

# Pioneer Village

## Project Narrative

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The Pioneer Village tentative subdivision map project is a proposed new residential subdivision located at the northwest corner of Farmers Central Road & Pioneer Avenue within the Spring Lake Specific Plan (SLSP) area in the City of Woodland. The subdivision includes a mixture of single-family lots and a 4-acre multi-family lot. The subject site is currently used primarily for agricultural purposes and is largely undeveloped. At the request of the City, the applicant has revised the proposed location of the multi-family site and removed formerly planned corner duplexes. To capture the reduced number of units due to elimination of duplexes the land use designation across approximately half of the site is being requested to be revised from R-5 to R-8. The relocation of the multi-family site triggers the need for a General Plan Amendment. Furthermore, the change of a portion of the land use to R-8 triggers an amendment to the Spring Lake Specific Plan.

### Requested Entitlements

The requested entitlements include:

- General Plan Amendment to revise the location of the multi-family site.
- Specific Plan Amendment to revise a portion of the site from single family residential R-5 to single family R-8 and to relocate the planned multi-family residential R-20 lot to another location within the property.
- Tentative Subdivision Map

### History

The subject site is currently utilized for row crop agriculture. It historically was part of a single 160-acre plot of land with known agricultural use dating back at least to the 1870s. The 160-acres was divided in 2003. In 2006, the property secured 55.4-acres of mitigation easements via participation in the Merritt Property conservation easement. A residence for the original 160 acres is located offsite, on the adjacent parcel to the north. Tentative Subdivision Map No. 4674 was previously approved for the development of the property but that map was never recorded and expired in 2016.

### Physical Features

The 55.45-acre property is bordered by the proposed Merritt Ranch subdivision to the north, Pioneer Avenue to the east, Harry Lorenzo Avenue to the west, and the Brookstone at Spring Lake subdivision to the south. The site is west of Pioneer High School and roughly a quarter mile east of Highway 113. The existing project site is primarily pervious.

## Proposed Development

### Lotting Design:

The layout of the proposed subdivision includes 238 total lots, 231 for single-family, 1 for multi-family, and 6 lots for subdivision trails. The single family lots will include 111 R-5 lots and 120 R-8 lots. The multi-family lot is designated as R-20. The increased acreage at the proposed R-20 site is due to the subdivision trail connection to Pioneer Avenue along the south side of the multi-family site. This additional acreage is anticipated to be excluded from the net R-20 acreage for development of the site. Two pedestrian connections via greenbelt are proposed along Pioneer Avenue and four pedestrian connections are proposed along Harry Lorenzo Avenue. In addition, the greenbelt that runs along the north side of Farmers Central Road will be developed. There will be five vehicle ingress/egress points for the site, one off of Pioneer Avenue, one off of Farmers Central Road, two off of Harry Lorenzo Avenue, and one connecting to the proposed Merritt Ranch subdivision to the north.

### Utility Design

Water: Points of connection for domestic water will be from the existing 12-inch water main in Pioneer Avenue at Patriot Way and Lot D (south of the multi-family site); the future 12-inch water line in Harry Lorenzo Avenue at Baker Street, Patriot Way and Briggs Street; the existing 12-inch waterline in Farmers Central Road at Swain Drive; and the future 8-inch water line in Welch Street connecting to the Merritt Ranch development on the north side of the property.

Sanitary Sewer: The project site consists of two shed areas. The northern portion of the Pioneer Village development will flow to the existing 15-inch sewer pipe in Pioneer Avenue with a connection at Patriot Way. The southern portion of the development will flow to the existing 18-inch sewer main in Farmers Central Road at Swain Drive.

Storm Drainage: The project site will drain along two sheds both connecting to the existing storm drain in Pioneer Avenue. The first point of connection is at Patriot Way to the 30-inch storm drain and the second connection will be made via LOT D south of the multi-family site to a 42-inch storm drain.

Storm Water Quality: Overall storm water runoff from the project site will be directed to the East Regional Detention Pond via the Farmers Central Channel, both of which provide stormwater quality improvement for the northern portion of the SLSP. In addition, roof drains will be disconnected from the underground collection system allowing for filtration across the lot's landscape as well as through the planter strip between the separated sidewalk and the curb and gutter.

### Affordable Housing Plan

The in-lieu fee option is intended to be utilized to satisfy the affordable housing requirement for the single-family lots. The multi-family site will provide affordable units as specified in the SLSP.

### Environmental Review

The impacts of the proposed project are anticipated to be based on the previously approved Environmental Impact Report prepared as part of the Spring Lake Specific Plan.

### Justification

The purpose of the proposed project is to allow for the reuse of the site and is justified for the following reasons:

- The site is consistent with the zoning for residential use in the SLSP.
- Ideal site for providing increased housing opportunities, located near existing & proposed bus stops, adjacent to Pioneer High School and Woodland Community College, and other public services and thereby reduction in vehicle miles traveled.
- The applicant is proposing to increase the allowed density for the site, thus creating the opportunity for increase in inventory for future home buyers. The smaller lots also lend themselves to a smaller product geared toward entry level homebuyers and the multi-family units will allow for rental opportunities.
- Conforms to the existing uses surrounding the site with a well-integrated community.
- Helps complete the installation of planned infrastructure within the SLSP.