

## EXHIBIT B

### GENERAL PLAN GOALS AND POLICIES

The proposed Wildhorse Ranch project addresses many of the General Plan Goals and Policies. Listed below are some of the individual goals and policies this project meets (Some of this will be a repeat of what is described in the Project Description, Exhibit A).

#### LAND USE GROWTH AND MANAGEMENT

***GOAL: LU1 Emphasize compact, clustered development in new and infill areas in existing neighborhoods.***

***LU1.1 Infill projects respect setback requirements, preserve existing greenbelts and green streets, and respect existing uses and privacy on adjacent parcels.***

Housing types are not separated by physical barriers such as wall and fences. Homes face each other, generally across pedestrian paseos creating large common front yard areas encouraging neighborhood interaction.

Buildings are brought forward and open onto green spaces or green streets keeping the living portions of buildings more pedestrian in scale and more likely for people to be outside and involved in the community.

Extension of the Caravaggio Drive view lot into the project site and extending the greenbelt through the site connects the existing neighborhood into the new community.

The design of the Orchard open space area provides a unique buffer to the existing neighborhood and preserves the existing backyard privacy currently enjoyed by the existing residents. The new Wildhorse Ranch community is located eastward and designed in a compact footprint reducing the amount of impervious area and providing more efficient use of the land.

***L1.2 Diverse architectural lots (DAL) will be ensured by selling lots to local builders.***

Some of the lots may be offered to selected qualified local builders who have a good reputation for building quality homes. The remainder will be retained and built by the applicant.

Design Guidelines for the entire community will be prepared for the builders to follow providing direction on appropriate themes and materials to ensure lasting quality. These Design Guidelines will be utilized by the City during plan check and design review to ensure that the character of the community is maintained and that buildings are in keeping with the scale and quality promised at the time of approvals.

The architectural treatments will include a selection of theme, several exterior colors and materials, and architectural detailing that will provide interesting facades.

***LU1.3 Mix of housing types, densities, prices, designs.***

The community will provide a variety of housing types and densities to meet the needs in the City. A combination of for sale and for rent housing will be provided including two-story single-family detached homes, two and three-story townhomes and affordable apartment homes. The community design blends the land uses together in appropriate locations but does not separate them with physical barriers. Interaction of all incomes and lifestyles is a principal goal of the neighborhood design.

<b>Lot Size</b>	<b>Home Size</b>	<b>Lots/Units</b>	<b>Gross Acres</b>
3500 SF	1600 to 2000	73	7.51
1500 to 2600 SF	1400 to 1600	78	4.44
N/A	700 to 900	<u>40</u>	<u>1.92</u>
TOTAL		191	13.87

***LU1.5 Require greenbelts in all new residential areas, minimum of 10%.***

The project is small, with the majority of the open space devoted to passive recreation areas. When added together, the open space and greenbelts are approximately 6.5 acres. The greenbelt acreage requirement for the project is 1.61 acres, (10% of the gross residential area including local streets).

**MOBILITY**

***MOB1.4 Create a network of street and bike facilities that provide multiple routes, using a grid system to disperse traffic. Cul-de-sacs will connect to bike/ped corridor.***

Modeled after Smart Growth and urban design principles, the circulation design is a modified grid, with several ways to travel through the site, dispersing traffic and providing travel options. Both the public street network and resident serving lanes provide direct access to the existing and proposed bike trails within the community. The projects' greenbelts connect to existing bike paths and striped bike lanes on Covell Boulevard. A new bike tunnel, near the southeast corner of the project, will safely take pedestrians and bike riders to the new elementary school, the junior high school, Mace Ranch Community Park and Slide Hill Park, as well as linking with the extensive bike path system throughout Davis.

***MOB3 Develop continuous trails and bikeway network for both recreation and transportation.***

The extension of the view corridor lot from the existing Wildhorse neighborhood into and through the project site provides a connection to the regional trail in the agricultural

buffer. Internal bike and pedestrian routes are proposed in the Orchard and the addition to the agricultural buffer providing a connected east-west and north-south bikeway system.

***MOB4.1 Facilitate the provision of convenient, frequent dependable scheduled transit.***

The project is located in an area that is currently serviced by both YoloBus and Unitrans, with a bus stop for several lines located across the street, at Monarch and Covell. In addition, another bus stop is located at Wright and Moore, less than 1,000' from the project site.

**URBAN DESIGN**

***UD1 Encourage community design that helps build community, encourage interaction and support non-automobile transportation.***

A key benefit of the community design is the integration of the density and housing types into a mixed community. In most instances homes face other homes across pedestrian paseos rather than across streets. With this type of design, neighbors are encouraged to engage in the common areas outside their front doors where their enjoyment is mostly uninterrupted by the automobile. Internally linked walking and biking trails have minimal road crossings so families are more likely to venture beyond their homes and explore the larger community. The street pattern directs residents to their particular home, while visitor traffic and other nonresident traffic are discouraged from traveling down the lanes.

The project is within one mile of Oak Tree Plaza, (with Nugget Market and Longs Drugs as major anchors), the Green Meadows office complex, the Davis Athletic Club and a Montessori school. It is also within a one mile bike ride to Birch Lane Elementary, the Fred Korematsu Elementary School at Mace Ranch, Harper Jr. High School, and two large parks. The internal greenbelts and bike lanes provide logical and safe connections to existing bike lanes and adjacent bus stops, making it easier for the residents to use other modes of transportation to shop and go to school, reducing automobile traffic.

***UD2 Maintain aesthetically pleasing environments and manage a sustainable community forest to optimize environmental, aesthetic, social and economic benefits.***

***UD 2.1 Preserve and protect scenic resources around Davis, including natural habitat and scenery and resources reflective of place and history.***

The project will contribute an additional 65 feet, or 2.26 acres to the existing habitat/agricultural buffer. The site plan orients the street pattern in an east to west direction, maximizing the solar orientation of the homes. This results in the provision for multiple view corridors eastward toward the agricultural area adjacent to the site, downtown Sacramento skyline and the Sierra Nevada mountain range.

***UD2.2 Maintain and increase the amount of green, especially street trees, to provide shade, cooling, habitat, air quality benefits, and visual continuity.***

A street tree master plan will be part of the conceptual landscape plans submitted for approval. The development is planned for street trees to be located 30 to 40 feet on center (depending on lots and driveways). The park, greenbelts, and new landscaping will increase the City's urban forest canopy.

Where feasible the existing, healthy mature trees will be incorporated into the landscape design. New trees will be planted that will create shaded entry roads and walks through the project. A landscaped access corridor will be maintained, linking the existing neighborhood to the Orchard and city greenbelt within the project. This corridor will be incorporated into the Orchard open space area, bringing nature into the park.

The footprint of the developed space utilizes just 53% of the available land area. The remaining space is to be dedicated to various types of open space including the planting of the Orchard that will increase the public green space for the community.

***UD2.3 Require an architectural "fit" with Davis' existing scale for new development.***

The applicant proposed the homes to be designed in a modern farmhouse theme emphasizing strong and simple lines and appropriate massing of architectural elements. Color will set a strong statement for the community through the use of earth tones reflective of the surrounding landscape. Simplicity, not cheap design, will guide the design team for the homes. Each housing type will incorporate these elements to ensure a cohesive community.

***UD2.4 Create affordable and multi-family residential areas that include innovative designs and on-site open space amenities, linked to bike/ped ways, neighborhood centers and transit stops.***

The project will be located on infill land surrounded on three sides by urbanization and on the fourth side by an existing greenbelt/habitat area. This unique parcel is a rare opportunity to fully implement the City's infill policy.

Approximately 40% of the project's housing will be designated, designed, built and sold according to the City's specifications and definitions for affordable and middle-income housing. To insure compatibility and quality we propose that Parlin Development build and manage all the affordable and middle-income units for the community. Forty homes will be provided for affordable income qualified individuals and families on the approximately 1.92 acre site located at the entrance to the community at Covell Boulevard. An additional 36 homes will be available for middle income qualified residents with the townhome buildings. The middle income homes will be for sale.

**HOUSING**

***GOAL: Housing prices in Davis are higher than the surrounding region. It is difficult for middle income families to afford to buy their home.***

***HO1.1 Encourage a variety of housing type, densities, prices and designs.***

The Wildhorse Ranch homes available to middle income families will be for sale units, owner occupied, and meet the City's affordable housing ordinance. The overall density falls within the General Plan's medium density category.

- Middle density range: 78 two and three story homes with a 2 car garages, on lots ranging from approximately 2,000 to 2,500 s.f. and homes ranging from 1400 to 1600 square feet with 2 or 3 bedrooms.

To meet the affordable housing requirement the project will set aside a 1.92 acre site for 40 apartment homes. To ensure compatible design and proper management the applicant is proposing to design, build and manage the construction and operation of this site, in cooperation with the City and in conformance with the applicable ordinance.

## **WATER**

***Water 1.2 Require water conserving landscape.***

The project will limit the use of turf in public spaces and incorporate hardscape (permeable and non-permeable), drought tolerant and water conserving plants. Water conserving front yard landscapes and drip irrigation will be actively promoted.

***Water 2.3 Maintain surface water quality.***

The project will implement best management practices, including bioswales, bioretention basins, water detention, and landscaping that aids in the water quality process. A major element in reducing storm water run-off and water quality is to maintain the pre-development soil conditions. Where feasible native soil will be stockpiled for reuse on site. Areas that do not require massive regrading and compaction will be left aside, maintaining existing uncompacted soil conditions.

***Water 3.1: Design stormwater drainage and detention facilities to maximize recreational, habitat and aesthetic benefits.***

Bioswales will be designed to detain storm water, provide habitat value, and create natural areas within the open spaces. Additional BMPs will be incorporated into the landscape, maximizing habitat and recreational benefits.

***Water 3.2 Coordinate and integrate stormwater retention facilities to minimize flood damage potential and improve water quality.***

If feasible, the detention basin system will accommodate the 10 year event. The swales and basins will have a natural look, using appropriate plant material to hold and filter urban runoff before it enters the city system.

## **PARKS OPEN SPACE**

***GOAL POS 1 Provide ample, diverse, safe, affordable and accessible parks, open spaces and recreation facilities and programs to meet the needs of the community.***

***POS1.2 Provide informal areas for all ages, with natural landscapes; preserve open space between urban and agricultural areas.***

The project adds an additional 65 feet in width to the existing agricultural buffer, completing the 200' agricultural buffer requirement.

The greenbelt extension through the site will provide opportunities for a variety of recreational uses and will be designed in cooperation with the City parks staff.

***POS 1.4 Make all parks, greenbelts attractive, safe and easy to maintain.***

The City Parks Department will be consulted when designing the greenbelt and Orchard open space areas. Lawn will be limited and other spaces will include unimproved areas with only mulch, and trees.

***GOAL POS 3 Identify and develop linkages, corridors and other connectors to provide aesthetically pleasing and functional network of parks, open space, greenbelts and bike paths throughout the City.***

***POS3.1 Require neighborhood greenbelts by project developers in all residential projects.***

The project provides for an east-west greenbelt through the middle of the community. This greenbelt provides a connection from the existing Wildhorse neighborhood view lot, through the Orchard and continuing through to the agricultural buffer on the east. In addition, the applicant will dedicate an additional 65 feet to the agricultural buffer providing adding to the existing north-south greenbelt.

***GOAL POS 5 Protect and retain wildlife habitat, agricultural land in planning and maintaining the city's park system.***

The current site is developed with several buildings and minimal site landscaping. The project will provide an additional 65 feet to the existing agricultural buffer, to reach the required distance of 200 feet. The incorporation of Orchard trees will provide additional habitat area for many bird species and other small animals such as squirrels and bats and beneficial insects. Bioswales could provide habitat for frogs and smaller amphibious animals during wetter seasons.

***GOAL POS 7 Reflect a balance between preservation, education, recreation and public health and safety in park and open space planning.***

The image of the open space and greenbelts is one where nature and habitat are incorporated into the suburban setting. The Orchard will be designed for passive recreation, native plants that support local wildlife and are appropriate for seasonal water conditions, and provide an environmental education opportunity. Walkways within the Orchard will include path lighting for safety as well as an appropriate tree selection so Police and Fire and have “eyes” into the Orchard space. A vast trail and path system not only connects residents within the project, but also provides a tie to the regional system, providing excellent recreational opportunities.