

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: Eric Lee, Senior Planner, Department of Community Development and Sustainability

Street Address: 23 Russell Boulevard, Suite 2
City: Davis Zip: 95616

Phone: (530) 757-5610
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: [ ] NOP [ ] Draft EIR [ ] Early Cons [x] Supplement/Subsequent EIR (Prior SCH No.) 2007072020 [ ] Neg Dec [ ] Mit Neg Dec [ ] Other:
NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] FONSI
Other: [ ] Joint Document [ ] Final Document [ ] 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 175 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
[x] Agricultural Land/Forest [ ] Flood Plain/Flooding [x] Recreation/Parks [ ] Vegetation
[ ] Air Quality [ ] Forest Land/Fire Hazard [x] Schools/Universities [x] Water Quality
[x] Archeological/Historical [x] Geologic/Seismic [ ] Septic Systems [ ] Water Supply/Groundwater
[x] Biological Resources [ ] Greenhouse Gas Emissions [x] Sewer Capacity [ ] Wetland/Riparian
[ ] Coastal Zone [ ] Minerals [x] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[x] Drainage/Absorption [x] Noise [ ] Solid Waste [x] Land Use
[ ] Economic/Jobs [ ] Population/Housing Balance [x] Toxic/Hazardous [ ] Cumulative Effects
[ ] Other:

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 up to 175 new units, consisting of cottages, half-plex townhomes, single-family residences, and multi-family apartments. The existing ranch home would be retained and renovated. Recreational facilities would include a USA Pentathlon Training Facility, pool complex, and obstacle course. The project would also include new on-site roadways; utility improvements; and open space, landscaping, and trails. The project would require the following entitlements from the City: Vesting Tentative Subdivision Map, Site Plan and Architectural Review for the USA Pentathlon Training Facility and pool complex, and an Affordable Housing Plan. The project would invoke Builder's Remedy.

**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 # 3                       | <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 # 5S                      |
| <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 # 2                             | <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 August 8, 2024 Ending Date September 23, 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, VP, Date: 8/7/2024  
for Eric Lee, Senior Planner

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