

**PRELIMINARY DEVELOPMENT PLAN
DESCRIPTION OF REQUEST BY CIVIC RANCHO MEADOWS FOR THE
“VINEYARD AND SANTA FE PROPERTY”
APNs: 051-052-053-9 and 051-082-010-3**

This nearly 17-acre property is located north of East 18th Street, bounded by the Santa Fe railroad tracks to the north and generally between Santa Fe Avenue to the west and Vineyard Drive to the south and east. It currently is planted in wine grapes, primarily to prevent the property from appearing unused or “fallow”, or to create any type of habitat: The property is not actively used for viticultural harvests. The southern edge of the property is bordered by a 100 feet wide Pacific Gas & Electric easement for overhead electric distribution lines.

This property falls within the City’s East 18th Street Specific Plan (East 18th SP, 1999) and is designated for Office /Light Industrial land uses:



The City’s General Plan (2003, Land Use Plan updated 2017) designates the property as within the “Eastern Waterfront Employment Focus Area”, with a land use designation of “Business Park”. Table 4.1. of the General Plan indicates that this “Business Park” designation allows light industrial and office uses similar

to that of the East 18th Specific Plan (East 18th SP), although it also allows Open Space uses, inclusive of agriculture.

General Plan (2003): Eastern Waterfront Employment Focus Area (EWEA):



During the City’s Housing Element Update discussions in 2022, Civic Rancho Meadows, LLC, proposed that this property be considered as a housing opportunity site. However, due to the presence of the vineyards, the City counseled that the site should be evaluated independently to address any potential land use conflicts between new housing and what the City considers to be old-growth vineyards.

[NOTE: Neither the East 18th SP or the City’s General Plan indicate that the vineyards on this site are considered “old growth”: The East 18th SP designates another property to the east (“Parcel 14” of the SP) as land to be preserved due to the age and variety of the grapes grown on that property; that property is designated in the SP and GP as “open space”. However, this site is designated within the California Department of Conservation as Farmland of Statewide Significance, even though the site is not irrigated nor has it been utilized to produce wine grapes commercially, at least not within recent history.]

To develop the property with housing, the applicant is requesting:

- A General and Specific Plan Amendment from “EWEA - Business Park” and “Office / Light Industrial” to Medium Density Residential, allowing for a residential density range of 6 – 10 du/acre, generally consistent with single-family detached homes.
- A rezone from “Planned Business Center” to Planned Development, to allow for setbacks and lot coverages to ensure that the targeted densities can be attained;
- A Vesting Tentative Map to create 137 single-family detached lots of an approximate size of 42’ width by 62’ depth and 6 additional single-family lots reserved for-rent (see below) for a total of 143 lots;

- A Design Review application for the site plan, architecture, landscape plan, etc. for the 137 single-family homes for sale and the six rental homes.

At this time, however, the sole application is for a *Preliminary Development Plan* review. The materials submitted include a site plan, preliminary grading and storm drain plan, a master utility plan (not required), elevations for the proposed single family homes and floor plans for the proposed rental homes. The PDP does require a landscape plan, but because of the preliminary nature of the site planning, a landscape plan will follow once the site plan has received appropriate review.

Primary access to the site is proposed by extending Vineyard Drive northwestwards across the existing (and to remain) 100-foot wide Pacific Gas & Electric Company (PG&E) easement, established for the overhead electric distribution lines. CRM has contacted PG&E which has indicated it has no issue with the roadway extension, since it will not interfere with the easement or access thereto. However, PG&E cannot make any formal negotiations until the City has prepared an environmental document, if any is required. The Vineyard Drive extension will maintain a 68-foot right-of-way, but once within the boundaries of the property, it will narrow to a private street width of 42 feet. A 25-foot wide Emergency Vehicle Access (EVA) is proposed from Santa Fe Avenue at the northwest side of the property. Both the primary entry and the EVA will be gated.

The proposed new community would consist of 137 single-family detached homes on lots averaging 42' by 62', or about 2600 square feet and another 6 lots of approximately 4200 square feet, for a total of 143 lots. This yields a density of 8.35 units per acre, which is about the mid-point density for the proposed GPA to Medium Density Residential (6 – 10 du/acre). This smaller lot size is the most effective method of obtaining the mid-point density while maintaining a single-family residential character. A private common open space of is proposed shortly after the entry, yet centrally-located to the new residents. This private park will contain a bio-retention basin, but also 6000 SF of activity area with amenities appropriate for families, likely including such things as a children's play area, seating, picnic tables, a shade trellis and open areas for unstructured play.

To the right of the gated entry is an area reserved for a smaller community proposed by The Yellow Roof Foundation, a not-for-profit charitable foundation proposing to construct six homes designed for rent to people who are at risk of becoming unhoused. Rents are based upon an individual's unique ability to pay based upon current income, rather than any sort of fixed-price rent based upon Area Median Income, etc. Thus, the homes are not market-priced, yet also not restricted by any income levels. The Yellow Roof Foundation will maintain ownership and management of these rental homes, and will offer the residents access to financial management courses along with other resources to promote an eventual transition to market-rate housing. The YRF homes are designed for individuals or small families.

The vision for the 137 homes is that of 2-story homes approximately 1600 – 2000 square feet in size, with 3 – 4 bedrooms and 2-car garages. Houses would not exceed 30' in height. These homes are sized to accommodate families, likely 1600- 2000 square feet to include 3 – 4 bedrooms, 2 bathrooms, and 2-car garages. The proposed elevation styles include "Cottage", "Mediterranean", and "Regency". Please see the attached elevations for a conceptual depiction of the homes. The site plan includes several insets showing each plan-type plotted on the three smallest typical lot sizes, and the rental home plotted on its typical lot size. This plotting indicates front yard setbacks of 18' – 20' to the garage, a minimum of 10' for living areas (ground floor or cantilevered second floor), 4' wide side yard setbacks, and minimum rear setbacks of 5' – 8'. The for-rent homes are conceptualized as a 3-bedroom 2-bath primary home with an attached "junior" accessory dwelling unit (ADU). These six homes would be single-story. Please refer to

Sheet 1 of the civil plan set for the site plan. Please refer to the house elevations and for-rent floor plan for the vision for the community.

The northern border of the property will be developed for storm water retention. An existing 10' wide easement in favor of CCCFCD at the northeast corner easement will be included in this bio-retention area. The City's Regional Detention Basin is immediately adjacent to the northeastern property line. A second bio-retention basin is located in a portion of the central common open space. All of the site is designed to drain towards this regional basin. Additionally, the storm drain plan has been designed to be consistent with the County's drainage master plan, which indicates that drainage from the property be split into two different trunk lines, one along the northern boundary (Line B, to be installed along with the bio-retention basin), and the other along the southern boundary (Line C). This southern storm drain line is designed to accommodate off-site drainage through the property and to the regional basin. Additionally, the EVA is designed to accommodate a 36-inch storm drain line to convey off-site drainage from the west through the property to the regional basin. Please refer to Sheet 2 of the civil plan set for the grading and drainage plan, and also the Preliminary Utility Plan.

Water will be supplied to the new community through connections with the existing 8-inch water lines in Vineyard Drive and at the intersection of Walnut Avenue / Santa Fe Avenues. Therefore, the system will be looped. The sewer connection will occur at an existing manhole in Santa Fe Avenue; all sewer will be directed to this existing line. Please refer to the Preliminary Utility Plan.

The site generally slopes downwards to the north, except for a knoll in the southwest corner of the property. Grading in this knoll area to create lots requires lowering the knoll and installing retaining walls along the rear property lines of some lots grouped around Alley "E". Other small retaining walls may be needed as the grading plans become more finalized. Where possible, many of the lots are engineered to be either at a similar or lower pad elevation to the adjoining properties to the west.