

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

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Project Location: Davis
City

Yolo
County

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

The approximately 25.8-acre project site is located north of the East Covell Boulevard/Monarch Lane intersection on an existing property known as the Wildhorse Ranch and/or Duffel Horse Ranch in the City of Davis, California. 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 include demolition of the two on-site duplex buildings and barn, followed by development of a residential community, comprised of up to 175 new units, including 19 new cottages, 29 half-plex townhomes, 82 single-family residences, and up to 45 affordable multi-family apartments. The existing ranch home would be retained and renovated. In addition, the proposed project would include land anticipated to be developed with recreational uses, including a USA Pentathlon Training Facility, pool complex, and obstacle course. The project would also consist of new on-site roadways and associated utility improvements, as well as open space, landscaping, and trails. The proposed project would require approval of a Vesting Tentative Subdivision Map to subdivide the project site and develop the residential units, Site Plan and Architectural Review to determine compliance with City development standards for the USA Pentathlon Training Facility and pool complex, and an Affordable Housing Plan to comply with the City's Affordable Housing Ordinance. The proposed project invoked Builder's Remedy.

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

The Draft SEIR evaluated the potential for significant impacts to occur related to the following CEQA environmental topic areas: aesthetics; air quality, greenhouse gas emissions, and energy; biological resources; noise; public services and utilities; transportation; other effects (agriculture and forestry resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing); statutorily required sections; and alternatives analysis. The Draft SEIR includes mitigation measures that would reduce any identified impacts to the maximum extent feasible. The Draft SEIR determined that feasible mitigation measures do not exist to reduce impacts related to aesthetics, noise, transportation, and other effects (agriculture resources and land use and planning) to a less-than-significant level. All other impacts would be less-than-significant or less-than-significant with mitigation.

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

Areas of known controversy for the proposed project include the following:

- Increases in light pollution and potential impacts to scenic quality;
- Increases in air quality and greenhouse gas emissions;
- Impacts to wildlife and plant habitats;
- Impacts to tribal cultural resources;
- Impacts associated with soil erosion, water quality, drainage, and water supply;
- Consistency with local and State policies;
- Updates to public transit services;
- Traffic increases along surrounding roadways;
- Noise pollution;
- Increased utility service demand;
- Safety hazards created from increased traffic;
- Number of exits to facilitate evacuation;
- Traffic increase associated with University of California, Davis and motorists traveling to and from the Interstate 80/Mace Boulevard interchange; and
- Reducing vehicle miles traveled through transportation demand management program.

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;
- U.S. Fish and Wildlife Service;
- Central Valley Regional Water Quality Control Board; and
- U.S. Army Corps of Engineers.