

PROJECT NARRATIVE

Palomino Place: Community Centered Housing

Davis, CA

September 16, 2021

PROJECT DESCRIPTION

Palomino Place, LLC (Applicant) plans to request entitlement of a 149- to 164-unit Community-Centered Housing mixed-use development called Palomino Place (Project). A minimum of forty of the units will be accessory dwelling units (ADUs) constructed concurrently with the ownership units. Included in the 164-unit count is an additional 15 ADUs that could be built based on buyer preference. The property is within the existing boundaries of the Wildhorse Ranch Planned Development (PD #3-89). The Project site is an infill site located north of Covell Boulevard between the east edge of existing homes within Wildhorse and the existing Agricultural Buffer bordering the existing development along the east. Commonly known as Wildhorse Horse Ranch and/or Duffel Horse Ranch, the existing property contains three single family residences and a horse barn. The rest of the property is utilized as pasture/grazing land.

The Project encompasses approximately 26 acres, of which approximately 16.6 acres are proposed for housing with a density of approximately 6.6 units per acre (without ADUs) and 9.0 units per acre (accounting for a minimum of 40 ADUs). These density calculations are based on the gross acreage (16.6 acres) of the residential area of the proposed development. The remaining acreage will be developed with community serving uses, (described in detail hereinafter) stormwater features, and open space.

The Project anticipates a multi-step entitlement approval process that will initially begin with the entitlements that will coincide with the Measure D approval by the City of Davis voters which will include the following: Rezoning / Preliminary Planned Development, General Plan Amendment, Development Agreement, and a Supplemental Environmental Impact Report (EIR) to the previously completed Wildhorse EIR. Following the initial entitlement approval, by the City Council and the voters, additional subsequent entitlements will be processed through the City for review and approval that will further define the development details.

Community Centered Housing: Palomino Place proposes much needed housing in Davis focused on providing opportunities for first time buyers employed in Davis or current Davis residents, offered at a price they can afford. Palomino Place also includes move up and mid-level housing so current Davis-employed homeowners can move up to larger homes as their needs and families change. The vision and justification for such housing is described in compelling detail in the attached *Community-Centered Housing, A Prototype Neighborhood* narrative. To achieve the vision described above and in the referenced narrative, the development proposes a mix of entry

level cottage and townhouse style units, mid-level units, and second move up homes. In addition, approximately 70% of the mid-level and move up lots would include an accessory dwelling unit built at the time of the home construction. The table below includes the metrics for each of the unit types:

Unit Type	Number of Units	Approximate Size (SF)	Comments
Entry-level Halfplex Townhomes	22	1,000 – 1,350 ±	Detached carport parking
Cottages	27	800 – 1,000 ±	Shared courtyards and grounds
Updated and New Ranch Homes	5	1,400 – 2,800 ±	Renovation of three existing homes and construction of two new units.
First Move-up Two-Story Single Family Homes w/ADU	29	1,400 – 1,600 ±	ADUs constructed with a portion of the homes, attached/detached TBD
Second Move-up (Mid-Level) Single Story Single Family Homes w/ADU	26	1,900 ±	ADUs constructed with a portion of the homes, attached/detached TBD
Accessory Dwelling Units (ADUs)*	40 - 55	650 ±	Ownership by the Mid-level and Move-up owners
Total Unit Count*	149 - 164		15 ADUs are optional based on homebuyer preference.

*40 guaranteed ADUs are included as part of the proposed 149 unit count.

Community Centered Commercial/Recreational Facilities: The Palomino Place project will include four community amenities to be available for use by the general public. The proposed sports complex would ease overcrowding and overuse on facilities that were never meant to handle the number of people they see on a daily basis. A description of each facility is described below:

1). USA Pentathlon Training Facility: The existing horse barn on the property will be repurposed as a world-class, Olympic quality Pentathlon training facility. The modern Pentathlon competition is an Olympic event that comprises five different events: Freestyle swimming (200m), Equestrian Show Jumping, Fencing, and a combined event of Laser Pistol Shooting, interspersed with five 600-meter Cross Country runs. It is important to note that both the modern competitions and the Palomino Place proposed facility only use lasers for the target pistol shooting portion of the competition. The repurposed facility will

include modern workout and locker room facilities, in addition to training spaces/facilities for the fencing and laser pistol events. In addition, a cross country trail will be included and a swimming pool complex will be constructed adjacent to the training facility.

Currently, training in Davis for these five events happens in at least two to three separate locations four to five times a week. The sports complex at Palomino Place would allow for training to happen in one place for all but the equestrian event. This would allow easier carpooling, increased likelihood of pentathletes (children and adults) riding their bikes to practice, decreased car trips, wear and tear on roads and greenhouse gas emissions.

Due to recent changes, USA Pentathlon Multisport is looking for a new training base. At present Davis Pentathlon trains out of Davis Fencing Academy, but has insufficient facilities for all disciplines on site which severely hampers training opportunities. USA Pentathlon Multisport (USAPM) has designated the proposed facility Official Training Center of USAPM with an eye towards locating the national program here. The USA Fencing Association President, a Northern California resident, is also looking at the Palomino Place facility as a potential base for the US Fencing Coaching College and National Team. The Pentathlon group has also been approached by both dance and cross-fit groups that would be interested in sharing the new facilities. Palomino Place offers the unique opportunity for Davis to create a multi-sport complex anchored by a modern pentathlon and pool area that provides the facilities necessary to support Davis residents' active lifestyle.

2). Competitive Training Pool Complex: The Palomino Place Project proposes to donate property for two training pools in the northeast corner of the parcel, immediately adjacent to the Pentathlon facility. The Palomino Place facility would be a dedicated pool complex specifically for community programming of all ages, including coach lead lap swimming, youth groups, senior-focused programs, and other niche groups. At one point, based on numbers of participants in the community swim groups below, it was estimated that 1 in 10 Davis residents is involved in a swim program. The DART program alone involves 1000 – 1100 families.

Programming: The aquatic complex would be used on a regular basis by the following groups:

DART Swimming – Youth swim team (Ages 3 – 20)

1. Davis Aquatic Masters – Adult swim team (Ages 18 – up) – approximately 500 current members
2. Davis Pentathlon Club – (Ages 7 – up) – currently 40 - 60 participants
3. Davis Water Polo Club – Youth water polo (Ages 5 – 20)
4. Davis Aquastarz – Youth Synchronized swimming group (Ages 5 – 20)
5. Davis Fencing Academy (ages 6 & up) – 80-120 participants, including pentathletes

Pool Sizes

- 25Y by 25M Pool – All deep (Min 7 Feet)
- 15Y by 25Y Pool – All shallow (2 ft to 4ft)

Daily & Seasonal Usage

The aquatic complex would serve a variety of groups during the year based around seasonal programming. During the summer months, the complex could have all four groups using pool space during a single day. The complex would also have public access to programs like lap swimming, aqua-aerobics, and recreational swim times for families.

The Palomino Place and Pentathlon / Pool Complex design benefits the Davis community by:

Programming – all the aquatics programming in Davis are currently limited in what they can offer to the citizens based on current pool space limitations. This pool complex would alleviate some of these overcrowding issues to allow new “open” time at other City facilities. The DARTS program alone has approximately 1400 participants annually. The availability of new pools at Palomino Place could reduce the usage load on other pools in town.

- City Pools – Open more hours. This facility would allow for pools like Manor and Arroyo to have more time for public recreational swim and lap swim.
- City Pools – Lowering operational costs – The City could close certain pools seasonally to lower operational costs. The City of Davis currently subsidizes aquatic programming in Davis so seasonal closures would lower the overall operating budgets.
- City Rentals – The rental groups in Davis will continue to need to rent pools from the City of Davis. The Palomino pools will positively affect the pool rental market by greatly reducing the daily and season conflicts.
- Modernized Facilities - Providing a modern pool facility dedicated to community programming for swimmers of all ages and ability levels.
- Providing a single location for Pentathlon athletes to train in 4 of their 5 sports eliminating the need for travel throughout the City.
- Offering a destination for a niche sport, attracting Pentathlon athletes from around the world, and, in turn, raising the prestige of the City.
- Opening an opportunity for Pentathlon athletes to give back to the City by sharing their expertise, improving physical education, and motivating students.

The complex will be partially funded by the monies provided by the Bretton Woods development intended for the Davis Masters' swimming complex. A 118-space parking lot is proposed for pool and Pentathlon visitors.

3). The Palomino Inn: A boutique, 10-room bed and breakfast concept inn is planned at the north end of the development adjacent to the pool complex. The bed and breakfast lodging can be used by visiting athletes, whose stay would typically be for a week to a month at a time, so they could be close to the training facilities. The upscale accommodations will be available for reservation by visiting athletes and the public.

4). Restaurant: To augment the bed and breakfast concept inn and the recreation and training facilities a local restaurant is planned adjacent to the Pentathlon facility. The restaurant space is estimated to be approximately 3,500 square feet with adjacent outdoor seating encompassing another 4,000 square feet.

In the event that a developer/operator for the bed and breakfast inn and/or restaurant do not arise within 2 years after the first certificate of occupancy of a residential unit or the opening of the community uses, whichever is later, the combined area would be re-entitled as additional cottages (+/- 15 additional units).

Landscape Buffers, Open Space, and Pedestrian/Bicycle Connectivity: The Project will provide both connectivity and landscape screening to buffer the existing homes within the Wildhorse Subdivision. The open space and connecting trails include:

- A 20' wide tree screening buffer along the entire northern and the majority of the western property lines.
- Widened tree buffer areas at select locations along the western edge as depicted on the Illustrative Site Plan.
- An open space ped/bike connector to the Wildhorse Subdivision as originally master planned, with a connection to Caravaggio Drive and Bonnard Street. This connection will also function as an emergency vehicle secondary access.
- An open space ped/bike connection providing connectivity to the existing Wildhorse Agricultural Buffer on the east side of the Project.
- A wine grape vineyard is planned for the northern portion of the project to offset the commercial uses from the existing homes. The vineyard will share space with any required stormwater detention facilities (sizing to be determined). If an operator/grower for the vineyard does not arise within 2 years after the first certificate of occupancy of a residential unit or the opening of the community uses, whichever is later, it will be developed as additional open space, such as additional urban forest and/or passive recreational area.

Existing Agricultural Buffer: As part of the master planned Wildhorse subdivision, a 135' wide agricultural buffer exists along the eastern property boundary of the Project and will serve as the Project Agricultural Buffer.

Roadway Circulation: The Project access will be from Covell Boulevard along its southern border. The entrance is aligned with the Monarch Drive intersection on the south side of Covell Boulevard. A grid of north-south and east-west streets will provide access to the various residential units. Signage and traffic calming will be used to encourage visitors to the community uses to utilize the primary north-south street for access to reduce vehicle trips on the smaller street which will front the townhouses. All public streets will be designed to City Standards except for the townhouse street which will not provide parking on the east side to allow access to the townhouses' off-street carports. The secondary access to the northern cottages and the access to the Palomino Inn will be private driveways. The proposed pedestrian/bicycle connection to the Wildhorse subdivision at Bonnard Street will be designed to function as a secondary emergency access.

INFILL GOALS AND GUIDELINES

The City of Davis adopted interim guidelines for Infill Development in October 2001 (Resolution No. 01-156). A draft *Guide to Infill Development, Principles and Expectations* (Guide), was published on February 1, 2017. Although not formally adopted by the City Council the Guide represents insight into desired elements of a Davis infill project. The purpose of the Guide is to “. . . help residents, property owners, prospective developers, staff, and decision makers better understand the City's review process for infill development projects.” Furthermore, the vision outlined in the Guide is “. . . to encourage and maximize opportunities for infill development projects that are beneficial to the community, respectful of existing neighborhoods, and well-designed.” The purpose of this section of this Project Narrative is to identify how Palomino Place accomplishes the City's infill vision.

The Guide includes a comprehensive list of potential residential infill sites on Page 4. The list is comprised of twenty potential sites categorized as “Green Light,” “Yellow Light,” and “Other Potential Sites.” The Palomino Place project site is listed in the Guide as a “Yellow Light” site. **Of particular note, of the twenty sites, aside from a handful of downtown developments, only two of the sites have been redeveloped, (Oxford Circle and the Families First Site) both for student housing.**

The Guide defines both “principles” and “expectations” that are to be considered during the City review process. A principle is defined as “. . . a fundamental basis for decision making and actions.” An expectation is defined as “. . . something that is looked forward to and relied upon as part of a development application or during its review.” The Palomino Place project addresses each of the Guide's principles and expectations. The following two tables illustrate how each principle is adhered to and each expectation is met.

City of Davis Guide to Infill Development – Summary of Principles’ Compliance by the Palomino Place Proposal

Principle	Definition	Principle Met?	Description
1. Existing Assets	Value and efficiently use ex. buildings, site, neighborhood and other physical assets.	Y	The existing horse barn will be renovated into the Pentathlon Training Facility. In addition, the three existing homes will be renovated and retained, and two additional units of similar layout and architecture will be added. Single family units and ADUs along the west property line adjacent to the Wildhorse subdivision will be limited to one-story designs
2. Sustainable Design	Use an overall sustainable or green building and site design approach to be environmentally responsible and resource efficient	Y	<ul style="list-style-type: none"> ● Energy Efficient Homes ● Tree buffer along the west, and shade trees throughout ● Retain a portion of the site for agriculture production ● Drought resistant planting and low water use irrigation
3. Open Space	Incorporate open space into site design to conserve resources, improve connections, enhance livability and promote recreation.	Y	Tree buffers to be incorporated along the western and north boundaries. Incorporate vineyard open space and stormwater detention to the north, Connect to existing ag buffer along the east, providing additional open space access opportunity for existing residents.
4. Compactness	Create environments that are compact and use space efficiently and aesthetically	Y	<ul style="list-style-type: none"> ● Vehicle and ped/bike connection to Covell Blvd (major transportation corridor) and existing Agricultural Buffer. ● Gridded street layout to multiple access routes. ● Addition of a minimum of 40 ADUs to increase residential density to 9.0 units/acre. ● ADUs, Townhouses, and Cottages provide compact, efficient, and affordable options ● Drought resistant planting and low water use irrigation
5. Mixed Use	Promote a mix of residential, commercial and industrial land use to create active, vital neighborhoods in contrast to single use neighborhoods.	Y	The inclusion of the Pentathlon Training Facility, Palomino Inn, and a community-based restaurant create the mixed use environment that will enhance the vitality and activity within the neighborhood.

6. Diverse Housing	Create a variety of housing opportunities to provide for a variety of needs and incomes.	Y	The development proposes six different housing types (ADUs, Cottages, Townhouses, Mid-Level Detached, Move-up Detached, and Ranch Homes) to meet the principles of variety and affordability.
7. Balanced Transportation	Provide for the transportation needs of all people while promoting active transportation, safety, comfort, health, convenience, and sustainability.	Y	Gridded streets designed for all modes of transportation. Bike/Ped connection to the existing Ag Buffer and to the Wildhorse Subdivision to encourage walking and biking.
8. Community Enhancement & Aesthetics	Design for community enhancement and quality aesthetics.	Y	<ul style="list-style-type: none"> ● Ease overcrowding on other City pool facilities ● Provide access to train with Olympic caliber coaches and athletes ● Provide indoor recreation opportunities, that will continue to be in high demand during fire seasons
9. Safety	Promote safety, security and public health through design.	Y	Streets designed to City Standards to promote walking/biking. Addition of traffic calming to discourage high vehicle speeds. Clear signage to public uses to reduce cut through traffic through the narrower streets.

City of Davis Guide to Infill Development – Summary of Expectations Met by the Palomino Place Proposal

Expectation	Definition	Expectation Met?	Description
1. Pre-Application Reviews	Applicants are encouraged to meet with City Staff to informally discuss an infill development project in terms of application requirements	Y	Applicant met with City staff on August 31, 2021 prior to submission of this Pre-Application.
2. Community Outreach	The City encourages early consultation with adjacent neighbors, particularly if they may be impacted by a proposed project.	Y	Applicant conducted an initial neighborhood outreach meeting with Wildhorse Ranch residents on August 11, 2021. Additional neighborhood and community meetings will be conducted as the project progresses through the entitlement process.

3. Review by City Commissions	One or more City Commissions may need to be review and make individual recommendations on the project.	Y	Applicant acknowledges that public hearings will be conducted at one or more City Commissions.
4. Consistency with Policies, Codes and Guidelines	Design the project to be consistent and conform with applicable policies, codes and guidelines.	Y	An analysis of consistency with applicable policies, codes and guidelines will be submitted by the applicant with the formal application.
5. Changes from Commercial to Residential Use	Provide in the project application written analysis justifying the zoning revision.	N/A	N/A
6. Use of Planned Development Zoning District	Should a PD zone be proposed, the applicant shall demonstrate how the project is consistent with the intent of the PD zone and justify deviation in conventional standards.	Y	Since the project is a mixed-use project and unique as a community centered development with a variety of housing options, a PD is needed by necessity. A more detailed justification will be submitted with the formal application.
7. CEQA	City Staff will conduct environmental review and determine the appropriate environmental analysis.	Y	Acknowledged. Applicant anticipates an updated or supplemental EIR relative to the original Wildhorse EIR as the CEQA document.
8. Sustainability Requirements for New Buildings	CALGreen Tier 1 requirements shall be complied with. Higher levels of energy and water efficiency are likely to be expected for larger projects.	Y	CALGreen Tier 1 requirements shall be met.
9. Tree Planting, Preservation and Protection Ordinance	Project shall comply with Tree Planting, Preservation and Protection Ordinance	Y	Trees will be preserved onsite to the extent recommended by the Arborist report and as feasible based on the site layout. A significant quantity of trees (TBD) will be planted throughout the site, particularly along the western property line as a buffer to existing development.
10. Model Water Efficiency Landscape Ordinance (MWELo)	Project shall comply with the MWELo	Y	The project will comply with the MWELo once in design.

11. Greenhouse Gas Emissions	Submit an analysis that demonstrates a net carbon reduction.	Y	Greenhouse gas analysis will occur with the CEQA analysis.
12. Photovoltaic System Requirement for New Single Family Dwellings	Provide photovoltaic panels on all new single-family dwellings sized per City Ordinance No. 2440 based on unit size.	Y	Per State law and City Ordinance No. 2440, the residential structures will be constructed with photovoltaic panels.
13. Stormwater Quality Requirements	Comply with State mandated storm water quality measures.	Y	Project will implement best practices for post construction storm water quality treatment and construction a detention pond to attenuate post-development stormwater runoff.
14. Accessibility, Visitability, and Universal Design	Demonstrate consistency and compliance with relevant City Codes and policies.	Y	Accessibility, visitability, and universal design policies will be incorporated final designs.
15. Guidelines for Housing that Serves Seniors and Disabled Persons	Senior housing projects or affordable housing project with 5 or greater units must be compliant with said guidelines	N/A	N/A
16. Development Impact and Other Fees	Applicant should become aware of applicable City, County and School District impact fees and payment timing.	Y	Acknowledged.

REQUIRED ENTITLEMENTS

The anticipated entitlement applications for the initial approval which will coincide with the Measure D approval includes:

1. Rezoning / Preliminary Planned Development, General Plan Amendment, Development Agreement
2. Supplemental Environmental Impact Report

The entitlements envisioned for the subdivision of the property into the anticipated final configuration for the proposed uses will include:

3. Tentative Subdivision Map – “small lot” map which will also create the larger community use lots
4. Site Plan and Design Review / Design Guidelines
5. Final Planned Development

CITY CONTRIBUTIONS

The Applicant is proposing a robust, mixed-use, community centered infill project which includes multiple revenue generating public venues including the Pentathlon Training Facility; a bed and breakfast style inn; two pools, one of which will be competition sized; and a restaurant. All of these will generate funds directly for the City through use fees, sales taxes, and transient occupancy taxes. Applicant will donate the land to the Pentathlon and swim groups they will construct their respective improvements. The alternatives to the Palomino Place project would be to build only residential structures, that may generate short term fees that are ultimately offset by public services costs or, leave the property as is. Both of these options will not generate ongoing revenue for the City. In acknowledgement of the loss of potential development revenue were a residential only development proposed and the financial burden on the developer to install the infrastructure for the public uses, the Applicant is requesting City contributions towards the following items:

1. Funding to construct the street providing access to these facilities.
2. Funding to construct the parking lot serving these facilities.
3. Solar panels for the pool complex.
4. 50% of any required intersection improvements (widening, turn lanes, traffic signals) at Covell/Monarch.
5. Waive all processing fees and staff time related to processing, design review, approval, and construction of the Pentathlon Facility and Pool Complex.

INCLUSIONARY HOUSING PLAN

Palomino Place is directly providing and creating opportunities elsewhere in the community for affordably priced housing accommodations to occur. It is not taxpayer subsidized as are typical apartments designated as “affordable.” In real dollars, to build one (1) smallish “affordable” apartment unit as part of a larger complex requires roughly \$800,000 per apartment in taxpayer subsidies. This cost far exceeds what a Davis first-time home buyer can afford to pay for a Davis entry level home. Palomino Place’s good faith effort to address the city’s concept of affordability occurs in 3 ways:

1. Providing entry level sized and priced homes for a typical first-time Davis homebuyer based on commonly used financial criteria at the time of purchase.
2. Building first and second move-up homes.
3. Up to 55 ADUs (minimum of 40) which provides rental units or extended family quarters/offices.

NEIGHBORHOOD OUTREACH

Palomino Place arranged and held its first outreach meeting with its Wildhorse neighbors on August 11, 2021. Ninety-five neighbors on both sides of Caravaggio Avenue, the street immediately adjacent to Palomino Place, were invited by a hand delivered, written invitation along with a detailed informational brochure explaining the proposed development. The three presenters representing the housing component, the swimming pool groups, and the pentathlon organization explained the project, answered questions, and noted or addressed neighbor concerns. A similar presentation program will be used throughout other neighborhoods in Davis in the coming months.