

Palomino Place Site Plan and Tentative Subdivision Map Project **Description**

January 23, 2024

Palomino Place (“Project”) is a community-centered residential neighborhood proposed on a 25-acre infill site located within the City of Davis at the southeast corner of Wildhorse Ranch. With its 163 residential units of varying sizes and affordability levels, the Project will provide a diverse array of for-sale and rental housing. It will create housing opportunities for many who currently commute into Davis for work and school but who live in neighboring jurisdictions due to the lack of available housing in Davis and the high cost associated with the existing supply. In addition to providing 130 new home ownership opportunities, the Project will include a multifamily apartment building located north of Covell Boulevard comprised of at least 33 deed restricted affordable units. Also, along Covell Boulevard, the Project includes a 1.4-acre area designated for the construction of a new pentathlon training facility and a pool facility for use by local community swim clubs. Finally, the Project’s diverse housing options described above are all situated within a subdivision that is consistent with the scale of the surrounding neighborhoods – respecting its surroundings and the attributes of Davis that make this community special.

A. Existing Uses

The Project site is located within the Wildhorse Ranch Planned Development (PD #3-89) area, north of Covell Boulevard and in between the eastern edge of the existing Wildhorse Ranch neighborhood and the agricultural buffer that defines the City’s urban edge. Existing uses on the site include one ranch home and two duplexes. The property also has a large horse barn and equestrian training facility which is no longer in use. Although the property is identified in PD #3-89 as “Horse Ranch”, no agricultural activity occurs onsite and the property is not farmed.

Surrounding uses to this infill site are predominantly single-family residential neighborhoods. The single-family homes of Wildhorse Ranch abut the Project site on the north and west; the Slide Hill Park neighborhood is located across East Covell Boulevard to the south. To the east is an existing agricultural buffer that includes a recreational trail, and an existing off-grade pedestrian crossing of East Covell Boulevard in the southeast corner.

B. Entitlements Sought

To bring this housing development project to fruition, the Applicant seeks a Site Plan Review, a Vesting Tentative Subdivision Map Approval and a Preliminary Grading, Drainage and Utility Design Approval as depicted in the Lotting Layout indicated in Figure 1.

Figure 1. Lotting Layout



C. Proposed Uses

1. Residential Subdivision: “Community Centered Housing”

Palomino Place is a “community centered housing” residential subdivision designed to be consistent with its infill surroundings, but offer a variety of housing types that the City of Davis badly needs. The Project proposes one multi-family parcel to include at 33 apartments for households qualifying as low-income, 130 for-sale residential lots of various sizes, and one remainder lot on which the ranch home will be retained. It will provide a broad mix of housing types.

Palomino Place has been designed to be complementary to the original Wildhorse community while providing units for the “missing middle” and capital “A” affordable housing. To be more specific, the Project offers entry-level cottages with a first-time homebuyers program, mid-sized townhomes great for young families or for any household that desires less maintenance while still getting two or three bedrooms, and traditional single-family detached (SFD) units with both medium- and large-sized units to accommodate a variety of household needs. Several of the SFD lots may accommodate the construction of for-rent accessory dwelling units (ADUs) which are permitted by state law. The proposed multi-family apartment building will include no less than 33 rental units with a mix of studios, one-bedroom and two-bedroom apartments. In total, the Project will provide at least 130 new single family for-sale residential units and 33 low-income rental apartment units.

i. Affordable Rental Units

Pursuant to the City’s Affordable Housing Ordinance (Article 18.05) and based upon the proposed unit mix and lot sizes, the Project is required to provide 26 affordable units. The applicant is proposing to meet and exceed its obligation under City Ordinance by including a 33-unit multi-family apartment site as part of the land use mix. This is located near the southern entry to the Project. These apartments will be deed-restricted requiring that they be rented at rates affordable to low-income households.

It is worth noting that the affordable housing plan results in twenty percent (20%) of the Project’s total units being affordable to low-income households. This significant contribution is intentional, as the Applicant understands the need for affordable housing in Davis and is proud to exceed the City’s Affordable Housing Ordinance obligation. The Applicant and the Project are committed to increasing the City’s affordable housing stock and helping the City to meet its regional housing needs allocation.

ii. Cottages

The Project also provides nineteen cottage units which are designed to be attainable to first time homebuyers who have been financially excluded from owning a home in Davis. The cottage product will be accompanied by a first-time homebuyer program to ensure that the units serve as an entryway into homeownership in Davis. It is the goal of the development team to see these homes occupied by the numerous Davis workers who are currently commuting across the causeway daily to teach in DJUSD schools, protect our community as first responders, and to coach Davis children in various sports.

iii. Townhomes

In addition to apartments and cottages, the Project offers twenty-nine half-plex townhomes which will be two and three-bedroom units. The townhomes also provide a highly sought ownership opportunity that is in short supply. These units are offered in response to the numerous presentations from DJUSD expressing a need to provide homes that are within financial reach of young families with elementary-age school children. Together, the cottages and townhomes offer units that respond to the City-identified need to build homes for the “missing middle” and home sizes that attract families with school age children.

iv. Single-Family Detached

Rounding-out the community, the Project includes 82 SFD homes which will provide opportunities for a range of both medium- and large-format floor plans and configurations, such as standard single family, “next-gen homes” which allow for flexibility in use, and other options. These homes are consistent with the size of homes located in the surrounding neighborhoods of Wildhorse Ranch and Slide Hill Park. The distinction, however, is that the majority of SFD lots are designed to be ADU friendly which will allow future homeowners to add these in accordance with State law and would further expand the housing choices available within the Project.

Overall, the Project represents a housing development project that is desperately needed in the City of Davis; one that not only provides affordable housing opportunities, but also a project that can be constructed and come online quickly so as to immediately aid in addressing the statewide and local housing crisis.

The table below provides additional details on the diverse array of housing units. As the numbers below evidence, the Project includes an equitable mix of unit types which justifies support for the subdivision.

Table 1. Residential Unit Mix

Unit Type	Number of Units	Percentage of Units	Anticipated Unit Sizes (SF) (SF) +/- 10%
Cottages	19	12%	850 – 1,000 ±
Half-Plex Townhomes	29	18%	1,250 – 1,450 ±
Single Family Homes - Midsized	31	19%	1,600 – 2,000 ±
Single Family Homes - Large	51	31%	1,900-2,500 ±
Multi-Family Apartments	33	20%	Studio, 1 BR & 2BR
Total Project Unit Count	163	100%	850 – 2,500 ±

2. Public/Quasi Public Recreational Facility and Pool Complex

The Project will also include roughly 1.4 acres of land to accommodate future development (*by others*) of recreational facilities that will be available for use by local sports organizations and the general public. In particular, the Project will include a new site earmarked for the USA Pentathlon Training Facility and a Pool Complex, which are detailed below:

USA Pentathlon Training Facility: On the southern end of the site, the Project will include an Olympic-quality Pentathlon training facility which is unique to Davis and would be in demand for use by Olympic athletes. The facility will include practice spaces for all events (fencing, shooting, swimming, running, and obstacle course), training and workout facilities, and locker rooms. These amenities will serve as an anchor to Davis residents’ active lifestyles.

Currently, training for these Pentathlon events occurs in at least two to three separate locations within the City. Having a single facility that serves all Pentathlon events is beneficial to the City because it would increase carpooling, encourage commutes via active transportation systems, and provide new high-quality facilities to these athletes. It would also benefit the City by providing a unique sporting opportunity not found in many (if any) surrounding jurisdictions creating special opportunities for Davis residents and their children. Finally, it should be noted that USA Pentathlon Multisport

is currently searching for a new training base, and various different groups have expressed interest in the Palomino Place facilities.

Pool Complex: The Applicant will donate property for a 15Y by 25Y pool training pool that will be located adjacent to the Pentathlon facility, used by both pentathletes and local swim organizations. The pool will be designed for community programming of all ages, aiming to serve youth groups, senior-focused groups, as well as recreational and competitive swimming programs and sports. The pool complex will serve a pivotal recreational demand within the City. One survey estimated that 1 in 10 Davis residents was involved in a swim program. For example, the DART program alone involves 1000-1100 families. The pool complex would further serve the community by providing additional space for programs and sports that currently face pool space limitations in Davis. The Palomino Place pool would reduce the usage load on other pools within the City, as well as provide modernized facilities for all users.

This recreational complex was originally proposed at the north end of Palomino Place. However, based upon discussions with City Planning staff, the complex was moved along East Covell Boulevard to improve access. By relocating the facility to the south, the community amenity is now more accessible to the public – it is now adjacent to a separated grade crossing of Covell Boulevard, adjacent to the bike paths located within the City’s broad greenway system, walking distance from Harper Junior High School (DJUSD will offer fencing as a PE course) and is within ¼-mile of multiple transit stops.

3. Open Space, Parks, and Greenways

The Project’s open space components and trails account for approximately 3.22 acres of the site. The open space component includes the incorporation of an urban forest with passive recreational areas and an approximately one-acre stormwater basin that will be approximately three feet deep with gentle slopes, providing an area for recreation activities for most of the year. In addition, various buffers will be provided to ensure ample visual screening between the Project site and existing homes. Specifically, a landscape buffer will be placed along the northern and western perimeter of the site, while a widened tree buffer

Figure 2. Project Site Plan



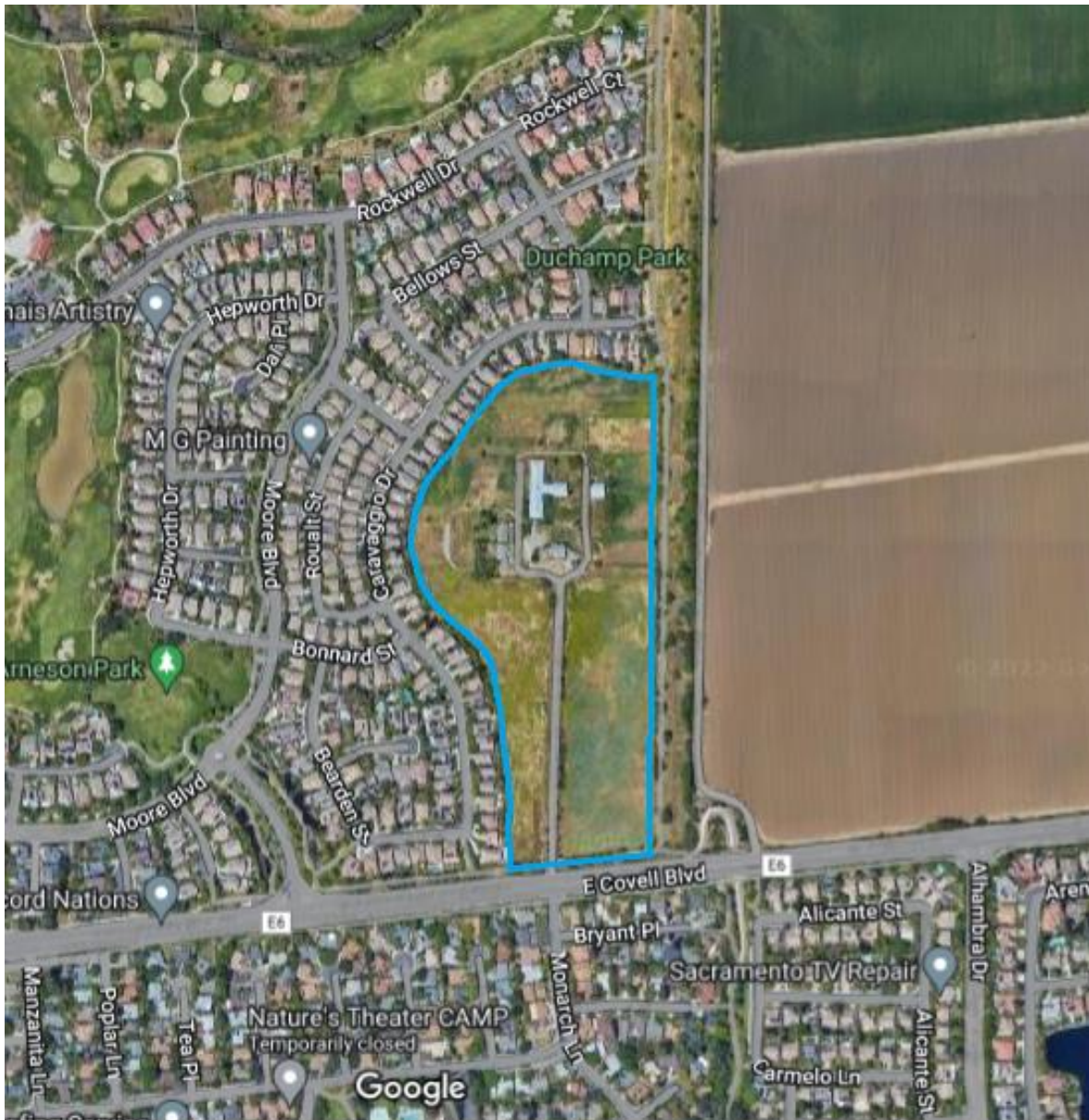
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will be placed in select locations along the western edge of the site. There is also an approximately 1.7-acre area for the planting of an urban forest to increase Davis's tree canopy. Finally, while seemingly disconnected from the existing Wildhorse Ranch neighborhood due to a lack of street connections, the Project's greenways and walking paths will provide connectivity to existing recreational amenities located in close proximity to the Project such as Robert Arneson Park (± 0.1 miles offsite) and Duchamp Park (± 350 feet offsite), as well as existing Wildhorse greenbelts and walking paths, thereby linking the neighborhoods and creating a broader sense of an inclusive community.

D. Infill Location

As noted above, the Project site is located to the north of East Covell Boulevard at the southeast corner of Wildhorse Ranch. It is an infill site surrounded by residential development on three sides (the north, west and south) and with trails connections already stubbed-out to serve the development. (See Figure 3.) To the east of the Project site is an existing agricultural buffer area followed by agricultural land that is already operating in a manner consistent with adjacent residential uses and which has a pending development application. Furthermore, Palomino Place is adjacent to major roadway and utilities infrastructure – including but not limited to water and waste water infrastructure – that can be easily extended to serve the Project. All of these factors make this infill parcel a common-sense location for a residential development project. Also of importance, the Project site is already located within the City of Davis and, since the cessation of horse boarding and training, the property has been seriously underutilized.

Figure 3. Infill Location



E. Circulation, Transit and Active Transportation

Palomino Place – thanks in large measure to its infill location – is served equally well by the existing roadway network, public transit, and bicycle and pedestrian infrastructure.

1. Roadway Network

The Project site is located north of East Covell Boulevard – a primary east/west thoroughfare – with direct automotive access proposed at the location of the existing

driveway which will become the northern leg of the intersection of Monarch Lane and East Covell Boulevard. The Project has access to I-80 less than two miles to the southeast and to Pole Line Road less than one mile to the east.

Upon entering Palomino Place, the public/quasi-public uses and the multifamily units are located immediately to the right, thereby minimizing several vehicular trips into the neighborhood. The Project is designed around a traditional grid street network to enhance walkability and ease of circulation. Signage and traffic calming will be used throughout the neighborhood to reduce vehicular speeds and improve mode share safety. All the streets will be public streets and will be designed to City Standards except for the alley access to certain townhouses. e The proposed pedestrian/bicycle connection to the Wildhorse subdivision at Bonnard Street will be designed to function as a secondary emergency access. Bollards are anticipated to be placed on either end of this connection to avoid daily vehicular use.

Preliminary traffic analysis of the Project, conducted by Fehr & Peers in 2022, indicates that the Project does not result in any significant and unavoidable traffic impacts.

2. Transit

There are at least nine existing bus stops located less than one-quarter mile from the Project along East Covell Boulevard, Monarch Lane, Temple Drive and Alhambra Drive. These transit stops are served by Unitrans (Lines L, P, and Q) and Yolobus (Routes 42 and 43). SACOG indicates that a project is transit oriented if it is within ¼ mile of a major transit stop and it is well settled that transit ridership is more likely when a residence is located with ¼ mile of the transit stop. Given Palomino Place's proximity to high-quality local and regional transit options, the Project provides a great opportunity for residents to utilize transit rather than driving.

3. Bicycle and Pedestrian Circulation

The Project is perfectly located and designed to foster commutes utilizing active transportation. As mentioned, the trails and paths will be developed to ensure connectivity to existing active transportation systems, such as the existing agricultural buffer, internal Wildhorse subdivision trails and pathways, as well as the undercrossing of East Covell Boulevard. The walkability and bikability of the Project site are further strengthened by its proximity to several complementary uses. For instance, Project youth may access Korematsu Elementary School or Harper Junior High School utilizing all off-street paths in a less-than-one-mile ride or walk. Adult residents can walk or ride to Target utilizing off-street paths, traveling approximately 1.6 miles, or be at Nugget or

CVS located just one-mile down Covell Boulevard. In sum, whether engaging in active transportation for recreation or to commute, Palomino Place offers fantastic opportunities to not rely upon your car.

F. Sustainability

The Applicant understands that there is not only a statewide housing crisis, but a global climate crisis that must also be considered and addressed through responsible development. To that end, the Project will help the City reach its goal of achieving carbon neutrality by 2040. To do so, the Project will include the following sustainability features:

- The Project will utilize the City's Reach Code, which outlines energy efficiency standards that promote energy efficiency and the use of renewable energy sources.¹
- All residential units will be all-electric and will not include the use of natural gas.
- All homes will contribute to generating their own power through the installation of solar panels to maximize onsite generation.
- Solar generation will also occur at the pool/pentathlon facility at which panels will be installed on the training center and/or in the parking lot
- The Pentathlon/Pool parking area will include no less than two (2) EV charging stalls.
- All single-family residential units will support Level 2 electric vehicle charging.
- Lot A will include at least one Level 2 electric vehicle charging station and Lot C will include at least two Level 2 electric vehicle charging station. Both lots will have infrastructure preinstalled to easily allow for the extension of charging stations to 100% of the parking stalls.
- The multifamily residential building will include no more than one parking space per unit, and will include no less than:
 - Two Level 1 electric vehicle charging stations.
 - One Level 2 electric vehicle charging station.
 - An ability to serve or extend Level 2 charging to nine additional spaces.
 - Room in the panel and capacity to serve seven Level 1 chargers and two Level 2 chargers.
- A sizable tree buffer area and street trees to help with carbon capture.
- Coordination with a UC Davis horticulturalist to select a plant palette with a beneficial mix of native, drought tolerant, climate ready, and carbon capturing qualities to maximize the aesthetic and environmental benefits of the Project's trees, shrubs and seasonal grasses.

¹ City of Davis, Ordinance No. 2554.

Additionally, as discussed above, the City currently struggles with providing housing to meet the needs of the “missing middle” – i.e., those that work in Davis but cannot afford to live within City limits. By offering homes that fill this need, the Project will improve the City’s job-housing balance and reduce the need for non-residents to commute in and out of the City for work. By reducing these commutes, the Project reduces commuter traffic and VMT, decreases the production of greenhouse gases, and encourages the use of public and active transportation systems. Figure 4 provides an illustrative vision of the site with mature landscaping.

G. Density Bonus Law

The Project also intends to invoke mandatory incentives and concessions pursuant to the Density Bonus Law.² Pursuant to subsection (d)(2), a project that provides at least 20 percent of units to low-income households is entitled to two (2) incentives and concessions. The Applicant seeks to utilize one incentive/concession to allow the Project to maintain usage of the existing agricultural buffer at its current dimensions as it has existed and been utilized for Furthermore, the Project also reserves the right to propose waivers and reductions of development standards, as required by the Density Bonus Law.³

² Cal. Gov. Code § 65915(d).

³ *Id.* at § 65915(e.)

**Figure 4. Illustrative Plan with Landscaping
(TO FOLLOW)**