

**Planning Commission Minutes
Community Chambers
Wednesday, June 3, 2009, 7:00 p.m.**

Commissioners Present: Mark Braly (Vice-Chairperson), Ananya Choudhuri (alternate), Rob Hofmann, Mike Levy, Terry Whittier

Commissioners Absent: Greg Clumpner (Chairperson), Kris Kordana, Lucas Frerichs

Staff Present: Mike Webb, Principal Planner; Eric Lee, Assistant Planner; Ike Njoku, Planner

1. Call to Order

Vice-Chairperson Braly called the meeting to order at 7:01 p.m.

2. Approval of Agenda

The agenda was approved by consensus.

3. Staff and Commissioner Comments (No action).

Mike Webb, Principal Planner, gave an update on the Chiles Ranch proposal which is scheduled for City Council on June 16, 2009.

4. Public Communications

There were no public communications.

5. Consent Items

- A. Summary Vacation of Right-of-Way of Portions of Pole Line Road Right-of-Way and Acceptance of Dedication of a Portion of East Eight Street; (Eric Lee, Assistant Planner)**
- B. Proposed Fiscal Year 2009-2010 Capital Improvement Program (CIP) General Plan Consistency Determination (Michael Webb, Principal Planner)**

Action: Commissioner Whittier moved approval of the consent items, the Vacations of Right-of Way and the Proposed Fiscal Year 2009-10 Capital Improvement Program. Commissioner Hofmann seconded the motion.

AYES: Whittier, Hofmann, Braly, Choudhuri, Levy

The motion passed unanimously 5 to 0.

6. Public Hearings

- A. PA #44-05, Comments on the Draft Environmental Impact Report (DEIR--#2007072020) for the Wildhorse Ranch Proposal Located at 3003-3075 East Covell Boulevard—Intersection of East Covell Blvd. and Monarch Lane; (Ike Njoku, Planner)**
Public Hearing to allow the public to provide comments on the Draft Environmental Impact Report (SCH #2007072020).

Mike Webb, Principal Planner, introduced Ike Njoku, Planner for the project and Tim Raney from Raney Planning & Management, Inc.

Ike Njoku, Planner, gave a brief introduction of the project and informed the audience that the purpose of the meeting was to provide comments from the Commission and from the public for the Draft EIR for the Wildhorse Ranch Proposal and adequacy under CEQA. These comments will be consolidated and will be addressed and included in the Final EIR that will be presented to the Commission in July.

Tim Raney, of Raney Planning & Management, explained the comment period procedure for the DEIR and the findings.

Vice-Chairperson Braly opened the public hearing.

Phil Wyels, Chair of the Wildhorse East Neighborhood Association, said there were feasible mitigation measures that should be incorporated into the project that are not described in the EIR. These were dust impacts which could be mitigated by requiring the property to be graded in phases and getting the orchard put in first on the western border. He said the Association was also concerned with the impact to existing recreational facilities. He suggested the developer put in a substantial recreational facility combined with a pavilion-type structure along the east-west corridor in the development. He described their biggest concerns of visual, traffic and parking impacts that would occur as a result of the number of 191 units that the project was contemplating. He stated there were feasible mitigation measures or at least project alternatives that really needed to be considered. Two of the alternatives in the Draft EIR were for 75 units

which would mitigate a lot of the impacts he just mentioned. Neither one of those alternatives included an orchard as mitigation which should be considered. He also stated concern for the site drainage because the soils didn't percolate well and was concerned that standing water in swales would attract mosquitoes.

Pam Nieberg, a Davis resident, encouraged support of the project due to the innovative design, higher density, green features and sustainability elements. She mentioned there was no loss of productive ag land here but only the loss of a horse ranch. She stated there wasn't significant impacts to roadways, freeway segments or to the Mace overcrossing or intersections due to the project alone. She said there would be significant impacts to site circulation of traffic. She also had an issue with the noise due to construction and would like mitigation of the hours of construction.

Tancey Thomas, a Davis resident, spoke in support of the project. She was concerned about the affordable housing component in the project. She wanted affordable housing as proposed in the project and was upset by a speaker at a previous meeting who was concerned with the type of people in affordable housing and was therefore against the project. She supported the EIR with the mitigations as proposed.

Eileen Samitz, a Davis resident, had a number of concerns with the project. She was concerned about prime ag land being paved over here. When the citizens voted for the original Wildhorse project, the horse farm was part of that approval by the voters. She said for Burrowing Owl and Swainson Hawk issues, there should be land mitigation and not in lieu fees for mitigation. Insufficient parking is a huge issue in the project as well. Only allowing parking on one side of the street doesn't work. There isn't enough on-street parking and visitor parking for this many units.

Jonathan Poom, an east Davis resident, had a few concerns with the project. He asked with the economic crisis of the City budget, where are the resources coming from to support this development? Who will pay for taking care of the roads, the fire department and Police? In terms of the environment, is it the proper timing for Davis to allow a development of 191 units when there are so many houses for sale already? This development could end up with vacant lots which was a concern.

Vice-Chairperson Braly closed the public hearing.

Commissioner comments:

- Due to past agricultural practices and the horse farm, maybe a soils analysis should be done in order to determine pollutants or hazardous contamination such as DDT.
- Other Commissioners stated they would write up their Draft EIR comments and send them in before the deadline.

7. Business Items

There were no business items.

8. Informational Items

- A. Residential Development Status Report, May 2009;** (Michael Webb, Principal Planner.

Mike Webb, Principal Planner, provided a brief summary of the *Residential Development Status Report* that was presented to the City Council the night before.

There was no action taken by the Commission.

B. Planning Commission Schedule

Mike Webb, Principal Planner, explained the upcoming meeting schedule.

9. Staff and Commissioner Comments (continued).

Commissioner Whittier mentioned that he and his wife had noticed there were a lot of weeds around the areas of the on and off ramps such as Richards Boulevard and cement walkways around Davis. This detracts from the aesthetics of Davis and it would be helpful to improve the appearance of our town.

10. Public Communications (continued).

There were no public communications.

11. Adjournment to the next regular Planning Commission meeting to be held on Wednesday, June 24, 2009 in the Community Chambers (23 Russell Boulevard).

The meeting was adjourned at approximately 8:36 p.m.