

FILING REQUESTED BY
AND WHEN FILED MAIL TO:

City of Davis, Community
Development Department
23 Russell Boulevard, Suite 2
Davis, California 95616

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF DETERMINATION

TO: Office of Planning and Research **FROM:** City of Davis, Community
1400 Tenth Street Development Department
Sacramento, California 95814 23 Russell Blvd., Suite 2
Davis, California 95616

County Clerk
County of Yolo
625 Court Street
Woodland, California 95695

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or
21152 of the Public Resources Code

State Clearinghouse Number: SCH 2007072020

Project Title: Palomino Place Project Subsequent EIR (SCH 2007072020)

Lead Agency Contact: Eric Lee, Planner, City of Davis

Telephone/Email: (530) 757-5610; or elee@cityofdavis.org

Project Applicant: Taormino and Associates, Inc., 429 F Street, Suite 5, Davis, CA 95616

Project Location: 25.8 acres north of East Covell Boulevard, City of Davis, Yolo County
(APN: 071-140-011)

Project Description:

The proposed project would include demolition of the existing duplex buildings, one single-family dwelling, and barn, followed by development of a residential community, comprised of a total of 193 new units, consisting of 143 new cottages, half-plex townhomes, single-family residences, and a multi-family site for a minimum of 50 affordable apartment units. In addition, the proposed project would include land anticipated to be developed with recreational uses, such as a USA Pentathlon Training Facility and pool complex. The project would also consist

of new on-site roadways; associated utility improvements; and open space, landscaping, and trails.

Planning entitlements include:

- A Vesting Tentative Subdivision Map for the subdivision layout and design, preliminary grading and drainage design, and related exhibits; and
- An Affordable Housing Plan for 50 affordable rental units.

The project also includes certification of a Subsequent Environmental Impact Report (SEIR) with adoption of a Mitigation Monitoring and Reporting Plan, SEIR Findings of Fact, and a Statement of Overriding Considerations. The environmental impacts from development of the project site were previously evaluated in the 2009 Wildhorse Ranch Project EIR (2009 EIR), which was certified by the City in July 2009. However, the project was not constructed. Pursuant to CEQA Guidelines Section 15162, it was determined that preparation of an SEIR was required for the project because it could result in new significant impacts not previously identified in the 2009 EIR.

This is to advise that the City of Davis, as Lead Agency, has approved the above described project on **January 22, 2025** and has made the following determination regarding the above described project:

1. The project will have a significant effect on the environment.
2. A Subsequent Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final SEIR with comments, responses, appendix, and record of project approval is available to the General Public at: City of Davis, Community Development Department, 23 Russell Blvd., Suite 2, Davis, CA 95616.



Signature

Senior Planner
Title

January 23, 2025
Date

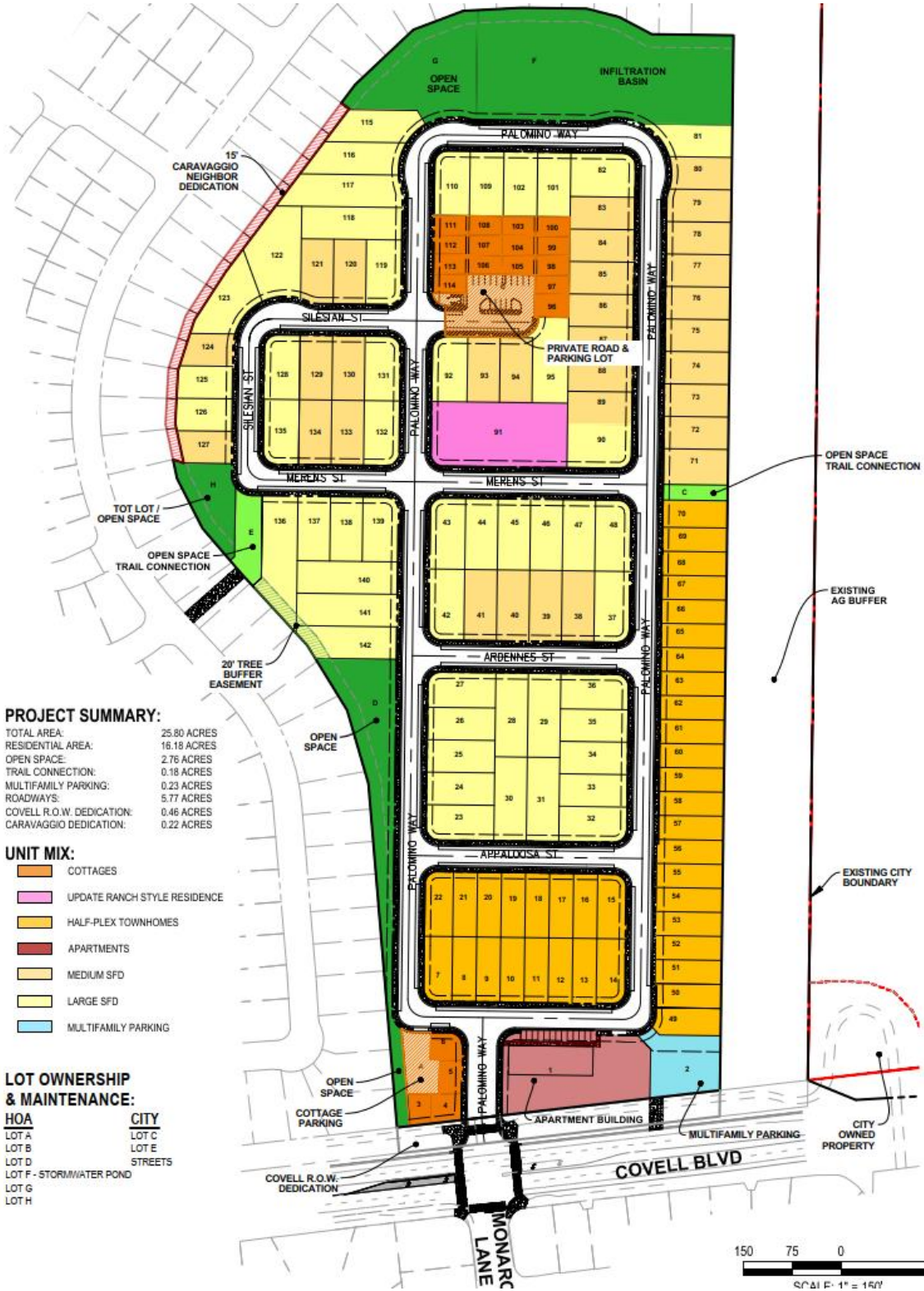
Attachments:

- Palomino Place Project Location Map and Overall Site Plan
- 2009 Wildhorse Ranch EIR NOD (SCH #2007072020)

Palomino Place Project Location Map



Palomino Place Overall Site Plan





Notice of Determination

TO: Office of Planning and Research
1400 Tenth Street
Sacramento, California 95814

County Clerk
County of Yolo
625 Court Street
Woodland, California 95695

FROM: City of Davis
Community Development Dept.
23 Russell Blvd
Davis, California 95616

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

Project Title: Wildhorse Ranch Proposal – (Environmental Impact Report (EIR, SCH #2007072020))

Contact Person: Ike Njoku, Planner/Historical Resources Manager **Telephone:** (530) 757-5610

Project Location: 3003, 3027 & 3075 East Covell Boulevard, Davis, CA 95616 APN: 071-140-11

Project Description: The City Council took the following on July 28, 2009 are: 1) certification of Final Environmental Impact Report (FEIR), 2) General Plan Amendment, and 3) Resolution authorizing a Special Election, Measure J voters' approval. The proposal is to allow the development of approximately 25.8-acre site with up to 191 residential units, which will consist of 73 detached single-family units, 78 two to three story attached single-family units (condominiums/townhomes), and a 40-unit apartment complex on 1.92 acres; 38 of the 40 units will be used to meet affordable housing requirement. The General Plan amendment approval results in the property being re-designated from agriculture to five land use designations of residential high density, residential medium density, neighborhood greenbelt, natural habitat area, and urban agricultural transition area and establish the baseline project features. The EIR is project level documentation. The EIR found significant impacts related to the following which can be mitigated to a less-than-significant level with incorporation of mitigation measures: 1) land use and agricultural resources, 2) transportation and circulation, 3) air quality, 4) noise, 5) biological resources, 6) aesthetics, 7) hydrology, 8) water quality and drainage, 9) public services and facilities. The following impacts were found to be significant but cannot be mitigated to a less-than-significant level even after mitigation measures are incorporated and a statement of overriding considerations was also adopted for these impacts: loss of prime agricultural land, 2) alteration of existing visual character and obstruction of views from existing homes, 3) fire protection services, and 4) climate change impacts.

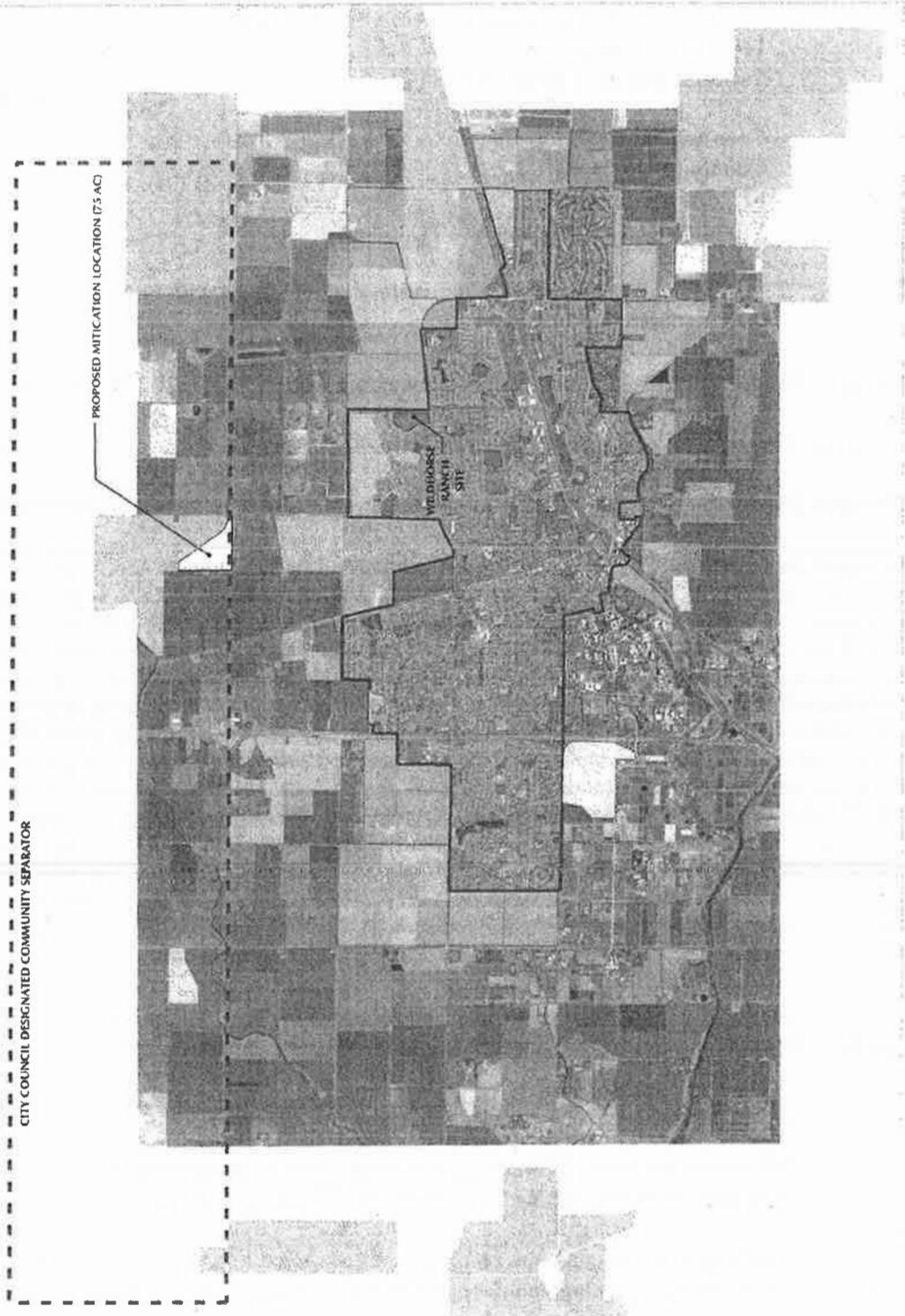
This is to advise that the City of Davis as Lead Agency, has certified the FEIR for the above described project on July 28, 2009 and has made the following determination regarding the above described project:

1. The project will will not have a significant effect on the environment.
2. The subject FEIR was prepared pursuant to the provisions of CEQA.
3. Mitigation measures were, were not, made a condition of the approval of the project.
4. A Statement of Overriding Considerations was, was not, adopted for this project.

This is to certify that the Addendum and record of the resolution approval is available to the General Public at: City of Davis, Community Development Department, 23 Russell Blvd., Davis, CA 95616.

M. Njoku
Signature **RECEIVED** Title Planner/Historical Resources Manager July 29, 2009
Date *Wildhorse Ranch NOD*

JUL 30 2009
STATE CLEARING HOUSE



CITY COUNCIL DESIGNATED COMMUNITY SEPARATOR

PROPOSED MITIGATION LOCATION (7.5 AC)

WILDHORSE RANCH SITE



WILDHORSE RANCH
ALTERNATIVE AGRICULTURAL MITIGATION PROPOSAL

