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August 15, 2008

Mr. Ike Njoku  
Community Development Department  
CITY OF DAVIS  
23 Russell Boulevard  
Davis, CA 95616

***Re: Wildhorse Ranch, Revised Submittal Materials***

Dear Ike,

Enclosed please find revised materials for the Wildhorse Ranch application. The included documents are:

- Vision Statement
- Project Description
- General Plan Goals and Policies
- Infill Guidelines Consistency Matrix
- General Plan Designation Map
- Existing Conditions and Context Map
- Vicinity Map
- Conceptual Site Plan (color illustrative)
- Dimensioned Conceptual Site Plan
- Building Height Exhibit
- Circulation Exhibit
- Parking Exhibit
- Cluster Single-Family Exhibit
- Townhome Exhibit
- Land Use Plan
- Open Space Exhibit

- Street Section Exhibit (1 sheet)
- Illustrative Lane and Street Section (8 individual sheets)

These exhibits and revised documents reflect the changes to the project as a result of the January 29, 2008 City Council meeting and subsequent follow-up meetings with City staff and the existing Wildhorse neighbors. The most notable change from the previous project and this revision is the orientation of the developed area and the additional buffering to the existing neighborhood. The revised project proposes to provide a landscaped setback from the existing neighborhood in the form of a tradition orchard providing between 50 feet and 300 feet of setback from the existing homes. These dimensions are in addition to the 20 feet of land to be added to the rear yard of the homes at the option of the existing resident. The developed area proposes 3 distinct types of housing; apartment homes (40 units), town homes (78 units) and single family detached homes (73 units) for a total of 191 homes. The land uses are integrated with each other to promote interaction between neighbors. The project also proposes 1.61 acres of community greenbelt providing connection from the existing neighborhood to the agricultural buffer to east and an additional 65 feet (2.26 acres) to the existing agricultural buffer. The site plan also proposes numerous internal connections to the citywide bike trail network.

The site plan enclosed has been presented to the surrounding neighborhoods of Davis Manor, Mace Ranch, and greater Wildhorse on June 10, 2008 and to the recently formed Wildhorse East Neighborhood Association on July 29, 2008. No formal action was taken by the neighborhoods at either of these meeting, however the feedback received indicates to us that the plan represents a point at which we can continue to work the our neighbors to design an acceptable community which they can support.

Please review the enclosed information and call me should you require anything further. I will follow up with you in one week.

Sincerely,

PARLIN DEVELOPMENT

John Tallman  
Project Manager