

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2007072020

Project Title: Palomino Place Project

Lead Agency: City of Davis Department of Community Development and Sustainability
Contact Person: Sherri Metzker, Community Development and Sustainability Director
Street Address: 23 Russell Boulevard, Suite 2
Phone: (530) 757-5610
City: Davis Zip: 95616 County: Yolo

Project Location: County: Yolo City/Nearest Community: Davis
Cross Streets: Monarch Lane and East Covell Boulevard Zip Code: 95618
Lat./Long.: 38 ° 33 ' 50.6 " N / 121 ° 42 ' 52.15 " W Total Acres: 25.8
Assessor's Parcel No.: 071-140-011 Section: 2 Twp: 8N Range: 2E Base: MDBM
Within 2 miles: State Hwy#: Highway 80 Waterways: Putah Creek
Airports: None Railways: Union Pacific Railroad
Schools: Pioneer Elementary, Frances Harper Junior High, Fred T. Korematsu Elementary, Birch Lane Elementary, North Davis Elementary, Oliver Wendell Holmes Junior High, St. James, Valley Oak Preschool, Da Vinci Charter Academy, Martin Luther King High, Davis School- Independent Study.

Document Type:

CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec [] Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [X] Land Division (Subdivision, etc.) [X] Other: Architectural Review, Affordable Housing Plan

Development Type:

[X] Residential: Units 163 Acres 15.2 Water Facilities: Type MGD
[] Office: Sq.ft. Acres Employees Transportation: Type
[] Commercial: Sq.ft. Acres Employees Mining: Mineral
[] Industrial: Sq.ft. Acres Employees Power: Type MW
[] Educational Waste Treatment: Type MGD
[X] Recreational USA Pentathlon Training Facility and pool complex, 1.4 acres. Hazardous Waste: Type
[X] Other: Open Space & Trails, 3.22 acres.

Project Issues That May Have A Significant Or Potentially Significant Impact:

[X] Aesthetic/Visual [] Fiscal [X] Public Services/Facilities [X] Traffic/Circulation
[] Agricultural Land/Forest [] Flood Plain/Flooding [] Recreation/Parks [] Vegetation
[X] Air Quality [] Forest Land/Fire Hazard [] Schools/Universities [] Water Quality
[] Archeological/Historical [] Geologic/Seismic [] Septic Systems [] Water Supply/Groundwater
[X] Biological Resources [X] Greenhouse Gas Emissions [] Sewer Capacity [] Wetland/Riparian
[] Coastal Zone [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Drainage/Absorption [X] Noise [] Solid Waste [] Land Use
[] Economic/Jobs [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Other: Energy

Present Land Use/Zoning/General Plan Designation: The majority of the project site is undeveloped and consists of grazing land; within the center of the project site there is a ranch home, two duplexes, a horse barn, and an inoperative equestrian training facility. A paved driveway extends into the site from East Covell Boulevard and bisects the majority of the site in a north-to-south direction. The City of Davis General Plan designates the site as Agriculture and the site is zoned Planned Development (PD 3-89).

Project Description: The proposed project would demolish two on-site duplex buildings and barn, followed by residential development, comprised of a total of 163 new units, consisting of cottages, half-plex townhomes, single-family residences, and multi-family apartments. The existing ranch home would be retained and renovated. Proposed recreational facilities would include a pool complex and USA Pentathlon Training Facility. The project would also consist of new on-site roadways; associated utility improvements; and open space, landscaping, and trails. The project would require the following entitlements from the City: Site Plan and Architectural Review, Vesting Tentative Map, and an Affordable Housing Plan.

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

- | | |
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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> Caltrans District # <u>3</u> | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> Regional WQCB # <u>5S</u> |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> Resources Agency |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input checked="" type="checkbox"/> CDFW Region # <u>2</u> | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Integrated Waste Management Board | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: |

Local Public Review Period

Starting Date February 23, 2024 Ending Date March 25, 2024

City of Davis Department of Community
Lead Agency: Development and Sustainability **Applicant:** Taormino & Associates, Inc.
 Consulting Firm: Raney Planning & Management, Inc. Address: 429 F Street Suite 5
 Address: 1501 Sports Drive, Suite A City/State/Zip: Davis, CA 95616
 City/State/Zip: Sacramento, CA 95834 Phone: 530 231-5519
 Contact: Nick Pappani
 Phone: 916 372-6100

Signature of Lead Agency Representative: *Nick Pappani, For Sherri Metzger* Date: 2/22/24

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.