

*Wildhorse East*  
*Neighborhood Association*

June 12, 2009

VIA ELECTRONIC MAIL

Ike Njoku  
City of Davis Community Development Department  
23 Russell Boulevard  
Davis, CA 95616

**RECEIVED**

JUN 24 2009

City of Davis  
Planning & Building

RE: Wildhorse East Neighborhood Association's Comments on  
Wildhorse Ranch Development Proposal

Dear Ike:

Thank you for soliciting comments from the Wildhorse East Neighborhood Association regarding Parlin Development's proposed development of the Wildhorse Ranch. As explained further below, the Neighborhood Association is opposed to the proposed development project. In summary, the Neighborhood Association's members believe that the current proposal for 191 residential units, including a substantial number of three-story townhomes and apartments, is simply not compatible with the existing Wildhorse neighborhood. Many of the Neighborhood Association members are opposed to any development of the horse ranch, while others would accept an appropriately scaled down proposal. Notwithstanding our opposition to the project, in the event that the City decides to approve the proposed project, the Neighborhood Association has reached agreement with Parlin on several issues that should be incorporated into the project. These issues are discussed below.

The Wildhorse East Neighborhood Association was formed at the suggestion of several City Councilmembers during the January 29, 2008 City Council meeting. At that meeting, a letter signed by over one hundred neighbors who opposed the January 2008 version of the project was presented to the Council members. The Councilmembers directed Parlin Development to work with the neighbors, and suggested that the neighbors form an official neighborhood association to facilitate discussions with Parlin. Since its formation, Wildhorse East Neighborhood Association representatives have had seven meetings with Parlin representatives regarding Parlin's August 2008 site plan. In addition, the Neighborhood Association has had several internal meetings and conducted an official survey of its members in February 2009 with the assistance of City staff, in order to develop a consensus regarding Parlin's proposed development. City staff tabulated the results of that survey; their

summary of the survey results is attached to this letter. The survey results, in addition to internal discussions of the Neighborhood Association, form the basis for the Neighborhood Association's current position regarding the project.

The meetings between Parlin and the Neighborhood Association were fairly productive in terms of understanding Parlin's perspectives and communicating the residents' concerns regarding Parlin's August 2008 site plan. In fact, Parlin and the Neighborhood Association were able to arrive at conceptual agreement on several issues, as described below. At the outset of the meetings, however, Parlin made it clear that the number of units (191) in its August 2008 site plan was not negotiable. The number and height of the units has continued to be the largest area of disagreement between Parlin and the Neighborhood Association. The results of the February 2009 Neighborhood Association survey show that the vast majority of the residents (96 households, representing 90% of the survey respondents) within the Neighborhood Association either oppose any development or believe that 191 units are too many units for this site. The August 2008 site plan also contains a substantial number of three-story units; the residents' opposition to these building heights broke along virtually identical percentages. Due primarily to Parlin's refusal to consider any reductions in the density of its proposed development, the Neighborhood Association is formally opposed to the project.

Despite the residents' opposition to the project, the Neighborhood Association and Parlin Development were able to reach conceptual agreement on several project components that should become conditions of the project, if the City ultimately approves the project. The conditions, which are described below, are designed to make the project more livable for its eventual residents and to reduce impacts to the existing neighbors. All of these conditions should be part of the development agreement, and some of them also need more permanent protections as specified. All of these issues should be addressed by the City as enforceable conditions of approval prior to any Measure J vote, so that the citizens of Davis are as clear as possible about the project that they may be asked to approve.

1) Parking. The residents are very concerned that there is insufficient onsite parking provided in the August 2008 site plan, because the parking analysis assumes that none of the garage spaces will be used for storage or workshops. To the extent that there are insufficient parking spaces for the new residents and their guests, they will likely park in the existing Wildhorse development and walk through the pedestrian connections to their homes, causing traffic, parking, and safety impacts to the existing neighborhood. During our meetings, Parlin developed a conceptual approach to add approximately 50-60 onsite parking spaces. Some of the new spaces were within the development footprint and should be added now; the other new spaces were in the main access road island, and provisions should be made now so that they can be added over time if parking demand warrants it.

2) Open Space Preservation. As the City has already heard, many of its citizens believed that preservation of the Wildhorse Ranch was a component of the original Wildhorse Development. They were dismayed to learn that this was not the case. The August 2008 site plan contains several significant open space areas: the eastern agricultural buffer, the western orchard, and the east-west greenbelt. In order to maintain these open spaces consistent with

the citizens' expectations and to avoid impacts from future development of these open spaces, including additional housing or streets, Parlin and the Neighborhood Association agree that these open spaces should be afforded maximum protection in perpetuity against future development.

The Neighborhood Association believes that it would be appropriate to take several steps to ensure that these open spaces remain open, including (1) recording a deed restriction (including a conservation easement for the orchard and the agricultural buffer) that is enforceable by any resident of the city that requires the City, Parlin, the new homeowners' association, and the Wildhorse East Neighborhood Association (or their successors) to unanimously agree to any changes to the land use of these areas, specifying open space uses in the zoning and general plan amendments, the final subdivision map, and the development agreement. The City could use a portion of its open space bond to pay for any costs associated with drafting these protections. In addition, Parlin was open to the Neighborhood Association's suggestion that the greenbelt be deeded to the City with the condition that the City hold the land in trust as a greenbelt in perpetuity, and that this condition be enforceable by any resident of the city. This would prevent any subsequent City decision to replace the greenbelt with a road connecting the existing Wildhorse, the new Wildhorse Ranch development, and future development to the east of Wildhorse Ranch.

3) Recreational Facilities. The current proposal does not specify an on-site recreational facility for the new residents, but Parlin has agreed to design the east-west greenbelt to include both a substantial play structure for children to play on and grassy fields suitable for informal recreational activities, including frisbee throwing, etc. These features should become required components of the development. In addition, the placement of one or more shade structures (similar to those at Sandy Motley Park) near the play structure would give the new residents a meeting place that would also fulfill the Davis General Plan's Standard Urban Design Section 1.1i ("New development should include pedestrian-attracting public spaces that provide informal areas for people of all ages to interact with one another and with nature.")

4) Orchard. The Neighborhood Association considers the orchard to be an attractive feature, but additional detail needs to be provided regarding plant selection, maintenance, and plant replacement obligations. Parlin agreed that the Neighborhood Association should be involved in plant selection and related issues.

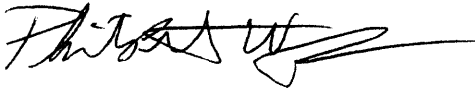
5) Land Dedication. Consistent with previous development proposals, the current proposal includes a land dedication of twenty feet to the immediately adjacent residents on the eastern side of Caravaggio Drive to create an additional buffer and mitigate for the loss of open space behind those especially shallow backyards. Parlin is currently proposing to pay approximately 70% of the costs associated with the land dedication, with the residents paying approximately \$1,800 to \$2,000 per parcel. The Neighborhood Association intends to work with City staff at the appropriate time to determine whether paying that portion of the costs poses a barrier to any of the residents who would otherwise take advantage of the land dedication offer.

In addition to the above areas of agreement between the Neighborhood Association and Parlin Development, the Neighborhood Association believes that there are three additional areas that Parlin may be amenable to considering, but in any case should become enforceable conditions of any project approvals:

- 1) Affordable Housing. City staff suggested that the Neighborhood Association, the City, and the eventual manager of the affordable housing could enter into a Memorandum of Understanding to share the manager's tenant screening protocols, keep lines of communication open, and maintain good relations. This is something that the Neighborhood Association is very interested in pursuing.
- 2) Owner-Occupied Housing. The Neighborhood Association would like the City to encourage, and to the extent authorized by law, mandate that as many of the new units be occupied by their owners, rather than renters. This would further the goal of providing work-force housing, as well as minimize the number of units with more than two cars.
- 3) Construction Impacts. The Neighborhood Association would like to see that impacts related to noise and dust resulting from the construction phase be minimized. This should be done by phasing in the grading of the site, constructing the orchard first, and reducing the operating hours to 8:00 a.m. to 6:00 p.m. Monday to Saturdays, with no construction on Sundays.

Thank you for your consideration of these comments. We look forward to continuing our dialogues with both City staff and Parlin representatives. If you have any questions, please do not hesitate to contact me at [wuelys@sbcglobal.net](mailto:wuelys@sbcglobal.net).

Sincerely,



Phil Wyels  
Chairman, Wildhorse East Neighborhood Association  
2526 Caravaggio Drive  
Davis, CA 95618

Attachment: Wildhorse East Neighborhood Association February 2009 Survey Summary Results

cc: City Councilmembers, Planning Commissioners, and City Manager  
Community Development Department Director  
Masud Monfared, Parlin Development



March 26, 2009

WYELS, TERRI/PHILIP  
2526 CARAVAGGIO DRIVE  
DAVIS, CA 95618

Wildhorse East Neighborhood Association Members:

Enclosed are results from the survey prepared by the Wildhorse East Neighborhood Association. 262 surveys were mailed and 110 completed surveys were returned. This is a 42% return rate. Most surveys get a return rate of 15%. Great Job !

The survey was prepared by the Wildhorse East Neighborhood Association. However, the City mailed, collected and tallied the results. They were tabulated and recorded by two staff members to ensure accuracy. Names printed on the letter side of the surveys were removed prior to tabulation.

Included is a hard copy of the main survey questions. The written comments total 7 pages. Rather than mailing such a large document, I posted them on the City's website. They can be viewed at: <http://cityofdavis.org/cdd/projects/wildhorse/documents.cfm> . If you would like a hard copy mailed to you, please contact me.

If you would like information about becoming more involved with your Wildhorse East Neighborhood Association, please check the Neighborhood Association's website at: <http://groups.dcn.org/eastwildhorse>

If you have any questions regarding the survey, please give me a call or email, 530-757-5661, [swinton@cityofdavis.org](mailto:swinton@cityofdavis.org). Thank you for your participation.

Sincerely,

Stacey Winton  
Community Partnership Coordinator

CC: City Manager  
City Council Members

# Wildhorse East Neighborhood Association - February 2009 Survey Results

262 Surveys were mailed; 110 were completed and returned. Duplicates have been eliminated.

(Note: some respondents did not answer every question)

	#	%
1. Which one of the following best expresses your views about Parlin's August 2008 development plan?		
I oppose any development of the horse ranch.	47	43%
I support Parlin's August 2008 plan.	7	6%
I have significant concerns about Parlin's August 2008 plan, as I indicated below.	49	45%
I am neutral or have no opinion about Parlin's August 2008 development plan.	7	6%
Total Responses	110	100%

The following concerns about Parlin's August 2008 plan were raised during the February 10, 2009 Neighborhood Association meeting. Please indicate whether you share these or other concerns:

The following response results are listed under each selection as a total # count and its percentage of the total.

**2. The plan needs to contain sufficient recreational facilities for children.**

Very Concerned	Somewhat Concerned	Not Concerned	Not Sure	Total Responses
45	44%	43	42%	12
			12%	2
			2%	102

**3. The plan contains a significant number of three-story units.**

Very Concerned	Somewhat Concerned	Not Concerned	Not Sure	Total Responses
79	75%	20	19%	7
			7%	0
			0%	106

**4. 191 residential units is too many units for this 25.8-acre site.**

Very Concerned	Somewhat Concerned	Not Concerned	Not Sure	Total Responses
86	81%	10	9%	6
			6%	4
			4%	106

**5. How many units would you consider appropriate for the site if you are to consider a residential development on the site: (Responses were grouped)**

0-15	16-50	51-100	101-150	151-191
10	12.5%	10	12.5%	24
			30%	24
			30%	7
				9%

Same as Wildhorse	
9	6%

Average	
92	

**6. The potential for parking (and associated traffic) to impact the Wildhorse neighborhood, given the plan's assumption that the residents will park in their garages, which may instead be used for storage.**

Very Concerned	Somewhat Concerned	Not Concerned	Not Sure	Total Responses
60	57%	31	30%	13
			12%	1
			1%	105

**7. The plan has units much closer to the existing houses close to the southern end of Caravaggio.**

Very Concerned	Somewhat Concerned	Not Concerned	Not Sure	Total Responses
44	42%	35	33%	23
			22%	3
			3%	105

**8. The plan does not include provisions to discourage rentals of the market-rate townhomes or houses.**

Very Concerned	Somewhat Concerned	Not Concerned	Not Sure	Total Responses
61	58%	26	25%	15
			14%	3
			3%	105

**9. The plan needs adequate guarantees that the orchard and greenbelt could not be developed into additional housing or streets in the future.**

Very Concerned	Somewhat Concerned	Not Concerned	Not Sure	Total Responses
90	87%	10	10%	2
			2%	1
			1%	103

220