

**COUNTY OF SACRAMENTO
CALIFORNIA**

Control No.: PLNP2014-00206
Type: ZOB- RZB-SDB-SPB-DRS

TO: BOARD OF SUPERVISORS

FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBJECT: Rancho Murieta North

CONTACT: *Shelby Maples, Associate Planner, (916) 874-6323; mapless@saccounty.net*

PROJECT DESCRIPTION

ASSESSOR'S PARCEL NO(S): 073-0800-003, 007, 008, 009; 073-0180-029; 073-0790-023; 073-0090-062

LOCATION: The property is located on approximately 772.2 acres in the Rancho Murieta community. (Supervisor District 4: MacGlashan)

APPLICANT:
Rancho Murieta Properties LLC
14670 Cantova Way, Suite 220
Rancho Murieta, CA 95683
Attention: John M. Sullivan

ENGINEER:
Baker-Williams Engineering Group
6020 Rutland Dr., Suite 19
Carmichael, CA 95608
Attention: Michael Robertson

REQUEST:

1. A **Zoning Ordinance Amendment** to the Rancho Murieta Planned Development (PD) Ordinance (77-PD-10) to allow the proposed large and small lot tentative subdivision map and associated projects and entitlements, including 827 single-family residential lots, 39.8 acres of general commercial, as well as recreation and open space areas including an approximately 3-acre community nature & resource area. Additionally, the proposed Amendment would reconfigure the open space areas as shown on the approved master plan and alter the densities shown on the approved master plan, including an increase in density from three dwelling units per acre to four and five dwelling units per acre in some areas [RD-4 (PD) (Residential) and RD-5 (PD) (Residential)].
2. A **Rezone** of approximately 772.4 ± gross acres from A-2 (PD) to 230.0 acres of RD-4 (PD) (Residential); 67.1 acres of RD-5 (PD) (Residential); 435.3 acres of Recreation/Open Space (PD); and 39.8 acres of GC (PD) (General Commercial).
3. A large lot **Tentative Subdivision Map** to divide the 772.2 ± gross acre site into 11 large lots consisting of eight (8) “Village” lots, and three (3) parcels for recreation, trails, and open space.
4. A small lot **Tentative Subdivision Map** to divide the eight (8) “Village” large lot maps into 827 single-family residential lots.
5. A **Use Permit** to allow casitas and accessory dwellings per the proposed Rancho Murieta North Design Guidelines, in accordance with the provisions of the Sacramento County Zoning Code (Title III, Chapter 5, Article 6).
6. A **Special Development Permit** to allow for alternative design, including deviations from required setbacks and height limitations, per the proposed Rancho Murieta North Design Guidelines.
7. **Design Review** to comply with the Sacramento County Design Guidelines.