

DEPARTMENT OF COMMUNITY DEVELOPMENT & SUSTAINABILITY

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**Notice of Availability
Notice of Public Meeting
West Davis Active Adult Community Project
Draft Environmental Impact Report**

LEAD AGENCY
City of Davis
23 Russell Boulevard
Davis, CA 95616
(530) 757-5610 ext. 5881

EIR CONSULTANT
De Novo Planning Group
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PROJECT TITLE: WEST DAVIS ACTIVE ADULT COMMUNITY

PROJECT LOCATION: The project site consists of approximately 74 acres located northwest and adjacent to the City of Davis within the City of Davis Sphere of Influence (SOI), in unincorporated Yolo County. Additionally, the project includes approximately 11.53 acres of offsite improvements. The project site is bounded by existing agricultural land within unincorporated Yolo County (within the City's SOI) to the west, mapped but undeveloped rural residential subdivision lots to the north, the Sutter Davis Hospital and Risling Court to the east, and West Covell Boulevard to the south. The project site can be identified by Yolo County Assessor's Parcel Number (APN) 036-060-05. Off-site improvements include a stormwater basin north of the project site and landscape and circulation improvements along Covell Boulevard south and east of the project site.

PROJECT DESCRIPTION:

The project includes development of: 150 affordable, age-restricted apartments; 32 attached, age-restricted cottages; 94 attached, age-restricted units; 129 single-family detached, age-restricted units; 77 single-family detached, non-age-restricted units; an approximately three-acre continuing care retirement community, which would likely consist of 30 assisted living, age-restricted detached units; an approximately 4.3-acre mixed use area, which would likely consist of a health club, restaurant, clubhouse, and up to 48 attached, age-restricted units; dog exercise area and tot lot; associated greenways, drainage, agricultural buffers; and off-site stormwater detention facilities. Upon completion of the project, the approximately 74-acre site would provide up to 560 dwelling units and 4.5 miles of off street biking and walking paths within the project area and an additional 0.22 miles of off street biking and walking paths offsite.

SIGNIFICANT ENVIRONMENTAL EFFECTS:

The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Aesthetics, Agricultural Resources, Air Quality, Transportation and Circulation, and Cumulative Impacts. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the project.

PUBLIC REVIEW PERIOD:

A 60-day public review period for the Draft EIR will commence on December 22, 2017 and end at noon on February 20, 2018. Please send your input, comments or responses (including the name for a contact person in your agency) to: Attn Katherine Hess, City of Davis Community Development and Sustainability Department, 23 Russell Boulevard, Davis, CA 95616, or: khess@cityofdavis.org. Copies of the Draft EIR are available for review at the

City of Davis Department of Community Development and Sustainability. Additionally, the EIR and appendices are available in electronic format. These documents can be viewed online at:

<http://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/west-davis-active-adult-community>

The City of Davis Planning Commission will conduct a public meeting to hear comments on the adequacy of the Draft EIR at a meeting beginning at 7:00 p.m. on Wednesday, January 10, 2018, in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California. Please contact the Department of Community Development and Sustainability for the approximate time this item will be heard.

Flash drives and paper loan copies are available at the Department of Community Development and Sustainability during working hours. Davis City Hall will be closed the week of December 25 through and including January 1, 2018. During the holiday closure, loan copies and flash drives will be available at the office of the Police Department, 2600 Fifth Street between 10:00 a.m. and 5:30 p.m. on December 26, 27, and 28, 2017. A review copy has also been provided to the Davis Public Library at 315 East 14th Street.

If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make.