

1. INTRODUCTION

1.1 TYPE AND PURPOSE OF THE SEIR

The Palomino Place Project Subsequent Environmental Impact Report (SEIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970, Public Resources Code (PRC) Sections 21000-21189, as amended, and the Guidelines for Implementation of the California Environmental Quality Act, California Code of Regulations (CCR) Title 14, Sections 15000-15387 (CEQA Guidelines). The City of Davis is the lead agency for the environmental review of the Palomino Place Project (proposed project) evaluated herein and has the principal responsibility for approving the project. As required by Section 15121 of the CEQA Guidelines, this SEIR will (a) inform public agency decision-makers, and the public generally, of the significant environmental effects of the project, (b) identify possible ways to minimize the significant adverse environmental effects, and (c) describe reasonable and feasible project alternatives that reduce environmental effects. The public agency shall consider the information in the SEIR along with other information that may be presented to the agency.

As provided in the CEQA Guidelines Section 15021, public agencies are charged with the duty to avoid or minimize environmental damage where feasible. The public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social issues. CEQA requires the preparation of an EIR prior to approving any project that may have a significant effect on the environment. For the purposes of CEQA, the term project refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]). With respect to the proposed project, the City has determined that the proposed development is a “project” within the definition of CEQA, which has the potential to result in significant environmental effects.

The lead agency, which is the City of Davis for this project, is required to consider the information in the SEIR along with any other available information in deciding whether to approve the application. The basic requirements for an EIR include discussions of the environmental setting, environmental impacts, mitigation measures, alternatives, growth inducing impacts, and cumulative impacts.

The project site was originally evaluated in the 2009 Wildhorse Ranch Project EIR (2009 EIR),¹ which evaluated a 25.8-acre site located at the intersection of East Covell Boulevard and Monarch Lane in the City of Davis, California. The 2009 EIR (State Clearinghouse [SCH] No. 2007072020) anticipated development of up to 191 residential units, comprised of 73 detached single-family residences and 78 two- to three-story attached single-family townhome units on 11.95 acres, as well as a maximum of 40 attached affordable housing units on 1.92 acres. The Wildhorse Ranch Project also included interior greenbelt and open space uses, as well as an agricultural buffer. The 2009 EIR found that significant and unavoidable impacts would occur related to visual impacts associated with the conversion of open space or agricultural land, adequate service response times from the Davis Fire Department, and greenhouse gas emissions (GHG) and

¹ City of Davis. *Wildhorse Ranch Project Final Environmental Impact Report*. Certified July 2009.



climate change. The remaining environmental issues were either addressed and dismissed in the Initial Study prepared for the Wildhorse Ranch Project, or reduced to a less-than-significant level through mitigation measures included in the 2009 EIR.

In the case of a project proposal requiring discretionary approval by the city for which the city has previously certified an EIR or adopted a Negative Declaration, the city must determine whether an SEIR is required, pursuant to CEQA Guidelines Section 15162. The CEQA Guidelines provide guidance on this process by requiring an examination of whether, since the certification of the EIR or adoption of the Negative Declaration, changes in the approved project or circumstances under which the approved project would be undertaken have occurred to such an extent that the proposal may result in a new significant impact (not previously identified in the certified EIR or adopted Negative Declaration) or substantial increase in the severity of a previously identified significant impact. If so, the city would be required to prepare an SEIR.

The City has determined that the proposed project could result in new significant impacts not previously identified in the 2009 EIR. Thus, the City has prepared this SEIR, which is focused on the topics that could potentially result in significant effects (see Section 1.5, Scope of the SEIR). In addition to project-specific technical reports, this SEIR incorporates information from the City of Davis General Plan² and the Final Program EIR for the City of Davis General Plan Update and Final Project EIR for Establishment of a New Junior High School (City of Davis General Plan EIR).³

1.2 KNOWN RESPONSIBLE AND TRUSTEE AGENCIES

“Responsible agency” is defined as a public agency that proposes to carry out or approve a project for which a lead agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term “responsible agency” includes all California public agencies other than the lead agency that have discretionary approval power over the project or an aspect of the project. The Central Valley Regional Water Quality Control Board (RWQCB), Yolo-Solano Air Quality Management District (YSAQMD), and Yolo Habitat Conservancy are identified as responsible agencies.

“Trustee agency” means a State agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Known possible trustee agencies for the project include the California Department of Fish and Wildlife (CDFW).

Although not subject to California law, and, thus, outside the definitions of responsible agency or trustee agency, the U.S. Army Corps of Engineers (USACE) and U.S. Fish and Wildlife Service (USFWS) may also be called upon to grant approvals — under federal law — necessary for the future development of the project sites. The above agencies do not have duties under CEQA, but, rather, are governed by a variety of federal statutes, such as the Clean Water Act, which governs the dredging and filling of waters of the U.S. (e.g., wetlands), and the Endangered Species Act, which requires USACE to consult with the USFWS as part of the review process for any wetland or fill permits that may be required.

² City of Davis. *City of Davis General Plan*. Adopted May 2001, Amended January 2007.

³ City of Davis. *Final Program EIR for the City of Davis General Plan Update and Final Project EIR for Establishment of a New Junior High School*. Certified May 2001.



1.3 PROJECT SUMMARY

A summary of the project location, description, and approvals is provided below. Please refer to Chapter 3, Project Description, of this SEIR for a detailed description of the proposed project and entitlements, as well as a full list of the project objectives.

Project Location

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. 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).

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 neighborhood to the north and west; single-family residences associated with the Slide Hill Park 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 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 up to 175 new units, including new cottages, half-plex townhomes, single-family residences, and 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 and pool complex. 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, and an Affordable Housing Plan to comply with the City's Affordable Housing Ordinance.⁴

⁴ The currently proposed project invokes the "Builder's Remedy," which is based on 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. The City and project applicant entered into a settlement agreement that provides, among other things, that the City will process the project application as a Builder's Remedy project without requiring the applicant to submit for legislative entitlements, including a General Plan Amendment and Rezone.



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 Palomino Way, the new northern leg of the East Covell Boulevard/Monarch Lane intersection. From the newly constructed Palomino Way, internal access through the project site would be provided through a traditional grid street network. With respect to parking, the multi-family residential apartments would include a total of 33 parking stalls, and the USA Pentathlon Training Facility and pool complex would include a 55-stall surface parking lot for visitors. The proposed project would include Level 1 and Level 2 electric vehicle (EV) charging features throughout the development.

The proposed project would include associated utility improvements, with water, sewer, and storm drainage services provided by the City of Davis through new connections to existing infrastructure located in the project vicinity. With regard to sewer service, the proposed project would include 2,270 lineal feet of new, off-site 12-inch sewer line that would be extended through the edge of the existing Wildhorse Agricultural Buffer from an existing 42-inch sewer trunk main to the north of the project site, along the northern boundary of the Wildhorse Golf Course, to the project site's northeastern corner. Electricity service would be provided to the project site by Pacific Gas and Electric Co. (PG&E) and Valley Clean Energy (VCE) through new connections 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 new connections to existing infrastructure.

Project Approvals

The City of Davis has discretionary authority and is the lead agency for the project. The project would require City approval of the following entitlements:

- Certification of the SEIR and adoption of the Mitigation Monitoring Plan (MMP). 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 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.
- Vesting Tentative Subdivision Map: The proposed project would require approval of a Vesting Tentative Subdivision Map.
- Site Plan and Architectural Review: The proposed project would be subject to the City's Site Plan and Architectural Review process.
- Affordable Housing Plan: The proposed project would require approval of an Affordable Housing Plan in accordance with the City's Affordable Housing Ordinance.

1.4 SEIR PROCESS

The City has determined that the proposed project would result in new significant impacts not previously identified in the Wildhorse Ranch Project EIR. Thus, the City has prepared this SEIR, which is focused on the topics that could potentially result in significant effects (see Section 1.5, Scope of the SEIR).



Upon completion of the Draft SEIR and prior to circulation to State and local agencies and interested members of the public, a Notice of Completion (NOC) is filed with the SCH and a public notice of availability is published to inform interested parties that a Draft SEIR is available for agency and public review. In addition, the NOC provides information regarding the location where copies of the Draft SEIR are available for public review and any public meetings or hearings that are scheduled. The Draft SEIR is circulated for a minimum period of 45 days, during which time reviewers may submit comments on the document to the lead agency. The lead agency must respond to comments in writing. If significant new information, as defined in CEQA Guidelines Section 15088.5, is added to an SEIR after public notice of availability is given, but before certification of the SEIR, the revised SEIR or affected chapters must be recirculated for an additional public review period with related comments and responses.

A Final SEIR will be prepared, containing public comments on the Draft SEIR and written responses to those comments, as well as a list of changes to the Draft SEIR text necessitated by public comments, as warranted. Before approving a project, the lead agency shall certify that the SEIR (consisting of the Draft SEIR and Final SEIR) has been completed in compliance with CEQA, and that the SEIR has been presented to the decision-making body of the lead agency, which has reviewed and considered the SEIR. The lead agency shall also certify that the SEIR reflects the lead agency's independent judgment and analysis.

The findings prepared by the lead agency must be based on substantial evidence in the administrative record and must include an explanation that bridges the gap between evidence in the record and the conclusions required by CEQA. If the decision-making body elects to proceed with a project that would have unavoidable significant impacts, then a Statement of Overriding Considerations explaining the decision to balance the benefits of the project against unavoidable environmental impacts must be prepared.

1.5 SCOPE OF THE SEIR

Pursuant to the CEQA Guidelines, the SEIR needs only to contain the information necessary to make the previous EIR adequate for the proposed project, as revised. The main purpose of the SEIR will be to provide an environmental analysis of the currently proposed project as changed since the certification of the previous EIR.

Environmental Issues Addressed in this SEIR

This SEIR addresses all CEQA-required environmental topics. The following environmental issue areas are addressed in the SEIR:

- Aesthetics;
- Air Quality, Greenhouse Gas Emissions, and Energy;
- Biological Resources;
- Noise;
- Public Services and Utilities;
- Transportation; and
- Other Effects.

The evaluation of effects is presented on a resource-by-resource basis in Chapters 4.1 through 4.7 of the SEIR. Chapters 4.1 through 4.6 are divided into the following four sections: Introduction, Existing Environmental Setting, Regulatory Context, and Impacts and Mitigation Measures. The Impacts and Mitigation Measures section addresses both project-specific and cumulative impacts.



Impacts that are determined to be significant in Chapters 4.1 through 4.6, and for which feasible mitigation measures are not available to reduce those impacts to a less-than-significant level, are identified as significant and unavoidable. Chapter 4.7, Other Effects, has been prepared to address all other CEQA environmental issue areas not analyzed in an individual technical chapter, and addresses changes in circumstances, changes in the approved project, and project-specific impacts for the following environmental issue areas: Agriculture and Forestry Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Noise; and Population and Housing. Where appropriate, Chapter 4.7 includes mitigation measures to reduce any identified new significant or substantially more severe significant impacts to a less-than-significant level. Chapter 5 presents a discussion of growth-inducing impacts, a summary of cumulative impacts, and significant irreversible as well as significant and unavoidable environmental changes associated with the project. Alternatives to the proposed project are discussed in Chapter 6 of the SEIR.

1.6 DEFINITION OF BASELINE

According to CEQA Guidelines Section 15125, an EIR must include a description of the existing physical environmental conditions in the vicinity of the project to provide the “baseline physical conditions” against which project-related changes could be compared. In addition, CEQA Guidelines Section 15126.2(a) states that an EIR shall identify and focus on the significant environmental effects of the proposed project. The CEQA Guidelines, Section 15126.2(a), states in pertinent part:

An EIR shall identify and focus on the significant environmental effects of the proposed project. In assessing the impact of a proposed project on the environment, the lead agency should normally limit its examination to changes in the existing physical conditions in the affected area as they exist at the time the notice of preparation is published, or where no notice of preparation is published, at the time environmental analysis is commenced.

Normally, the baseline condition is the physical condition that exists when the Notice of Preparation (NOP) is published. The NOP for the proposed project was published on February 22, 2024. However, in cases where an approved project has already undergone environmental review and the environmental document has been certified or adopted by the lead agency, the lead agency can restrict the current review to the incremental effects of the modified project, rather than having to reconsider the overall impacts of the project. In such cases, as the project under review constitutes only a modification of a previously approved project, the “baseline” for the purposes of CEQA is adjusted such that the originally approved project is assumed to exist.⁵

As discussed further in Chapter 3, Project Description, of this SEIR, following certification of the 2009 EIR and approval of the project 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. Nonetheless, as the Wildhorse Ranch Project has already undergone environmental review, with the Davis City Council certifying the 2009 EIR, the environmental baseline for this SEIR is appropriately considered to be the approved Wildhorse Ranch Project, which included a 191-unit

⁵ 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.



residential development, dedication of 2.26 acres of additional agricultural buffer dedication, 1.61 acres of interior greenbelt, and 4.44 acres of interior open space.

1.7 SIGNIFICANCE CRITERIA

The CEQA Guidelines define a significant effect on the environment as “a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance.” In addition, the Guidelines state, “An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.” (CEQA Guidelines Section 15382).

Each impact analysis includes a determination of whether the proposed project would result in a new significant impact or a substantially more severe significant impact beyond what was previously identified in the 2009 EIR. In cases where a new or substantially more severe significant impact is identified, mitigation, if available, is required in order to reduce the specific impact to the maximum extent feasible. The level of significance of the impact following mitigation is then included. The following levels of significance that would occur following implementation of mitigation are used in this SEIR:

- 1) Less than Significant: Impacts that are adverse, but that do not exceed the specified thresholds of significance;
- 2) Significant: Impacts that exceed the defined standards of significance and require mitigation;
- 3) Less than Cumulatively Considerable: Where cumulative impacts have been identified, but the project’s incremental contribution towards the cumulative impacts would not be considered significant;
- 4) Cumulatively Considerable: Where cumulative impacts have been identified and the project’s incremental contribution towards the cumulative impacts would be considered significant; and
- 5) Significant and Unavoidable Impact: An impact (project-level or cumulative) that cannot be eliminated or reduced to a less-than-significant or less than cumulatively considerable level through the implementation of feasible mitigations measures.

Each environmental area of analysis uses a distinct set of significance criteria. Where measurable and explicit quantification of significance is identified, such as violation of an ambient noise level standard, this measurement is used to assess the level of significance of a particular impact in this SEIR. If criteria for determining significance relative to a specific environmental resource impact are not identified in the CEQA Guidelines, criteria were developed for this Draft SEIR.

The significance criteria are identified at the beginning of the Impacts and Mitigation Measures section in each of the technical chapters of this SEIR. Although significance criteria are necessarily different for each resource considered, the provided significance levels ensure consistent evaluation of impacts for all resource areas evaluated.

1.8 NOTICE OF PREPARATION AND SCOPING

While preparation of a new NOP and completion of a scoping meeting are not required by the CEQA Guidelines for an SEIR, the City of Davis chose to circulate a new NOP (see Appendix A of this SEIR) to the public, local and State agencies, and other known interested parties for a 30-



day public and agency review period from February 22, 2024, to March 25, 2024. The purpose of the NOP was to provide notification that an SEIR for the proposed project was being prepared and to solicit public input on the scope and content of the document.

In addition, the City of Davis held an NOP scoping meeting during the 30-day review period, on March 11, 2024 to collect comments related to the changes in circumstances that may have occurred in the project vicinity since the certification of the 2009 EIR, given that environmental changes are an important criterion when preparing further environmental documents for projects, according to CEQA Guidelines Section 15162(a)(2). The meeting was held at the City of Davis Senior Center, located at 445 A Street in Davis. Agencies and members of the public were invited to attend and provide input on the scope of the SEIR. A total of 14 comment letters were received during the NOP public review period. The comment letters, as well as a summary of the written comments received at the NOP scoping meeting, are provided as Appendix B to this SEIR. All comments were taken into consideration during the preparation of this SEIR. A summary of the NOP comments received is provided in Section 1.9 below.

1.9 COMMENTS RECEIVED ON THE NOTICE OF PREPARATION

As noted above, the City of Davis received 14 comment letters during the NOP public review period, including written comments received at the public scoping meeting held on March 11, 2024. A copy of each letter is provided in Appendix B of this SEIR. The comment letters received during the NOP public review period were authored by the following representatives of public agencies and groups, as well as individual members of the general public:

Public Agencies

- California Department of Transportation (Caltrans) – Gary Arnold;
- Central Valley Regional Water Quality Control Board (RWQCB) – Peter Minkel;
- California Department of Fish and Wildlife (CDFW) – Tanya Sheya;
- Department of Toxic Substances Control (DTSC) – Tamara Purvis;
- Native American Heritage Commission (NAHC) – Pricilla Torres-Fuentes;
- Yolo Habitat Conservancy – Charlie Tschudin; and
- Yolo Transportation District – Brian Abbanat.

Individuals

- Al Lin and Linh Thai;
- Dennis Smith;
- Frank Young;
- Greg Rowe;
- Jeffrey Flynn;
- Kuk Chow; and
- Yan Zhang.

The following list, categorized by issue, summarizes the environmental concerns brought forth in the comment letters received on the scope of the SEIR. It should be noted that comments outside of the purview of CEQA or that are speculative in nature have not been included, as, according to Section 15145 of CEQA Guidelines, CEQA does not require evaluation of speculative impacts.



<u>Aesthetics</u>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Aesthetic impacts of dedicated greenbelt acreage. • Consistency with the City's urban design goals related to aesthetics. • Potential light pollution impacts on existing residences on Caravaggio Drive, due to lack of buffer between existing and proposed residences.
<u>Air Quality, Greenhouse Gas Emissions, and Energy</u>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Impacts to greenhouse gas (GHG) emissions and air quality associated with the trips generated to use the USA Pentathlon Training Facility. • Examine whether the USA Pentathlon Training Facility will feature solar panels, and the net energy use with and without solar panels. • Impacts to emissions associated with vehicles idling at the proposed traffic signal.
<u>Biological Resources</u>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Impacts to wildlife species located in Wildhorse Agricultural Buffer. • Impacts to potential on-site special-status species, such as burrowing owls, Swainson's hawk, white-tailed kite, or other raptors. • Impacts to aquatic resources within the project site. • Adequacy of the proposed tree buffer as substitution for the 10 percent greenbelt dedication standard. • Conducting appropriate assessment of habitat types and special-status plant and wildlife species present on-site. • Consistency with the proposed project and the Yolo County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP). • Whether the Yolo Habitat Conservancy was alerted about the proposed project.
<u>Noise</u>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Noise pollution impacts on nearby residences from the USA Pentathlon Training Facility. • Noise pollution impacts on existing residences on Caravaggio Drive, due to potential lack of buffer between existing and proposed residences.
<u>Transportation</u>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Updates to existing public transit services to evaluate existing service levels and potential route changes. • Plans to signalize the East Covell Boulevard/Monarch Lane intersection. • Single point of entry/exit connecting to East Covell Boulevard. • Increased traffic on Interstate 80 (I-80) since preparation of the 2009 EIR. • Rush hour traffic associated with I-80 at UC Davis creates significant safety hazards. • Roadways located in the vicinity of the project site are subject to increased traffic from commuters avoiding I-80. • Traffic increases associated with UC Davis students and staff. • Inclusion of an updated Traffic Study that uses new existing traffic conditions.



	<ul style="list-style-type: none"> • Cumulative increases in traffic associated with development projects throughout the City of Davis subject to Measure D. • Updated transportation mitigation measures from the 2009 EIR. • Increases in traffic associated with the trips generated by the USA Pentathlon Training Facility. • Demand for parking by users of the USA Pentathlon Training Facility and if users would park on the street. • Inclusion of peak-hour maximum off-ramp queue lengths within the Traffic Study. • Number of exits to facilitate evacuation in the event of an emergency, such as a wildfire. • Compliance with a potential encroachment permit issued by Caltrans. • Actively reducing vehicle miles traveled (VMT) to the maximum extent possible through a transportation demand management (TDM) program. • Inclusion of accessory dwelling units (ADUs) and the impact ADU residents would have on parking demand.
<p><u>Other Effects</u></p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Adequate drainage from the stormwater detention pond located in the northern portion of the project site after storm events. • Potential relocation of the pond to the southern or eastern areas of the project site to create distance between the pond and the existing residences. • Compliance with all necessary permits issued by the Central Valley RWQCB. • Sufficient water supply to serve the project, including potential delivery delays associated with droughts caused by climate change. • Conducting hazardous material surveys prior to demolition of any existing buildings or structures. • Screening of all imported soil and fill material to evaluate contamination levels. • Consultation with Native American tribes affiliated with the area.
<p><u>Alternatives Analysis</u></p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Reducing the number of residential units. • Consistency with General Plan standards and policies. • Alternatives related to the proposed 20-foot buffer, including a City-maintained greenbelt, transferring the buffer land to Caravaggio Drive homeowners, and replacing lots with a greenbelt or urban forest. • Replacing the USA Pentathlon Training Facility with additional residential development.

All of the foregoing concerns are addressed in this SEIR, in the relevant sections identified in the first column.

1.10 DRAFT SEIR AND PUBLIC REVIEW

This Draft SEIR is being circulated for public review and comment for a period of 45 days. During this period, the general public, organizations, and agencies can submit comments to the lead agency on the Draft SEIR's accuracy and completeness. Release of the Draft SEIR marks the



beginning of a 45-day public review period pursuant to CEQA Guidelines Section 15105. The public can review the Draft SEIR at the City's website at:

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

or at the following address during normal business hours:

City of Davis
Department of Community Development and Sustainability
23 Russell Blvd, Suite 2
Davis, CA 95616

All comments or questions regarding the Draft SEIR should be submitted in written form and addressed to:

Eric Lee, Senior Planner
City of Davis, Department of Community Development and Sustainability
530-757-5610
elee@cityofdavis.org

1.11 ORGANIZATION OF THE DRAFT SEIR

The SEIR is organized into the following sections:

Chapter 1 – Introduction

Provides an introduction and overview describing the intended use of the SEIR and the review and certification process, as well as summaries of the chapters included in the SEIR and summaries of the issues and concerns received from public agencies during the NOP review period.

Chapter 2 – Executive Summary

Summarizes the elements of the project and the environmental impacts that would result from implementation of the proposed project, describes proposed mitigation measures, and indicates the level of significance of impacts after mitigation. In addition, the Executive Summary includes a summary of the project alternatives and areas of known controversy.

Chapter 3 – Project Description

Provides a detailed description of the proposed project, including the project's location, background information, objectives, and technical characteristics.

Chapter 4 – Environmental Setting, Impacts, and Mitigation

Contains project-specific and cumulative analyses of environmental issue areas associated with the proposed project. The section for each environmental issue contains an introduction and description of the setting of the project site, identifies impacts, and recommends appropriate mitigation measures.



Chapter 5 – Statutorily Required Sections

Provides discussions required by CEQA regarding impacts that would result from the proposed project, including a summary of potential growth-inducing impacts, significant irreversible changes to the environment, and significant and unavoidable impacts.

Chapter 6 – Alternatives Analysis

Provides a comparative analysis of the alternatives to the proposed project, their respective comparative environmental effects, and a determination of the environmentally superior alternative.

Chapter 7 – References

Provides bibliographic information for all references and resources cited.

Chapter 8 – EIR Authors and Persons Consulted

Lists SEIR and technical report authors who provided technical assistance in the preparation and review of the SEIR.

Appendices

The Appendices include the NOP and 2009 EIR, comments received during the NOP comment period, and technical reports prepared for the proposed project.

