



Notice of Preparation of a Draft Subsequent Environmental Impact Report and Scoping Meeting

DATE: February 22, 2024

SUBJECT: **Notice of Preparation of a Draft Subsequent Environmental Impact Report and Scoping Meeting for the Palomino Place Project**

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Organizations and Interested Persons

LEAD AGENCY: City of Davis
Department of Community Development and Sustainability
23 Russell Boulevard, Suite 2
Davis, CA 95616
Phone: (530) 757-5610
Contact: Sherri Metzker
Email: smetzker@cityofdavis.org

NOTICE OF PREPARATION: This is to notify public agencies and the general public that the City of Davis, as the Lead Agency, will prepare a Subsequent Environmental Impact Report (SEIR) for the Palomino Place Project (proposed project), pursuant to the California Environmental Quality Act (CEQA). The City is interested in the input and/or comments of public agencies and the general public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project, and public input. Public agencies will need to use the SEIR prepared by the City when considering applicable permits, or other approvals for the proposed project.

PROJECT TITLE: Palomino Place Project

PROJECT LOCATION: North of East Covell Boulevard on an existing property known as Wildhorse Ranch and/or Duffel Horse Ranch in the City of Davis, CA 95616

SCOPING MEETING: On Monday, March 11, 2024 starting at 6:00 p.m., the City of Davis Department of Community Development and Sustainability will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed Draft SEIR for the Palomino Place Project. **This meeting will be held at the City of Davis Senior Center, Activity Room 646 A Street, Davis.**

This meeting is anticipated to be an open house format and interested parties may attend to review the proposed project exhibits, ask questions about the proposed project and CEQA process, and submit written comments during the meeting. Representatives from the City of Davis, the SEIR consultant, and the Applicant will be available to address questions regarding the SEIR process. In addition, members of the public may submit written comments to the City (see below) at any time between February 23, 2024, and March 25, 2024.

If you have any questions regarding this scoping meeting, contact Eric Lee at elee@cityofdavis.org, or (530) 757-5610. Additional information about the proposed project is available at the following City webpage:

<https://www.cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/palomino-place>

COMMENT PERIOD: Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than March 25, 2024 at 5:00 p.m.

COMMENTS/INPUT: Please send your input, comments or responses (including the name for a contact person in your agency) to:

Attn: Eric Lee, Senior Planner
City of Davis Department of Community Development and Sustainability
23 Russell Boulevard
Davis, CA 95616
elee@cityofdavis.org

PROJECT LOCATION AND EXISTING USES

The approximately 25.8-acre project site is located north of East Covell Boulevard on an existing property known as the Wildhorse Ranch and/or Duffel Horse Ranch in the City of Davis, California (see Figure 1 and Figure 2). The project site is identified by Assessor's Parcel Number (APN) 071-140-011. The City of Davis General Plan designates the site as Agriculture and the site is zoned Planned Development (PD 3-89).

The majority of the project site is undeveloped and consists of grazing land; although, it should be noted that agricultural activity does not currently occur on-site. Within the central portion of the project site, the site includes a ranch home, two duplexes, a horse barn, and an equestrian training facility that is not currently in use. A paved driveway extends into the site from East Covell Boulevard and bisects the majority of the site in a north-to-south direction. Trees are located adjacent to the driveway, on-site structures, and project site boundaries. In addition, it should be noted that at least nine existing bus stops are located less than 0.25-mile from the project site

along East Covell Boulevard, Monarch Lane, Temple Drive, and Alhambra Drive. The transit stops are served by Unitrans (Lines L, P, and Q) and Yolobus (Routes 42 and 43).

SURROUNDING LAND USES

The site is bounded to the south by East Covell Boulevard and to the east by the 135-foot-wide Wildhorse Agricultural Buffer. A grade-separated crossing that allows bicyclists and pedestrians to cross under East Covell Boulevard is located to the southeast of the project site. Surrounding existing uses include single-family residences associated with the Wildhorse Ranch neighborhood to the north and west; single-family residences associated with the Slide Hill neighborhood to the south, across East Covell Boulevard; and agricultural land to the east, across the Wildhorse Agricultural Buffer that abuts the eastern site boundary.

PROJECT SITE BACKGROUND

A former project, known as the Wildhorse Ranch Project, was proposed on the project site in 2009 and included preparation of an EIR. In July 2009, Davis City Council certified the Wildhorse Ranch Project EIR (State Clearinghouse [SCH] No. 2007072020) and approved the Wildhorse Ranch Project. The Wildhorse Ranch Project EIR analyzed development of the current project site with up to 191 residential units, comprised of 73 detached single-family residences and 78 two- and three-story single-family townhomes on 11.95 acres, as well as 40 attached affordable housing units on 1.92 acres. Additionally, the Wildhorse Ranch Project included new internal roadways, installation of a traffic signal at the East Covell Boulevard/Monarch Lane intersection, new bicycle and pedestrian facilities, associated utility improvements, open space, and landscaping. The Wildhorse Ranch Project required the following discretionary approvals by the City of Davis:

- Certification of the EIR;
- Approval of a General Plan Amendment to change the project site's land use designation from Agriculture to Residential Low Density, Residential Medium Density, Residential High Density, Neighborhood Greenbelt, Natural Habitat Area, and Urban Agricultural Transition Area; and
- A Rezone to change the zoning from PD 3-89 (Horse Ranch) to a new PD (residential).

Following approval by the Davis City Council, the Wildhorse Ranch Project required approval by Davis residents before the project could proceed (Measure P); however, the Wildhorse Ranch Project ultimately failed to gain the requisite percentage of votes on the ballot, and thus, was not approved.

The currently proposed Palomino Place Project would consist of the development of 163 new residential units, in addition to retention of the existing ranch house. Compared to the residential portion of the former Wildhorse Ranch Project, the currently proposed project would result in a net reduction of 28 residential units. As discussed further below, unlike the original project proposal, the currently proposed project would include a 1.4-acre site for the future construction of a USA Pentathlon Training Facility and a pool complex. In addition, the former Wildhorse Ranch Project included dedication of 2.26 acres of additional agricultural buffer dedication, 1.61 acres of interior greenbelt, and 4.44 acres of interior open space, whereas the proposed project would include approximately 3.22 acres of interior open space and trails.

In situations when a lead agency has certified an EIR or adopted a Negative Declaration for a project, and then the project is modified and subject to additional discretionary approvals, the lead

agency must consider the need for subsequent environmental review. In the case of a certified EIR, depending on the nature of the project modifications, a lead agency may prepare an Addendum to the EIR, a Supplement to the EIR, or an SEIR. According to CEQA Guidelines Section 15164, a lead agency can prepare an Addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of an SEIR have occurred.

While the environmental analysis for the proposed project has not yet been completed, the City of Davis has decided to take a conservative approach for the proposed Palomino Place Project and assume the project may result in new significant impacts not previously identified or a substantial increase in the severity of significant impact(s) previously identified in the former Wildhorse Ranch Project EIR.

In cases where an approved project has already undergone environmental review, and the environmental document has been certified by the lead agency, the lead agency can restrict its review to the incremental effects of the modified project, rather than having to reconsider the overall impacts of the project. In other words, if the project under review constitutes a modification of a previously approved project previously subjected to environmental review, then the “baseline” for purposes of CEQA is adjusted such that the originally approved project is assumed to exist.¹ Thus, the environmental baseline for this analysis consists of the approved Wildhorse Ranch Project.

PROJECT DESCRIPTION

The proposed project would include demolition of the two on-site duplex buildings and barn, followed by development of a residential community, comprised of a total of 163 new units, including new cottages, half-plex townhomes, single-family residences (medium and large), and multi-family apartments (see Figure 3 and Figure 4). With respect to the existing ranch home, the residence would be retained and renovated. 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.

¹ See Michael H. Remy et al. *Guide to CEQA, 11th Edition*. Point Arena: Solano Press Books (2007), pg. 207; Stephen L. Kostka and Michael H. Zischke. *Practice Under the Environmental Quality Act, Second Edition* (Vol. 1). Oakland: Continuing Education of the Bar (2018), pgs. 12-32; *Benton v. Board of Supervisors* (1st Dist. 1991) 226 Cal. App. 3d 1467.

The proposed project would require discretionary approvals, including a Vesting Tentative Map, Site Plan and Architectural Review, and an Affordable Housing Plan.² The foregoing project components are discussed further below.

Vesting Tentative Map

The proposed project would include a Vesting Tentative Map to subdivide the project site and develop a total of 163 new residential units, comprised of cottages, half-plex units, single-family residences (medium and large), and multi-family residential apartments. In addition, subdivision of the project site would include land anticipated to be developed with a new USA Pentathlon Training Facility and pool complex; new internal roadways; associated utility improvements; and open space, landscaping, and trails. The foregoing components of the Vesting Tentative Map are discussed further below.

Residences

The proposed project would consist of 163 total new residential units, including cottages, half-plex townhomes, single-family residences (medium and large), and multi-family apartments, which are summarized in Table 1. It should be noted that the proposed residences would be constructed in accordance with the City’s Energy Efficiency Reach Code (Davis Municipal Code Section 8.01.100). In addition, the proposed residential units would not include the use of natural gas. The new residences would also include photovoltaic (PV) systems to provide for on-site solar-energy generation. In addition, as previously discussed, the existing on-site ranch home would be retained and renovated.

Table 1 Proposed Residential Units			
Unit Type	Number of Units	Percentage of Total Units	Anticipated Unit Size (Square Feet) +/- 10%
Cottages	19	12%	850 – 1,000 +/-
Half-Plex Townhomes	29	18%	1,250 – 1,450 +/-
Single-Family Residences – Medium	31	19%	1,600 – 2,000 +/-
Single-Family Residences – Large	51	31%	1,900 – 2,500 +/-
Multi-Family Apartments	33	20%	Studio, 1 BR, and 2 BR
Total	163	100%	850 – 2500 +/-

² The original Wildhorse Ranch Project required a General Plan Amendment (GPA) to redesignate the project site from Agriculture to Residential High Density, Residential Medium Density, Neighborhood Greenbelt, Natural Habitat Area, and Urban Agricultural Transition Area. In addition, the Wildhorse Ranch Project required a Rezone to change the site’s zoning from PD 3-89 to a new PD. The currently proposed Palomino Place Project is subject to Builder’s Remedy, which is a provision of California’s Housing Accountability Act that prevents jurisdictions without a substantially compliant housing element from denying certain housing projects, even if such projects do not comply with the jurisdiction’s general plan or zoning ordinance. Therefore, the Palomino Place Project does not require a GPA or Rezone.

The aforementioned residential uses proposed as part of the project are discussed further below.

Cottages and Half-Plex Townhomes

The proposed project would include 19 cottage units, which would be located in the central and southwestern portions of the project site and range in size from 850 square feet (sf) to 1,000 sf. The cottage units would be targeted towards first-time homebuyers. The cottages would be accompanied by a first-time homebuyer program to ensure that the units are available to Davis workers who currently commute to the City for work and volunteering.

In addition, the proposed project would include 29 half-plex townhomes, which would be located in the southern portion of the project site, as well as adjacent to the agricultural buffer, and range in size from 1,250 sf to 1,450 sf. The half-plex townhomes would feature either two or three bedrooms. The townhomes would be targeted towards young families with elementary-age school children.

Single-Family Residences, Medium and Large

The proposed project would include 82 single-family residences, which would include 31 medium-sized and 51 large floor plans and configurations. A portion of the proposed medium-sized single-family residences would be constructed adjacent to the existing agricultural buffer, with the remaining medium-sized units scattered throughout the central and western portions of the project site, adjacent to the large single-family residences. The medium-sized single-family residences would range in size from 1,600 sf to 2,000 sf. The large single-family residences would primarily be constructed in the central and western portions of the site and range in size from 1,900 sf to 2,500 sf. The proposed single-family residences would be consistent with the size of the existing homes located in the adjacent neighborhoods of Wildhorse Ranch and Slide Hill Park. In addition, several of the lots may accommodate the construction of Accessory Dwelling Units (ADUs) which are permitted by State law.

Multi-Family Residential Apartments

The proposed project would include a 33-unit multi-family 3- to 4-story apartment building on a 0.72-acre portion of the project site located adjacent to the north of East Covell Boulevard, and immediately east of the project site entrance (new northern leg of the East Covell Boulevard/Monarch Lane intersection, which is discussed further below). The proposed multi-family residences would include a mix of studio, one-bedroom, and two-bedroom units. The apartments would be deed-restricted and required to be rented at rates affordable to low-income households. As established by Davis Municipal Code Section 18.05.020, low-income households are those earning a maximum gross income of 80 percent of the area median income (AMI) of Yolo County.

Renovation of Existing Ranch Home

The proposed project would retain the existing on-site ranch home, which is located in the central portion of the project site. As part of the proposed project, the existing ranch home would be renovated.

USA Pentathlon Training Facility and Pool Complex

Within the southeast portion of the project site, immediately north of East Covell Boulevard and east of the proposed multi-family apartments, the proposed project would include a 1.4-acre site to accommodate future potential development (i.e., not a component of the proposed project) of recreational facilities that would be available to local sports organizations and the general public. The recreational facilities are planned to include a USA Pentathlon Training Facility, pool complex, and obstacle course, but could accommodate other active or passive recreational facilities and uses.

The USA Pentathlon Training Facility is expected to include Olympic-quality practice spaces for all pentathlon events (fencing, shooting, swimming, running, and obstacle course), training and workout facilities, and locker rooms. Currently, training for the foregoing pentathlon events occurs in two to three separate locations within the City; however, the proposed USA Pentathlon Training Facility would serve to aggregate the training equipment and facilities in a single location.

With respect to the proposed pool complex, the project applicant would donate property for a 15-yard by 25-yard training pool that would be located adjacent to the north of the USA Pentathlon Training Facility. The pool complex would be available to pentathletes, as well as local swim organizations, and would include community programming for all ages, including youth groups, senior-focused groups, and recreational and competitive swimming programs.

With respect to the proposed obstacle course, this feature is related to the USA Pentathlon Training Facility and is proposed in the adjacent Wildhorse Agricultural Buffer. In general, the course would consist of a series of structures for the obstacle training. The total area needed for the course would be three meters wide by 75 meters long. The obstacle course would be located entirely within the 35-foot-wide buffer access area. The Wildhorse Agricultural Buffer would still be available for public use and trail access, though a portion of the existing trail would need to be shifted along the east side of the obstacle course.

The proposed USA Pentathlon Training Facility, pool complex, and obstacle course would be sited immediately north of East Covell Boulevard to facilitate public access by locating the facility in close proximity to the grade-separated crossing of East Covell Boulevard near the southeast corner of the project site and the Wildhorse Agricultural Buffer. The recreational facilities have also been sited in the southern portion of the project site to minimize vehicle trips into the proposed residential areas of the project site. With respect to energy use, the USA Pentathlon Training Facility and pool complex would include a PV system on the training facility and/or in the associated surface parking lot.

Access, Parking, and Circulation

Primary site access would be provided from East Covell Boulevard. From the terminus of Monarch Lane at East Covell Boulevard, the project site's existing private driveway would be redeveloped as the new northern leg of the East Covell Boulevard/Monarch Lane intersection. From the newly constructed segment of Monarch Lane, internal access through the project site to the proposed residences and recreational facilities would be provided through a traditional grid street network. Signage and traffic-calming measures would be incorporated throughout the project site to reduce vehicle speeds and improve mode-share safety. All of the proposed streets would be public streets and designed in accordance with the City of Davis Public Works Department Standard Specifications, with the exception of alley access to certain half-plex townhomes.

With respect to parking, a surface parking area would be provided for the proposed cottages in both the southwestern and central portions of the project site (Lots A and C, respectively). The multi-family residential apartments would include one parking space per unit. The USA Pentathlon Training Facility and pool complex would additionally include a surface parking lot for visitors. In addition, the proposed project would include the following electric vehicle (EV) charging features:

- Cottages: Lot A would include at least one Level 2 EV charging station and Lot C would include at least two Level 2 EV charging stations. Both lots would include preinstalled infrastructure to easily allow for expansion of charging stations to all of the cottage parking stalls.
- Single-Family Residences: All units would support Level 2 EV charging.
- Multi-Family Residential Apartments: The apartments would include two Level 1 EV charging stations, one Level 2 EV charging station, an ability to serve or extend Level 2 charging to nine additional parking spaces, and room in the panel and capacity to serve seven Level 1 EV chargers and two Level 2 EV chargers.
- USA Pentathlon Training Facility and Pool Complex: The USA Pentathlon Training Facility and pool complex would include a minimum of two EV charging stalls.

With respect to bicycle facilities, as previously discussed, signage and traffic-calming measures would be incorporated as part of the proposed project to improve mode-share safety on internal roadways used by bicyclists. From the internal street network, bicyclists would have access to an existing Class II bicycle lane located along the eastbound lane of East Covell Boulevard, as well as the grade-separated crossing of East Covell Boulevard to the southeast of the project site. With respect to pedestrian facilities, the proposed project would include new sidewalks along the internal grid street network within the project site. Additionally, as discussed further in the Open Space, Landscaping, and Trails section, the proposed project would include open space trail connections to the existing Wildhorse Agricultural Buffer to the east of the project site and the Wildhorse Ranch neighborhood to the west.

Utilities

The proposed project would include utility improvements related to water, sanitary sewer, and storm drainage services, which are discussed further below.

Water

Water service would be provided by the City of Davis through new connections to the existing water system. From the existing eight-inch water line in Caravaggio Drive to the west of the project site, new six-inch water lines would be installed and extended into the project site within the new on-site internal streets. From the new water lines, water service would be provided to each structure through new water laterals. All new water infrastructure would be designed consistent with the applicable standards established by the City of Davis Public Works Department Standard Specifications.

Sewer

Sanitary sewer service would be provided by the City of Davis through new connections to the existing sewer system. From an existing 42-inch sewer trunk main to the north of the project site, along the northern boundary of the Wildhorse Golf Course, 2,270 lineal feet of new six-inch sewer line would be extended through the edge of the existing Wildhorse Agricultural Buffer to the project

site's northeastern corner. The new sewer line would require a crossing of the Wildhorse Golf Course drainage channel. At the northeastern corner of the project site, new eight-inch sewer lines would be extended within the new on-site internal streets. From the new eight-inch sewer lines, sewer conveyance services would be provided to each structure through new sewer laterals. All new sewer infrastructure would be designed consistent with the applicable standards established by the City of Davis Public Works Department Standard Specifications.

Storm Drainage

Storm drainage service would be provided by the City of Davis through new connections to the existing system and a new one-acre on-site stormwater basin. More specifically, stormwater runoff from new impervious surfaces within the project site would be directed to drain inlets installed along the on-site internal streets. From the drain inlets, flows would be conveyed by way of new 12-inch, 18-inch, and 24-inch storm drain lines to the stormwater basin located in the northeast portion of the project site. Following treatment in the stormwater basin, excess flows would be metered to the existing storm drain system in the Wildhorse Ranch neighborhood to the north of the project site. New storm drainage infrastructure installed as part of the proposed project would be designed in accordance with the stormwater quality control standards established by Davis Municipal Code Article 30.03.

Dry Utilities

Electricity service would be provided to the project site by Pacific Gas and Electric Co. (PG&E) and Valley Clean Energy (VCE) through connection to existing infrastructure in the project vicinity along East Covell Boulevard. The proposed project would not use natural gas. Telecommunication services, such as telephone and internet services, would be provided by Xfinity and/or other providers through connection to existing infrastructure.

Open Space, Landscaping, and Trails

The proposed project would include approximately 2.76 acres of open space and 0.46-acre of trails. With respect to the open space acreage, the proposed project would include three open space lots (Lots E, I, and H) and a stormwater basin (see Figure 4). The 0.60-acre Lot E, located along the southern portion of the western site boundary, would include an area for the planting of an urban forest. The 0.20-acre Lot I, located along the central portion of the western site boundary, would include a tot lot. The 0.53-acre Lot H, located in the northern portion of the site, would also include an area for the planting of an urban forest. In addition, as previously discussed, a stormwater basin would be located in the northeastern portion of the site in the 1.43-acre Lot G and would be up to three feet deep.

Additionally, the proposed project would include a 20-foot-wide tree buffer would be located in the rear of the private lots on the project site and the existing residential neighborhood to the west as a private easement for tree plantings.

It should be noted that the project applicant would coordinate with a UC Davis horticulturalist to select a plant palette that includes a mix of native, drought-tolerant, climate-ready, and carbon-capturing qualities associated with the new trees, shrubs, and seasonal grasses.

As previously discussed, the existing trail within the Wildhorse Agricultural Buffer would need to be shifted around the eastern side of the proposed obstacle course to accommodate said course.

Site Plan and Architectural Review

The proposed project would be subject to the City's Site Plan and Architectural Review process. Pursuant to Davis Municipal Code Article 40.31, the City's Site Plan and Architectural Review serves to determine compliance with applicable development standards to promote harmonious growth of the City. New development subject to the review process must demonstrate compliance with standards governing the siting of structures; inclusion of landscaping, fencing, and other screening; design of circulation and parking facilities; design and installation of curbs, gutters, sidewalks, and drainage infrastructure; and location of open space, among other requirements.

Affordable Housing Plan

Pursuant to the City's Affordable Housing Ordinance (Davis Municipal Code Article 18.05) and based upon the proposed mix of residential units and lot sizes, the proposed project is required to provide 26 affordable units. The proposed project would include 33 affordable units, as the new multi-family apartment units would be deed-restricted. Because 20 percent of the proposed residential units would be affordable to low-income households, the project applicant intends to invoke mandatory incentives and concessions, pursuant to the Density Bonus Law set forth by Government Code Section 65915(d) and (e). Pursuant to subsection (d)(2), a project that provides at least 20 percent of units to low-income households is entitled to two incentives and concessions. The project applicant would use one incentive/concession for a 10 percent reduction to the City's 150-foot-wide agricultural buffer requirement, which would allow the proposed project to use the existing 135-foot-wide Wildhorse Agricultural Buffer to meet the requirement. The project applicant would also reserve the right to propose waivers and reductions of development standards, as required by the Density Bonus Law.

REQUESTED ENTITLEMENTS

The following section presents the discretionary actions that would be required to implement the proposed project.

City of Davis Discretionary Approvals

Implementation of the proposed project would require the following entitlements from the City of Davis:

1. Certification of the SEIR and adoption of the Mitigation Monitoring Plan. Before the City can approve the proposed project, the City must certify that the SEIR was completed in compliance with the requirements of CEQA, that the decision-making body has reviewed and considered the information in the SEIR, and that the SEIR reflects the independent judgment of the City of Davis. Approval of the SEIR also requires adoption of a Mitigation Monitoring Plan (MMP), which specifies the methods for monitoring mitigation measures required to eliminate or reduce the project's significant effects on the environment. The City would also be required to adopt Findings of Fact, and for any impacts determined to be significant and unavoidable, a Statement of Overriding Considerations, as part of project approval.
2. Site Plan and Architectural Review: The proposed project would be subject to the City's Site Plan and Architectural Review process.

3. Vesting Tentative Map: The proposed project would require approval of a Vesting Tentative Map.
4. Affordable Housing Plan: The proposed project would require approval of an Affordable Housing Plan in accordance with the City's Inclusionary Housing Ordinance.

Other Agency Permits and Approvals

Subsequent to City of Davis approval of a Vesting Tentative Map, the following agency approvals and permits would likely be required for the project:

1. National Pollutant Discharge Elimination System (NPDES) Construction General Permit – Central Valley Regional Water Quality Control Board (RWQCB).
2. NPDES Phase II Small MS4 General Permit – Central Valley RWQCB.
3. Certificate of Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) Authorization – Yolo Habitat Conservancy.

AREAS OF POTENTIAL IMPACT

The SEIR analysis will focus on such resource areas where a potential for new significant impacts or substantial increase in the severity of previously identified impacts may occur as a result of the proposed project, as identified by Appendix G of the CEQA Guidelines. The environmental analysis for the proposed project is anticipated to focus on the following areas: Aesthetics; Air Quality, Greenhouse Gas (GHG) Emissions, and Energy; Biological Resources; Noise; Public Services and Utilities; Transportation; and Other Effects.

Each environmental technical chapter will include the following: an introduction; environmental setting; regulatory context; standards of significance; method of analysis; identification of new or substantially more severe significant environmental impacts; mitigation measures and monitoring strategies to address potentially significant impacts; level of significance after mitigation; and a discussion of potential cumulative impacts and mitigation measures to address potentially significant impacts. The following paragraphs provide a general discussion of the anticipated topics that will be included in the technical chapters of the SEIR.

Aesthetics

The Aesthetics chapter of the SEIR will summarize the existing regional and site-specific aesthetics and visual setting. Pursuant to Appendix G of the CEQA Guidelines, due to the urban nature of the area, it is anticipated that the focus of the impact analysis will not be on whether the proposed project would substantially degrade the existing visual character or quality of the site and its surroundings, but whether incremental changes of the proposed project relative to the Wildhorse Ranch Project could conflict with regulations governing scenic quality. Such analysis will be based on the applicable General Plan policies and City ordinances, and the proposed project's consistency with the standards set forth therein. In addition, the chapter will evaluate potential impacts related to introducing new sources of light and glare.

Air Quality, Greenhouse Gas Emissions, and Energy

The Air Quality, Greenhouse Gas Emissions, and Energy chapter of the SEIR will include an evaluation of the potential air pollutants that would be generated by the proposed project relative to those that would have been generated by the Wildhorse Ranch Project. The air quality analysis

will be performed using the CalEEMod software package and following the Yolo-Solano Air Quality Management District's (YSAQMD) guidelines. A quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., reactive organic gases, oxides of nitrogen, and particulate matter) will be included. In addition, an evaluation of the proposed project's potential to emit toxic air contaminants (TACs) relative to the levels that would have been generated by the Wildhorse Ranch Project will be included, using the California Air Resources Board (CARB) "Air Quality and Land Use Handbook: A Community Health Perspective."

The significance of air quality impacts will be determined in comparison to City of Davis and YSAQMD-recommended significance thresholds. Mitigation measures will be incorporated, if necessary, to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

Because YSAQMD has not yet adopted quantitative thresholds of significance for GHG emissions, the City's Climate Action and Adaptation Plan (CAAP) will be used to determine the significance of GHG impacts that may be associated with the proposed project.

Finally, the SEIR will analyze whether the proposed project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. This discussion will also evaluate whether the proposed project would conflict with or obstruct a State or local plan for renewable energy, as well as the project's consistency with the City of Davis CAAP.

Biological Resources

The Biological Resources chapter of the SEIR will rely on site-specific biological reports and the Yolo HCP/NCCP. In general, the chapter will include an evaluation of changes in biological circumstances since certification of the Wildhorse Ranch Project Draft EIR and the proposed project's potential incremental effects, relative to those of the Wildhorse Ranch Project, to plant communities, wildlife, and wetlands, including adverse effects on rare, endangered, candidate, sensitive, and other special-status species, including Covered Species protected under the Yolo HCP/NCCP.

Noise

The Noise chapter of the SEIR will be based on a project-specific Noise Assessment. The Noise Assessment will include an evaluation of changes in circumstances since certification of the Wildhorse Ranch Project Draft EIR, prediction of project-generated noise levels, relative to those associated with the Wildhorse Ranch Project, and development of noise-control mitigation measures, as appropriate. More specifically, operational noise sources, such as project traffic noise and noise associated with the proposed USA Pentathlon Training Facility will be evaluated, as well as noise and vibration impacts associated with construction of the project.

Public Services and Utilities

The Public Services portion of this chapter will summarize changes in setting information since certification of the Wildhorse Ranch Project Draft EIR and identify potential new demand for public services, including fire protection, police, schools, and parks. A significant impact would occur if changes in circumstances or the incremental changes of the proposed project relative to the

components of the Wildhorse Ranch Project would result in the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain the acceptable service ratios, response times, and other performance objectives of the City's public services.

The Utilities portion of this chapter will evaluate changes in circumstances since certification of the Wildhorse Ranch Project Draft EIR and the project's increase in water supply demand and wastewater generation, relative to the levels of the Wildhorse Ranch Project, and whether the existing water and sewer infrastructure systems would be able to accommodate the demands from the project, or whether upgrades to the systems would be required.

The Utilities portion of the chapter will also estimate the amount of solid waste generated by the project relative to the levels anticipated for the Wildhorse Ranch Project and the receiving landfill's capacity to accommodate the increase in solid waste.

Transportation

The Transportation chapter of the SEIR will be based on a project-specific Traffic Impact Study (TIS). The TIS will describe the project's transportation impacts pursuant to CEQA and will inform the analysis within the Transportation chapter. The TIS will evaluate potential project transportation impacts by estimating the vehicle miles traveled (VMT) generated by the project. The study will consider the transportation effects of the full buildout of the proposed project, including impacts associated with VMT, transit services and facilities, bicycle facilities, pedestrian facilities, construction activities, emergency access, and roadway hazards.

Other Effects


The Other Effects chapter will include analysis of the remaining CEQA issue areas, including, but not limited to, agriculture and forestry resources, geology and soils, hazards and hazardous materials, and mineral resources. The discussion will include a description of the foregoing issue areas and will include any appropriate mitigation from the Wildhorse Ranch Project EIR in the SEIR.

Statutorily Required Sections

The Statutorily Required Sections chapter of the SEIR will summarize significant and unavoidable, significant irreversible, and growth-inducing impacts, to the extent that such impacts are identified in the SEIR analysis. The chapter will also summarize the cumulative impact analyses, which will be provided in each technical chapter of the SEIR. The cumulative impact analysis will also address other proposed and approved projects within the vicinity, including, but not limited to, the Cannery Project, the Shriners Property Project, and the Village Farms Project.

Alternatives Analysis

The SEIR will include an alternatives analysis in compliance with CEQA Guidelines Section 15126.6. The Alternatives Analysis chapter will evaluate up to five alternatives, including a No Project Alternative, as required by CEQA. Alternatives will be selected when more information related to project impacts is available in order for the alternatives to be designed to reduce significant project impacts. Alternatives shall be developed in consultation with the City staff during preparation of the SEIR to respond to identified significant impacts.



The Alternatives Analysis chapter will describe the project alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project, which is permissible under CEQA; however, the analysis will include sufficient detail to allow a meaningful comparison of the impacts. A matrix comparing the impacts of the proposed project to the alternatives will also be included.

**FIGURE 1
REGIONAL VICINITY MAP**



FIGURE 2
PROJECT SITE BOUNDARIES



**FIGURE 3
SITE PLAN**



**FIGURE 4
OVERALL LOT SIZES EXHIBIT**

