Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2007072020

Project Title: Palomino Place Project

Lead Agency: City of Davis Department of Community Development and Sustainability

Contact Name: Sherri Metzker, Community Development and Sustainability Director

Email: smetzker@cityofdavis.org Phone Number: (530) 757-5610

Project Location: Davis (*City*) Yolo (*County*)

Project Decription (Proposed actions, location, and/or consequences).

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).

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 certification of the Site Plan and Architectural Review, Vesting Tentative Map, and an Affordable Housing Plan.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The SEIR will include the following chapters:

- Aesthetics;
- Air Quality, Greenhouse Gas Emissions, and Energy;
- Biological Resources;
- Noise;
- Public Services and Utilities;
- Transportation;
- Other Effects;
- Statutorily Required Sections; and
- Alternatives Analysis.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City of Davis has not yet received comments regarding the proposed project that raise issues of concern or areas of controversy. However, typical concerns related to development within the City include:

- Increases in air quality emissions and impacts to climate change;
- Adverse effects on aesthetics;
- Increases in vehicle traffic;
- Biological impacts associated with wildlife and plant habitats; and
- Increases in noise.

Provide a list of the responsible or trustee agencies for the project.

Additional permits and/or approvals from the following agencies may be required for the proposed project:

- Yolo-Solano Air Quality Management District (YSAQMD);
- California Department of Transportation;
- California Department of Fish and Wildlife;
- Yolo Habitat Conservancy;
- Central Valley Regional Water Quality Control Board; and
- U.S. Army Corps of Engineers.