

**PROJECT DESCRIPTION FOR “RANCHO MEADOWS”
GPA/SPA, REZONE TO PD, FINAL DEVELOPMENT PLAN, USE PERMIT,
DESIGN REVIEW AND VESTING TENTATIVE MAP
APNs: 051-052-053-9 and 051-082-010-3**

This +/- 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. The southern edge of the property is bordered by a +/- 100 feet wide Pacific Gas & Electric parcel for overhead electric distribution lines and sub-terranean gas lines. A small portion of the subject property (APN 051-082-010) runs parallel to Santa Fe Avenue.

Civic Rancho Meadows, LLC (CRM), the property owner and applicant, is proposing the following:

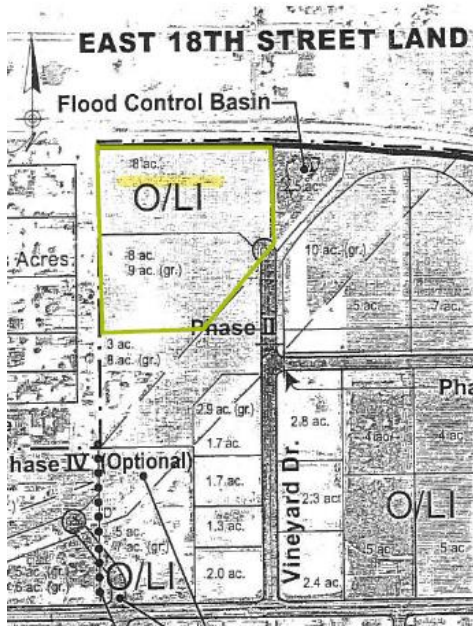
Development of the approximately 17-acre property with a total of 135 residential structures: 129 two-story, single-family detached homes on an average of 2600 square foot lots; and 6 single-story, single-family homes each with an attached accessory dwelling unit (ADU) on average 4200 square foot lots. The resultant gross density is 7.9 du/acre, which falls with the City’s Medium Density Residential range. [Note: ADUs are not counted towards density.]

Access to this new community would be provided through the extension northwestwards of the public street Vineyard Drive, which currently terminates at the PG&E property; the roadway would cross through the PG&E property as always contemplated in the current East Eighteenth Street Specific Plan. An emergency vehicle access (EVA) would be provided via the public roadway of Santa Fe Avenue at the western property line of the property. Streets within the community are proposed to be private if the community ultimately is gated, but would be dedicated as public streets should no gate be installed: The primary access from Vineyard Drive is contemplated to be gated as an optional feature, and, in the gated scenario, the EVA would be equipped with a vehicular gate with a Knox-key override system (or similar), which is typical for EVAs.

In addition to the private yards afforded to each lot and home, a total of 18,300 square feet of common recreational area is proposed: an 8712 square feet central common open space for play and picnic areas and another open space area of 9583 square feet in the northeast corner of the community designed primarily for a younger children’s play area and a separate dog park.

Specific Plan, General Plan and Zoning

The property is located within the City’s East 18th Street Specific Plan (East 18th SP, 1999) and is designated for Office /Light Industrial land uses. However, since the adoption of that Specific Plan the previous property owner was never able to identify viable office/light industrial users.



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. Zoning for the property is Planned Business Center (PBC); but again, there has been no real nor viable interest for new office/light industrial uses on this property.

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



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

- General Plan / Specific Plan Land Use (map) Amendment to Medium Density Residential (MDR, 6 – 10 du/acre)
- Planned Development Rezone from Business Park / PBC to Planned District
- Final Development Plan
- Use Permit (required by PD ordinance for new homes)
- Design Review
- Vesting Tentative Map for 135 single-family detached lots and nine common area parcels such as private streets and open space (bio-retention and usable recreation areas)

General Plan / Specific Plan Amendment

The current Specific Plan land use designation of OLI designation And General Plan designation of Business Park allow for employment-generating uses such as office and light industrial, as long as they are compatible with the adjacent residential neighborhood to the west. Although the East 18th Specific Plan was adopted 25 years ago, little employment-generating development has occurred within the area with no viable interest all these years for this specific property. This particular property is less-suited for Office / Light Industrial development since it is adjacent to residential uses.

The “Medium Density Residential” land use designation is a range of 6 – 10 units per gross developable acre. The MDR designation allows for a wide range of residential development, including conventional single-family detached housing, multi-family townhouses and apartment developments. CRM is proposing a development density of nearly 8 du/gross acre, which is the mid-point of the proposed MDR land use designation. Although the MDR designation does allow for multi-family development, the proposed small-lot development is intended to create a better relationship with the existing single-family residential neighborhood to the west while creating more entry-level/attainable-by-design single-family detached housing primarily targeted for first time home buyers with growing families. Additionally, six Yellow Roof Foundation lots with six homes and six attached ADUs (a total of 12 affordable housing units) will be rented to lower-income households to further add to the diversified housing opportunities this project offers compared to other new developments in Antioch.

PD Rezone to Planned District

Article 23 (9-5.23) of Title 9 of the Antioch Municipal Code (AMC) allows for the establishment of Planned Development Districts, the purpose of which “...are intended to accommodate a wide range of residential, commercial and industrial land uses ... compatible with existing and proposed development on surrounding properties. P-D Districts shall encourage the use of flexible development standards designed to ... integrate a project into its natural and/or man-made setting... shall orient pedestrian and bicycle facilities to encourage non-auto-oriented circulation within the development ...” The intent of the residential PD is ...”to encourage a wider variety of densities, product types and setbacks than otherwise would be possible under conventional

residential zoning.” In short, PD-Districts are utilized to allow a new development to establish its own development standards specific to the proposed development rather than strictly following typical AMC Municipal Code or objective design standards.

The proposed development conforms to the purpose, general provisions and intent of Article 23. To achieve the medium density-residential density with single-family detached homes, Rancho Meadows is designed with smaller lots, reduced front, side and rear setbacks, and higher floor area ratios and lot coverages than is typical of a standard R-6 (generally SFD) or R-10 (multi-family) development. But, this smaller lot size and these development standards are the most effective method of obtaining the mid-point density while maintaining a single-family residential character. The development standards approved under the PD-District become the development standards for the community in perpetuity, as would be any zoning standard. Please see the attached “Development Standards Matrix.”

Final Development Plan / Use Permit / Design Review

The PD ordinance requires submittal and approval of a final development plan and also a use permit, the latter of which clarifies details of the development phasing and allows for implementation of conditions of approval.

Use Permit

CRM is not proposing to phase development in any particular manner differently from any other residential development. Since this is a smaller-scale development consisting of one neighborhood of 135 homes, development will occur in the typical manner: City approval of grading and improvement plans, final map; site work including grading, installation of utilities, paving of streets, installation of sidewalks; construction of homes in a manner which allows for even-flow home construction with an assumed even rate of sales of homes. The Yellow Roof Foundation rental homes will be constructed at the time the surrounding for-sale homes are constructed, and available to occupy at the same time surrounding homes are sold and occupied.

Final Development Plan / Design Review

Overall, the community is designed as a “typical” suburban neighborhood with a circulation pattern which leads to no dead ends, providing pedestrian access to the common areas via sidewalks on both sides of the street. At the western property line, adjacent to existing homes, houses are designed with rear yards adjacent to the Walnut Avenue existing homes’ rear yards – which is a typical suburban development pattern. Within the community, lots are designed so rear yards are adjacent while corner lots are slightly wider to provide additional landscaping along these street edges.

Although lots are smaller than what would be typical for R-6 development (which is necessary to achieve the medium density), the houses are located “forward” on each lot to maximize the rear yard areas. CRM realizes that these entry-level homes likely will be occupied by families with

younger children: In addition to the private rear yard areas for each home, the ability to access the larger private recreational areas within easy walking distance within the community provides a social and environmental benefit to families.

The larger common open space (Parcel A) is centrally located and near the entrance of the community, providing a nice sense of landscaped open space upon entry. This private park's amenities include a children's interactive play area, picnic tables, game tables, a shade trellis and two bicycle racks. Parcel C, which is the largest of the three stormwater treatment areas (bio-retention) is located along the northern boundary, providing a separation of the majority of homes from the adjacent railroad tracks. An additional larger recreation area is provided within this parcel: This area is proposed for dog parks (small dogs / large dogs), bicycle rack, benches, and an additional multi-purpose turf area, allowing for children's open play areas.

Streets into and within the community are designed to City public street standards, even though the in-tract community streets potentially will be private and maintained by the homeowners' association:

- Vineyard Drive Extension: 68' right-way, within which are two 16' travel lanes, two 8' parking lanes, and 8' sidewalks on each side.
- Interior streets: 48' right of way, with two 11' travel lanes, two 8' parking lanes, and 5' sidewalks on each side.
- Alleys E and L: 24' right-of way with no sidewalks. These alleys provide access to no more than 7 homes.
- EVA: The EVA, located on APN 051-082-010-3, is a standard 20 curb-to-curb width. It is designated as Parcel D; the remainder of the APN is included in the overall application for GPA/SPA and rezoning,

If the streets are determined to be private, the Vesting Tentative Map proposes that each street will have an Emergency Vehicle Access Easement and Public Utility Easement recorded across it. Please refer to the Civil Plan Set, Sheet 2, Site Plan and Street Section for the street sections.

Although a number of the proposed PD-District development standards are unique to the specific project/property, CRM also has aligned with and even exceeded some of the City's standards.

For example, Rancho Meadows exceeds the City's parking standards (AMC Table 9-5.1703.1) by providing 2 garage spaces per home, (*2 driveway parking spaces per home*), and 1.4 on-street "guest" parking spaces per home. In addition, the proposed common open spaces reflect the City's recently-adopted "Single-Family and Missing Middle Residential Objective Design Standards" by including in the common open space areas "Active Assets" (Standard 3.6.4.A.) such as a dog play area, multi-purpose turf areas (for play courts) and Passive Assets (Standard 3.6.4.B.) including seating, shade structures, and picnic tables; all of this is provided even though the Antioch Municipal Code does not require the provision of common open space areas.

Other “missing middle” standards included in the development plan include:

3.6.1: Entries and Edges

- Entry monument pedestal in the Vineyard Drive median island housing the gate-key access
- Sidewalks backed with landscaping on either side of the Vineyard Drive extension into the neighborhood
- Shielded street lighting (standard application)

3.6.2 Circulation

- Streets provide through circulation within the community
 - No homes take access from the EVA
- The 2 alley-ways (Alley E and Alley L) are not longer than 500 feet
- Common spaces directly accessible by streets and sidewalks
- Sidewalks extended from Vineyard Drive into the community
- Sidewalks are provided on both sides of all streets, with front yard trees supplying shade

3.6.3

- Lots at T-intersections offset

In addition to the 129 for-sale homes/lots, six of the lots are proposed to be retained by the Yellow Roof Foundation (YRF) a not-for-profit charitable foundation. YRF is proposing to construct six homes with six attached junior accessory dwelling units (ADUs) – a total of 12 individual units - designed for rent to people who are at risk of becoming unhoused, or may already be 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.

Architecture

Three house plans are proposed for the 129 single-family detached homes and one house plan is proposed for the six Yellow Roof Foundation rental homes (meets Missing Middle Standard 3.6.3.B). The floor plans range from 1640 – 2025 square feet, with a minimum of 3 bedrooms. The largest plan has four bedrooms with an option to add a fifth bedroom and third bathroom. Each of the for-sale home plans have three different elevation styles – “Traditional;” Prairie, and Spanish - and are two-stories in height, with a maximum height of just under 27.5 feet (typical R-6 zoning allows for 2-stories at 35 feet). Home designs incorporate varied front wall planes and rooflines varied window styles, shutters and color-blocking to differentiate elements. The YRF rental home is a single-story, 2-bedroom 1-bath home of 1230 square feet and the “junior” ADU is a 500 square foot 1-bedroom 1-bath home. Just the one Spanish elevation style is proposed for these YRF homes, which are scattered throughout the community.

Please refer to the attached Architectural Plan Set and the “House Plan Matrix” for house plan details and to Civil Plan Set Sheet 3, Development Plan, for the detailed plotting of house plans on lots.

Landscape Plan

As is typical, all homes will be provided with front yard landscaping upon purchase. Street trees are included in the front yards of homes. Please refer to Sheet L-2 for typical front yard landscape plans. Sheets L-3 and L-4 provide details of the common open space areas. A standard six feet tall wood, good neighbor fence is proposed along all property boundaries, except for the northern property boundary where a six foot masonry block wall (or similar construction) is proposed to provide additional security and sound attenuation from the railroad. The height and location of sound attenuation walls likely will become more refined during the review process. Please refer to Sheet L-5 for the overall fence plan. The landscape plan is WELO-compliant. The plant palette includes many California native plants and includes plants which are considered Antioch local native species according to the California Native Plant Society (CNPS).

Vesting Tentative Map (VTM)

Vesting Tentative Map proposed the subdivision of the larger property into 135 single-family residential lots and nine common area parcels as follows:

Parcels A, B and C: bio-retention areas and common recreational space in Parcels A and C

Parcel D: the 20' wide EVA access, which abuts existing Santa Fe Avenue

Parcel E: for storm drain easement

Parcels F, G, H, and I: Four (potentially) private street parcels. [Note: Streets are divided into several parcels for purposes of future HOA maintenance; these parcels must be shown on the VTM in order to be reflected on a Final Map. Street parcels will be moot if dedicated as public streets.]

The site generally slopes downwards to the north, except for a knoll in the southwest corner of the property. The site must be designed to drain towards the northeast corner to discharge into the existing regional detention basin. As such, retaining walls are needed along portions of the property boundaries to the south, west and north. To ensure there is no grading on the adjacent PG&E property, small retaining walls are proposed along that shared property boundary. To create lots in the knoll area, retaining walls are indicated along rear property lines of some lots. Other small retaining walls may be needed as the grading plans become more finalized. Please refer to Sheet 5 of the Civil Plan Set, Preliminary Grading Plan.

The northern border of the property will be developed for storm water retention and common recreational area (Parcel C). 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 (Parcel A), with smaller ones on Parcels B and D. Additionally, the storm drain plan is 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 (to be installed along with the bio-retention basin), and the other along the southern boundary. 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 5 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, Sheet 6 of the Civil Plan Set.