch-for-inch basis).

(k) Wetlands Mitigation

- (1) *The following shall apply to any development on the site:* Prior to approval of improvement plans or building permits, the proponent shall provide a wetland delineation of the project area to the Department of Environmental Review and Assessment. The proponent shall also obtain any/all applicable permits from the U.S. Army Corps of Engineers, California Department of Fish and Game and the Central Valley Regional Water Quality Control Board for any proposed modifications to on-site surface waters. A copy of any required permits, or correspondence from the regulatory agency indicating that no permit is required, shall be submitted to the Department of Environmental Review and Assessment. If the mitigation required by permits does not satisfy the requirements of no-net-loss of wetlands specified by County General Plan policy CO 96, the applicant shall pay to the County of Sacramento an amount based on a rate of \$35,000 per acre for the unmitigated/uncompensated wetlands, which shall constitute mitigation for purposes of implementing adopted no net loss policies. The payment shall be collected by the Department of Planning and Community Development, and deposited into the Wetlands Restoration Trust Fund.

513-314. ENERGY. It is the intent of the Antelope Town Center Special Planning Area (SPA) Ordinance to promote energy efficient homes with a goal of achieving a 25% reduction in total energy use above that required by Title 24. To achieve this goal, the SPA provides a series of guidelines and techniques that builders can employ, in the design of individual neighborhoods, that when combined can meet the desired goal.

The Energy Efficiency Model associated with the SPA begins with the planning and design of individual neighborhoods. Both passive and active elements need to be employed in the design of energy-efficient environments, starting with the site plan. Landscape elements play a part in minimizing the heat load associated with a given neighborhood. By minimizing or reducing the heat load that the neighborhood level, individual homes are moderated and HVAC systems don't have to work as hard to do the job, requiring less energy. The Energy Efficiency Model employs the use of these site planning techniques to not only moderate the ambient air temperature but to reduce site improvement costs through the use of reduced street sections and the thoughtful placement of proper streetlights.

Builders choosing to develop energy efficient neighborhoods need to demonstrate as part of the Tentative Map submittals that they are meeting the goal of 25% above Title 24 in order to employ some of the site planning modifications offered by the SPA, such as reduced pavement widths and modified streetlight placement. The program is meant to "pay for itself," meaning

that the money saved from the use of these modified site development standards is intended to pay for energy efficient equipment upgrades within the individual homes. All key components need to work together in order to make the program work including:

- Orientation - One of the simplest and least expensive ways to improve energy efficiency in warm climates is to orient buildings so that the majority of the window areas face north and south.
- Reduced Pavement Width - As an incentive to develop more energy efficient neighborhoods, builders may reduce the local street sections to as narrow as 28 feet curb to curb (with limited parking), provided certain criteria is met.
- Street Trees - The extensive use of street trees can reduce individual home cooling energy requirements.
- It is the goal of the SPA that street trees be selected and planted that will achieve at least a 70% coverage factor, and under ideal situations a 100% shade coverage factor within a 15-20 year time frame.
- Street Lights - One of the most overlooked areas for reducing the energy requirements of a neighborhood lies in limiting the use of streetlights. The placement of street lights at only key decision making points, such as street intersections, will act to save not only energy but development costs as well. These savings can be used to fund equipment upgrades in the individual homes.
- Shade Tree Placement - The general principle is to shade the window area of the west, east and south sides of the building to reduce the interior heat load, allowing equipment to operate at a higher level of efficiency.

The use of these site planning principals provides the precursor for a cooler neighborhood as well as reduced site development costs. Money saved can then be put into equipment upgrades for homes such as:

- Adding radiant barriers;
- Increasing attic insulation from R-30 to R-38;
- Adding 1" R-4.2 foam to base wall insulation;
- Adding low air infiltration systems;
- Using vinyl, low SHGC windows;
- Installing high-efficiency domestic hot water heaters (e.g., EF = 0.8);
- Installing high-efficiency air conditioning equipment (e.g., SEER = 14);
- Installing high-efficiency gas furnaces (e.g., AFUE = 90%); and
- Adding solar electric systems (2kW AC), among other technological advances.

513-315. DESIGN REVIEW. Prior to the issuance of a building permit for any building located on the property described in 513-317, an application for design review shall be submitted for

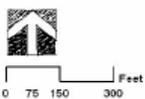
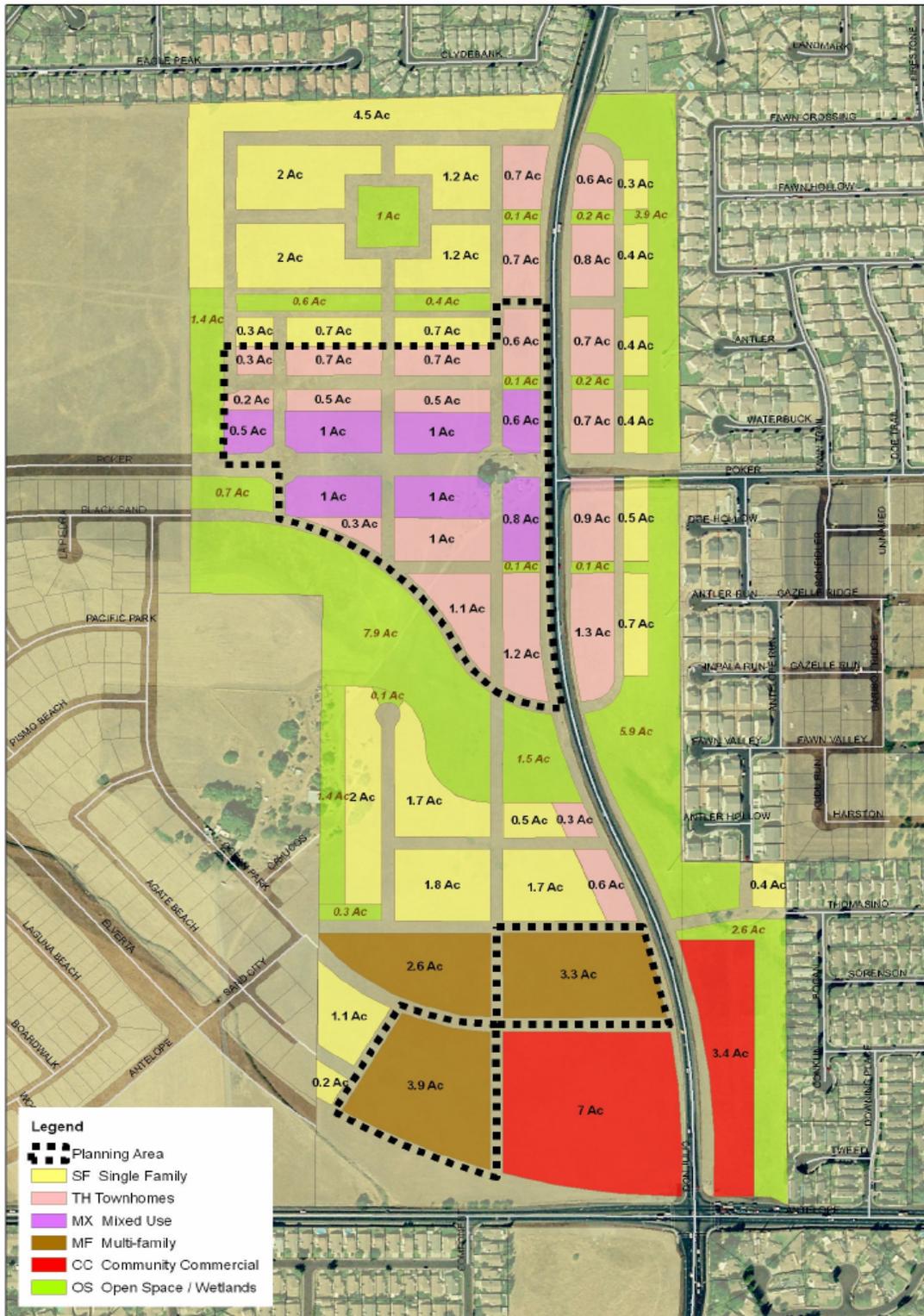
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review and approval by the Board of Supervisors. The application shall include maps and associated documents which show the details of the proposed use, including: location of buildings, relationship and connectivity to surrounding development, parking areas, common grounds, signs, elevation of proposed structures, a discussion of materials to be used, and any other information or materials required by the Planning Director. Plans for buildings that are in the Town Center District shall be in substantial compliance with the County's Commercial and Mixed Use Design Guidelines as adopted by the Board of Supervisors on September 26, 2006. Plans for buildings that are in the Townhouse or Multiple-Family Districts shall be in substantial compliance with multiple-family design guidelines that are in effect during building permit submittal.

513-316. FINDINGS. During the public hearings on this Ordinance, the Board of Supervisors found that:

- (a) The ordinance is consistent and compatible with the objectives, policies, general land use, and programs specified in the Sacramento County General Plan.
- (b) The locating of commercial/office and high density residential uses in a mixed use setting will reduce reliance on the automobile and will meet County, regional and State air quality goals.
- (c) The application of a standard land use zone cannot adequately address the development and performance standards deemed appropriate for the site.
- (d) The Special Planning Area will provide for a reasonable use of the land and not cause undue hardship on the property owners.

Section 513-317 (Note: SPA Within Dotted Line)



**DON JULIO SPECIAL PLANNING AREA**  
**ANTELOPE, SACRAMENTO COUNTY**

February 20, 2007

