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DEPARTMENT OF COMMUNITY DEVELOPMENT AND SUSTAINABILITY

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Governor's Office of Planning & Research

AUG 31 2020

**City of Davis  
Notice of Public Hearing**

STATE CLEARINGHOUSE

The City of Davis **Planning Commission** will conduct a public hearing on the project application, as described below, at a meeting beginning at **7:00 p.m. on Wednesday, September 9, 2020**, in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California. **In accordance with Executive Order N-33-20 and N-29-20, this meeting may be conducted electronically or by teleconference, without a physical location from which members of the public may observe and offer public comment.** Information on how to observe the meeting and offer public comment electronically or telephonically will be included in the meeting agenda. Please contact the City Clerk's Office or Department of Community Development and Sustainability for the approximate time this item will be heard.

**Project Name:** Bretton Woods (aka West Davis Active Adult Community)

**Project Location:** West Covell Blvd & Risling Place., Davis, CA 95616

**Applicant:** Taormino & Associates Inc., David Taormino  
260 Russell Blvd., Suite C  
Davis, California 95616

**Owner:** Binning Ranch Holding Company, LLC  
K. Scott Stiewig, Controller, P. O. Box 293870  
Sacramento, CA 95829

**File Number:** **39660 West Covell Boulevard (Bretton Woods aka West Davis Active Adult Community (WDAAC))** – Planning Applications (PA) #19-12 & #20-09 for Small Lots Tentative Subdivision Map (TM) #4-19 for Phases 1, 2 and 3A, Final Planned Development (FPD) #01-20 for Phases 1, 2, and 3A, Design Review (DR) #03-20 for Phases 1, 2, & 3A, and Addendum to the Final EIR

**Project Description:**

The proposed project requests approval of entitlement applications to allow Phases 1, 2 and 3A tentative subdivision maps, final planned development standards establishment, site plan and architectural review, associated project improvements, including private parks and open spaces. The proposal includes establishing final development standards only for Phases 3C and 3D lots, specifically the Senior Apartment and University Retirement Community lots. The request is to approve the entitlement applications to allow for the creation and construction of 298 single-family residential lots out of 560 dwelling units envisioned in the project's baseline features. The remaining 262 units will be improved at the later phases of the project's development. The current project entitlement applications will include all needed amenities and subdivision

improvements as prescribed in the Baseline Features, Development Agreement, and Planned Development zoning for Bretton Woods project. The project includes an Addendum EIR to address the drainage channel improvements for the project.

**Environmental Determination:**

The City of Davis (City) prepared a Draft and Final Environmental Impact Report (FEIR) in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, the City's procedures for the implementation of CEQA, and other applicable laws. The proposed implementing project applications are consistent with the FEIR certified by the City. An Addendum to the FEIR has been prepared because the Bretton Woods project requires some storm drainage system modifications that trigger the need for both ministerial and discretionary permits approval by the City and Yolo County. The Addendum to the EIR was prepared consistent with the requirements of CEQA, and applicable mitigation measure associated with the drainage system changes have been identified to reduce any potential impacts. The Addendum can be found at: [http://documents.cityofdavis.org/Media/CityCouncil/Documents/PDF/CDD/Bretton%20Woods/Addendum\\_West%20Davis-Bretton%20Woods\\_Final\\_06.2020.pdf](http://documents.cityofdavis.org/Media/CityCouncil/Documents/PDF/CDD/Bretton%20Woods/Addendum_West%20Davis-Bretton%20Woods_Final_06.2020.pdf). These permits are the impetus for the FEIR Addendum. There is no new information that would warrant additional review.

**Availability of Documents:**

The project application file is available for review at the Department of Community Development and Sustainability, Planning Division, 23 Russell Boulevard, Davis, California, 95616. Staff reports are available through the City Councils' website at: <https://cityofdavis.org/city-hall/commissions-and-committees/planning-commission/agendas>. Staff reports for the public hearing are generally available five (5) days prior to the hearing date and may be available by contacting the project planner.

**Public Comments:**

All interested parties are invited to attend the meeting or send written comments to Ike Njoku, Project Planner, City of Davis, Department of Community Development and Sustainability, 23 Russell Boulevard, Suite 2, Davis, California, 95616; or via email at [injoku@cityofdavis.org](mailto:injoku@cityofdavis.org), no later than noon the date of the meeting. For questions, please call the project planner at (530) 757-5610, extension 7230.

The City does not transcribe its proceedings. Persons who wish to obtain a verbatim record should arrange for attendance by a court reporter or for some other acceptable means of recordation. Such arrangements will be at the sole expense of the person requesting the recordation.

If you challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence to the Director of Community Development and Sustainability or City Clerk at, or prior to, the public hearing.

Sherri Metzker, Principal Planner