

3. PROJECT DESCRIPTION

3.1 INTRODUCTION AND BACKGROUND

The Project Description chapter of this Subsequent Environmental Impact Report (SEIR) provides a comprehensive description of the Palomino Place Project in accordance with CEQA Guidelines Section 15124. A detailed description of the project location, project setting and surrounding uses, project objectives, project components, and required project approvals is presented in this chapter. A discussion on the project background and SEIR process and scope is provided below.

Project Background

A former project, known as the Wildhorse Ranch Project, was proposed on the 25.8-acre project site in 2009. In July 2009, the Davis City Council certified the Wildhorse Ranch Project EIR (2009 EIR) (State Clearinghouse [SCH] No. 2007072020) and approved the Wildhorse Ranch Project. The 2009 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 Planned Development (PD) 3-89 (Horse Ranch) to a new PD (residential).

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, and thus, could not be constructed.

As discussed further below, the currently proposed Palomino Place Project would consist of the development of up to 175 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 16 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 (for a total width of 200 feet), 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.



Subsequent EIR Baseline

As discussed further in the Introduction chapter of this SEIR, the CEQA Guidelines (Section 15162) provide guidance on the process of determining if an SEIR is required for a discretionary project proposal for which the lead agency has previously certified an EIR or adopted a Negative Declaration. Key to this process is determining 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 lead agency would be required to prepare an SEIR. The City of Davis has determined that the proposed project could result in new significant impacts not previously identified in the 2009 EIR for the Wildhorse Ranch project. Thus, the City has prepared this SEIR.

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.

Although the Wildhorse Ranch Project Measure P vote was not passed by Davis voters, the 2009 EIR was certified by the Davis City Council and the findings remain valid. Thus, the discussions and analyses contained therein may still be relied upon as the basis of the environmental baseline in this SEIR.

3.2 PROJECT LOCATION

The approximately 25.8-acre project site is located on an existing property known as the Wildhorse Ranch and/or Duffel Horse Ranch to the north of the East Covell Boulevard/Monarch Lane intersection in the City of Davis, California (see Figure 3-1 and Figure 3-2). 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 PD 3-89.

3.3 PROJECT SETTING AND SURROUNDING LAND USES

The majority of the project site is undeveloped and consists of ruderal grasses that were previously used as pasture/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.

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.



Figure 3-1
Regional Vicinity Map



**Figure 3-2
Project Site Boundaries**



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. 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 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.

3.4 PROJECT OBJECTIVES

The following project objectives have been developed by the project applicant:

1. Construct a housing development project within the City of Davis that includes a broad mix of housing types and levels of affordability.
2. Subdivide an underutilized 25-acre infill parcel, putting the property to a higher and better use to help address the housing crisis.
3. Provide new for-sale housing opportunities without the need to expand into City-adjacent agriculture.
4. Increase housing opportunities in Davis for low- and middle-income households.
5. Include at least 20 percent of units as affordable.
6. Help address climate change by increasing opportunities for those currently commuting to and from Davis to reduce travel by living in town in housing that is all-electric and includes solar generation on every residence.
7. Support the Davis Joint Unified School District (DJUSD) by offering a first-time homebuyer program designed to attract young families and put Davis residents into the schools.
8. Provide a location for the construction of a new pentathlon training facility that includes a pool to also be used by local community swim organizations.
9. Create a neighborhood that respects its surroundings and is compatible with the scale of the adjacent community.
10. Construct housing and public amenities at a location where valuable infrastructure already exists including, but not limited to, a roadway intersection, off-grade pedestrian crossing, nearby parks, and an abutting agricultural buffer/greenbelt system.

3.5 PROJECT COMPONENTS

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 units, including new cottages, half-plex townhomes, single-family residences (medium and large), and multi-family apartments. With respect to the existing ranch home, the residence would be retained as a single-family residence 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.



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

Vesting Tentative Subdivision Map

The proposed project would include a Vesting Tentative Subdivision Map to subdivide the project site and develop up to 175 new residential units, comprised of cottages, half-plex units, single-family residences (medium and large), and multi-family residential apartments (see Figure 3-3). 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 Subdivision Map are discussed further below.

Residences

The proposed project would consist of up to 175 new residential units, including cottages, half-plex townhomes, single-family residences (medium and large), and multi-family apartments, which are summarized in Table 3-1.

Unit Type	Number of Units	Percentage of Total Units	Anticipated Unit Size (Square Feet)
Cottages	19	10.9%	1,000
Half-Plex Townhomes	29	16.6%	1,250 – 1,450
Single-Family Residences – Medium	31	17.7%	1,600 – 2,000
Single-Family Residences – Large	51	29.1%	1,900 – 2,500
Multi-Family Apartments	45*	25.7%	Studio, 1 BR, and 2 BR
Total	175*	100%	850 – 2500 +/-
* The number of multi-family units could be up to 45 units at the City Council's discretion. For purposes of this SEIR, the project will be analyzed as such.			

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. As previously discussed, the existing on-site ranch home would be retained and renovated. The aforementioned residential uses proposed as part of the project are discussed further below.

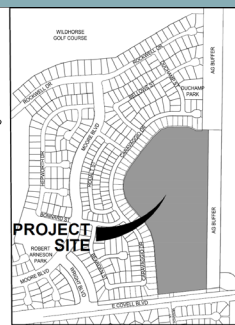
² The original 2009 Wildhorse Ranch Project required a General Plan Amendment to redesignate the project site from Agriculture to Residential High Density, Residential Medium Density, Neighborhood Greenbelt, Natural Habitat Area, and Urban Agricultural Transition Area. In addition, the 2009 Wildhorse 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 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 an eligible housing project on the basis that the project does not comply with the jurisdiction's general plan or zoning ordinance. With respect to the proposed project, 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 and without requiring the applicant to submit for legislative entitlements, including a General Plan Amendment and Rezone. Therefore, for purposes of this SEIR, the Palomino Place Project does not require a General Plan Amendment or Rezone. As voter approval of projects under Measure D is triggered by a General Plan Amendment, the proposed project would also not require a public vote in order to be developed.



Figure 3-3
Vesting Tentative Subdivision Map

PALOMINO PLACE
VESTING TENTATIVE SUBDIVISION MAP NO. 5238

PARCEL 2, PARCEL MAP NO. 4341, 12 PM 60
CITY OF DAVIS COUNTY OF YOLO CALIFORNIA
CUNNINGHAM ENGINEERING
MAY 2024



VICINITY MAP
NTS

OWNER:
BINNING RANCH HOLDING COMPANY, LLC
2514 CHINATOWN ALLEY
SACRAMENTO, CALIFORNIA 95616

DEVELOPER:
TAORMINO & ASSOCIATES, INC.
429 F STREET, SUITE 5
DAVIS, CALIFORNIA 95616
(530) 231-5519

CIVIL ENGINEER:
CUNNINGHAM ENGINEERING
2940 SPAFFORD STREET, SUITE 200
DAVIS, CALIFORNIA 95618
(530) 756-2026

ASSESSORS PARCEL NUMBER:
071-140-011

AREA:
25.8± ACRES

EXISTING ZONING:
PD 03-89

FLOOD ZONE
08113C0604G - ZONE X, JUNE 18, 2010

PROPERTY DESCRIPTION

PARCEL 2 IN PARCEL MAP NO. 4341, ENTITLED
"PALOMINO PLACE", FILED IN BOOK 12 OF PARCEL
MAPS AT PAGE 60, YOLO COUNTY RECORDS, YOLO
COUNTY, CALIFORNIA.

NOTES:

- THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 30339.
- ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
- THE EXISTING TOPOGRAPHY (SHOWN SCREENED) IS BASED ON AN AERIAL SURVEY PERFORMED BY WORTON & PITALO, INC., DATED MAY 2005. CONTOUR INTERVAL = 1 FOOT.
- ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
- BENCHMARK: CITY BENCHMARK #32, EL=42.37'. FOUND BUTON HEAD MONUMENT IN MONUMENT WELL AT CENTERLINE OF BIRCH STREET APPROXIMATELY 12' NORTH OF CENTERLINE OF DENISON DRIVE TO THE EAST.
- STREET ADDRESS: 3003 EAST COVELL BLVD, DAVIS, CA 95618.
- ANY STREET NAMES SHOWN ON THIS MAP ARE FOR PLANNING PURPOSES ONLY. FINAL STREET NAMES TO BE APPROVED BY THE CITY OF DAVIS.
- OWNER INTENDS TO HAVE A RECIPROCAL EASEMENT PREPARED AND RECORDED CONCURRENTLY WITH FINAL MAP TO ADDRESS ACCESS, PARKING, DRAINAGE AND MAINTENANCE OF SAME.
- THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
- THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF DAVIS SUBDIVISION ORDINANCE.
- NO SIGNIFICANT EROSION IS ANTICIPATED. APPROPRIATE EROSION CONTROL MEASURES ARE TO BE EMPLOYED DURING CONSTRUCTION.
- OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
- DEVELOPMENT SHALL INCLUDE APPROPRIATE AIR QUALITY MEASURES ACCEPTABLE TO THE YOLO-SOLANO AIR QUALITY MANAGEMENT DISTRICT.
- LOTS A, B, & C WILL BE PRIVATELY MAINTAINED.
- LOTS D, E, F, & G WILL BE PUBLICLY MAINTAINED AND DEDICATED TO THE CITY OF DAVIS.

SHEET INDEX

- C01 TITLE SHEET
- C02 CONCEPTUAL LAYOUT
- C03 CROSS-SECTIONS
- C04 GRADING & DRAINAGE PLAN
- C05 UTILITIES PLAN

LEGEND:

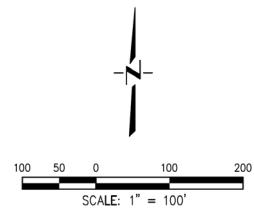
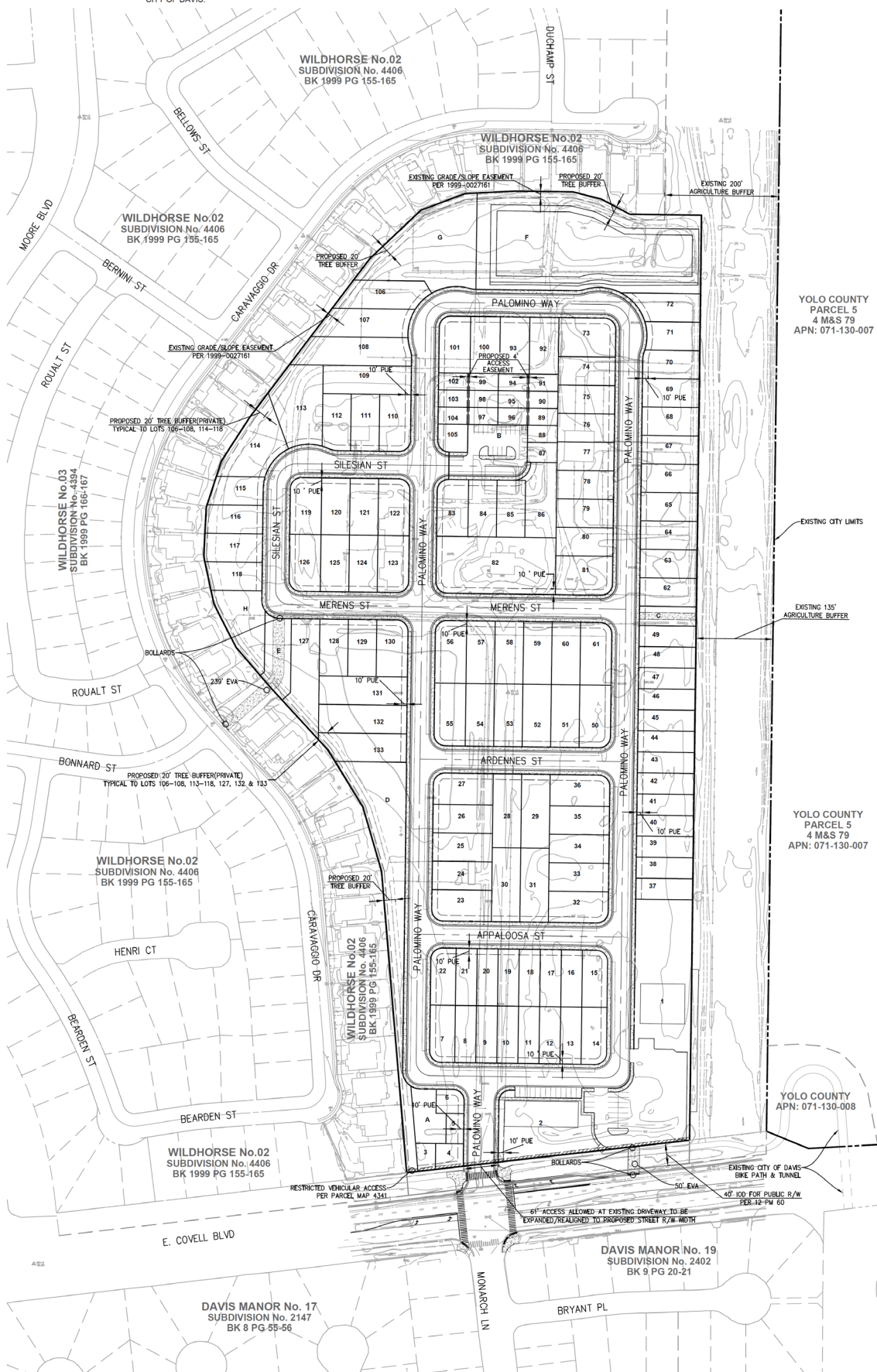
- EXISTING CURB AND GUTTER
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING STORM DRAIN W/ MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED STORM DRAIN W/ MANHOLE
- PROPOSED WATER LINE
- PROPOSED DRAIN INLET
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- SUBDIVISION BOUNDARY
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT LINE
- PROPOSED RELINQUISHMENT OF DIRECT VEHICULAR ACCESS
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED RIDGE
- DRAINAGE FLOW DIRECTION ARROW
- LOT NUMBER
- PROPOSED STREET GRADE AND DIRECTION
- EXISTING SPOT ELEVATION
- PROPOSED ELEVATION

ABBREVIATIONS:

- BLVD ... BOULEVARD
- BW ... BOTTOM OF WALL
- CL ... CENTERLINE
- CH ... CHORD
- DI ... DRAIN INLET
- D ... STORM DRAIN LINE
- E ... EAST
- ELEC. ... ELECTRIC
- EP ... EDGE OF PAVEMENT
- ESMT ... EASEMENT
- FL ... FLOWLINE
- GR ... GRATE
- HP ... HIGH POINT
- INV ... INVERT
- L ... LENGTH
- LP ... LOW POINT
- MAX ... MAXIMUM
- MH ... MAINTENANCE HOLE
- MIN ... MINIMUM
- N ... NORTH
- NTS ... NOT TO SCALE
- OH ... OVERHEAD ELECTRIC
- PL ... PROPERTY LINE
- PP ... POWER POLE
- PUE ... PUBLIC UTILITY EASEMENT
- R ... CURVE RADIUS, RIDGELINE
- S ... SOUTH
- SD ... STORM DRAINAGE
- SS ... SANITARY SEWER
- STD ... STANDARD
- TBD ... TO BE DETERMINED
- TG ... TOP OF GRATE
- TW ... TOP OF WALL
- TYP ... TYPICAL
- W ... WEST, WATER
- WV ... WATER VALVE

SERVICE PROVIDERS:

- GAS
PACIFIC GAS AND ELECTRIC (PG&E)
(800) 743-5000
- ELECTRICITY
PACIFIC GAS AND ELECTRIC (PG&E)
(800) 743-5000
- CABLE TELEVISION
COMCAST
(800) 824-2000
- WATER
CITY OF DAVIS PUBLIC WORKS DEPT
(530) 757-5686
- SEWAGE
CITY OF DAVIS PUBLIC WORKS DEPT
(530) 757-5686
- STORM DRAIN
CITY OF DAVIS PUBLIC WORKS DEPT
(530) 757-5686
- TELEPHONE
AT&T
(800) 222-0300
- FIRE DEPARTMENT
CITY OF DAVIS FIRE DEPT
(530) 757-5684
- U.S.A.
(800) 227-2600
- GARBAGE & RECYCLING
DAVIS WASTE REMOVAL
(530) 756-4646



APPROVED BY: _____ DATE: _____
CITY OF DAVIS COMMUNITY DEVELOPMENT DEPARTMENT

DESIGNED BY: DR
DRAWN BY: DR
CHECKED BY: BF
SCALE: AS SHOWN

VESTING TENTATIVE SUBDIVISION MAP NO. 5238
PALOMINO PLACE
TITLE SHEET
CITY OF DAVIS CALIFORNIA



CEWEST.COM
Project Planning • Civil Engineering • Landscape Architecture
Sacramento Office: 2120 20th Street, Suite Three, Sacramento, CA 95818 (916) 455-2026
Davis Office: 2940 Spafford Street, Suite 200, Davis, CA 95618 (530) 756-2026

NO.	DATE	REVISIONS	BY	APPD.

SHEET
C01
OF
6
DATE: 05/28/2024
PROJECT NO: 1807.10



Cottages and Half-Plex Townhomes

The proposed project would include 19 cottage units, which would be located in the north-central and southwestern portions of the project site and would be approximately 1,000 square feet (sf). The cottage units would be targeted towards first-time homebuyers and 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.

As shown in Figure 3-3, the single-family residences proposed along the western site boundary would be single-story homes. The single-family residences would be consistent with the size of the existing homes located in the adjacent neighborhoods of Wildhorse and Slide Hill Park. In addition, several of the lots may accommodate the construction of Accessory Dwelling Units (ADUs) which are permitted by right under State law.

Multi-Family Residential Apartments

The proposed project would include a three- to four-story multi-family apartment building, containing up to 45 units, on a 0.72-acre portion of the project site located adjacent to the north of East Covell Boulevard, and immediately east of the new Palomino Way (the 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. It should be noted the application submittal for the proposed project included 33 multi-family units; however, an additional 12 units are being analyzed as part of the proposed project in order to provide flexibility for an affordable housing developer to include more units if that is desired by the City and improves the economic feasibility of the affordable housing project component.



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. The ranch home would continue to operate as a single-family residence.

USA Pentathlon Training Facility and Pool Complex

Within the southeast portion of the project site, immediately east of the southerly half-plex townhomes, 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 two-story, 11,050-sf 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, laser pistol 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 the exception of swimming and obstacle course training, all other practice events associated with the pentathlon events would be conducted indoors. The facility would occasionally host larger tournaments with participants from outside the City; but regular weekly operations would be anticipated to accommodate 150 athletes on a typical weekday, as well as eight coaches.

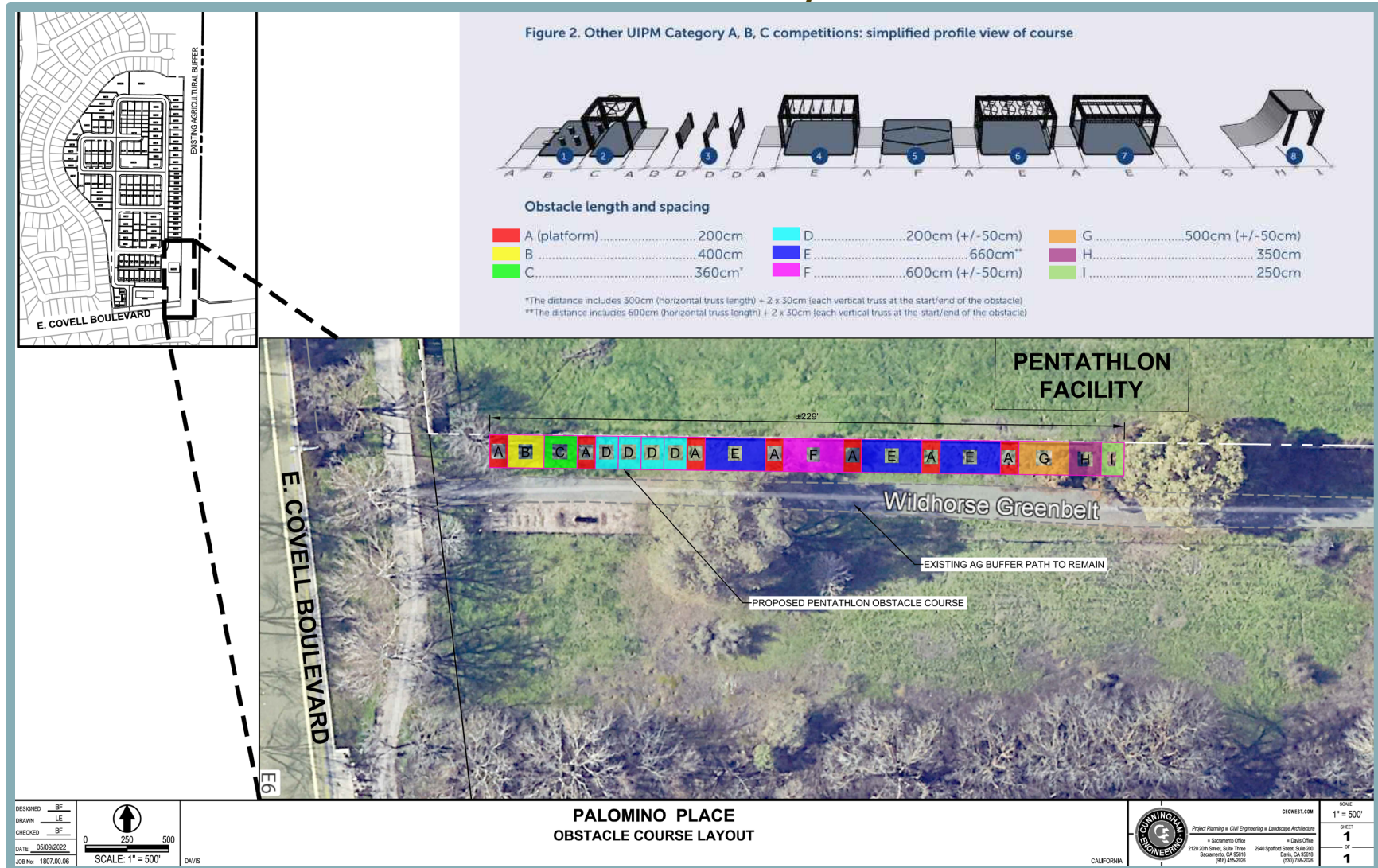
With respect to the proposed pool complex, the project applicant would donate property for a 15-yard by 25-yard training pool that would be located adjacent to the north of the USA Pentathlon Training Facility. The center of the pool complex would be set back approximately 400 feet from the nearest existing residences to the south of East Covell Boulevard and approximately 500 feet from the nearest existing residences to the west of the project site. The pool complex would be available to pentathletes, as well as local swim organizations, and would include privately operated 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, but 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 could be accommodated by the 35-foot-wide portion of the buffer open to public access. The Wildhorse Agricultural Buffer would still be available for public use and trail access, and the obstacle course would not affect the current alignment of the existing trail within the buffer (see Figure 3-4). Use of the obstacle course equipment is anticipated to be limited to the hours of 7:00 AM to 9:00 PM.

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.



**Figure 3-4
 Obstacle Course Layout**



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, Circulation, and Parking

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, which would feature a 61-foot-wide right-of-way (ROW), comprised of two 10-foot-wide travel lanes, a 10-foot-wide left-turn lane to accommodate traffic exiting onto East Covell Boulevard, two seven-foot-wide bike lanes, attached curbs and gutters, and two six-foot-wide sidewalks (see Figure 3-5). From the newly constructed Palomino Way, internal access through the project site to the proposed residences and recreational facilities would be provided through a traditional grid street network.

ROWs of streets comprising the internal grid street network would range in width from 42 feet to 48 feet, depending on the location. The majority of streets would include two 10-foot-wide travel lanes, two seven-foot-wide on-street parking lanes, attached curbs and gutters, and two six-foot-wide sidewalks. Signage and traffic-calming measures would be incorporated throughout the project site to reduce vehicle speeds and improve mode-share safety.

In addition, a 20-foot-wide emergency vehicle access (EVA) road would extend into the site from East Covell Boulevard at the southeastern portion of the site to provide first-responder access. 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.

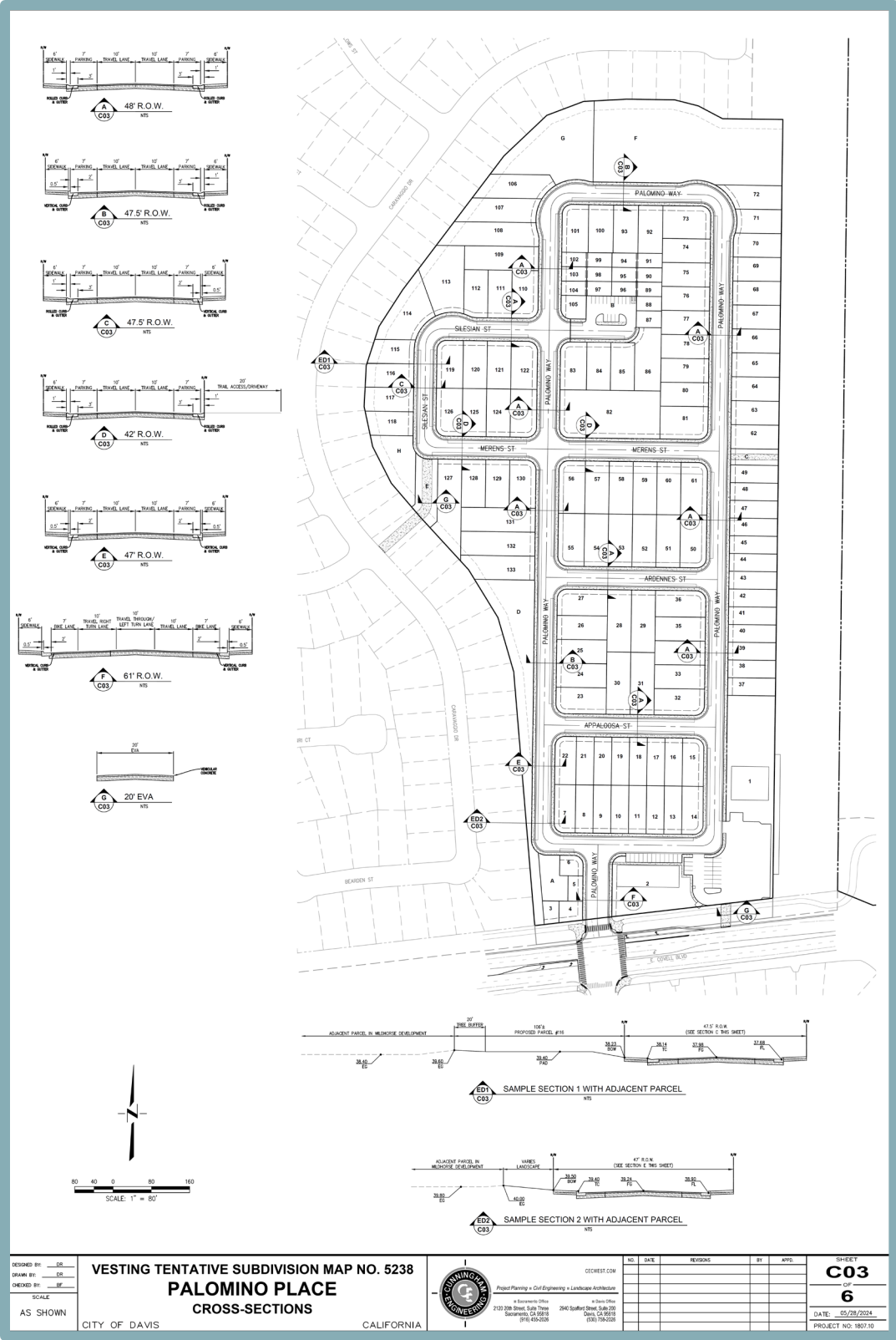
With respect to parking, a surface parking area would be provided for the proposed cottages in both the southwestern and central portions of the project site (Lots A and B, respectively). The multi-family residential apartments would include 33 parking stalls. The USA Pentathlon Training Facility and pool complex would additionally include a 55-stall surface parking lot for visitors, which would be primarily located to the south of the facility. 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 station³ and Lot B 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.

³ According to the U.S. Department of Transportation, Level 1 EV equipment provides charging through a common residential 120-volt AC outlet and can require 40 to 50 hours to charge a battery EV to 80 percent from empty and five to six hours to charge a plug-in hybrid EV. Level 2 EV equipment offers higher-rate AC charging through 240-volt (in residential applications) electrical service. Level 2 chargers can charge a battery EV from empty to 80 percent in four to 10 hours and plug-in hybrid EV in one to two hours.



**Figure 3-5
 Palomino Place Cross-Sections**



DESIGNED BY: CD
 DRAWN BY: CD
 CHECKED BY: JF
 SCALE: AS SHOWN
**VESTING TENTATIVE SUBDIVISION MAP NO. 5238
 PALOMINO PLACE
 CROSS-SECTIONS**
 CITY OF DAVIS CALIFORNIA

CUNNINGHAM ENGINEERING
 Project Planning & Civil Engineering & Landscape Architecture
 2122 28th Street, Suite 100
 Sacramento, CA 95818
 (916) 450-0058

NO.	DATE	REVISIONS	BY	APP.

CEQUEST COW
C03
 SHEET
6
 DATE: 05/28/2024
 PROJECT NO: 180710



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 neighborhood to the west.

Utilities

The proposed project would include utility improvements related to water, sanitary sewer, and storm drainage services, as well as dry utility connections, 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 eight-inch water lines would be installed and extended into the project site within the new on-site internal streets (see Figure 3-6). 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

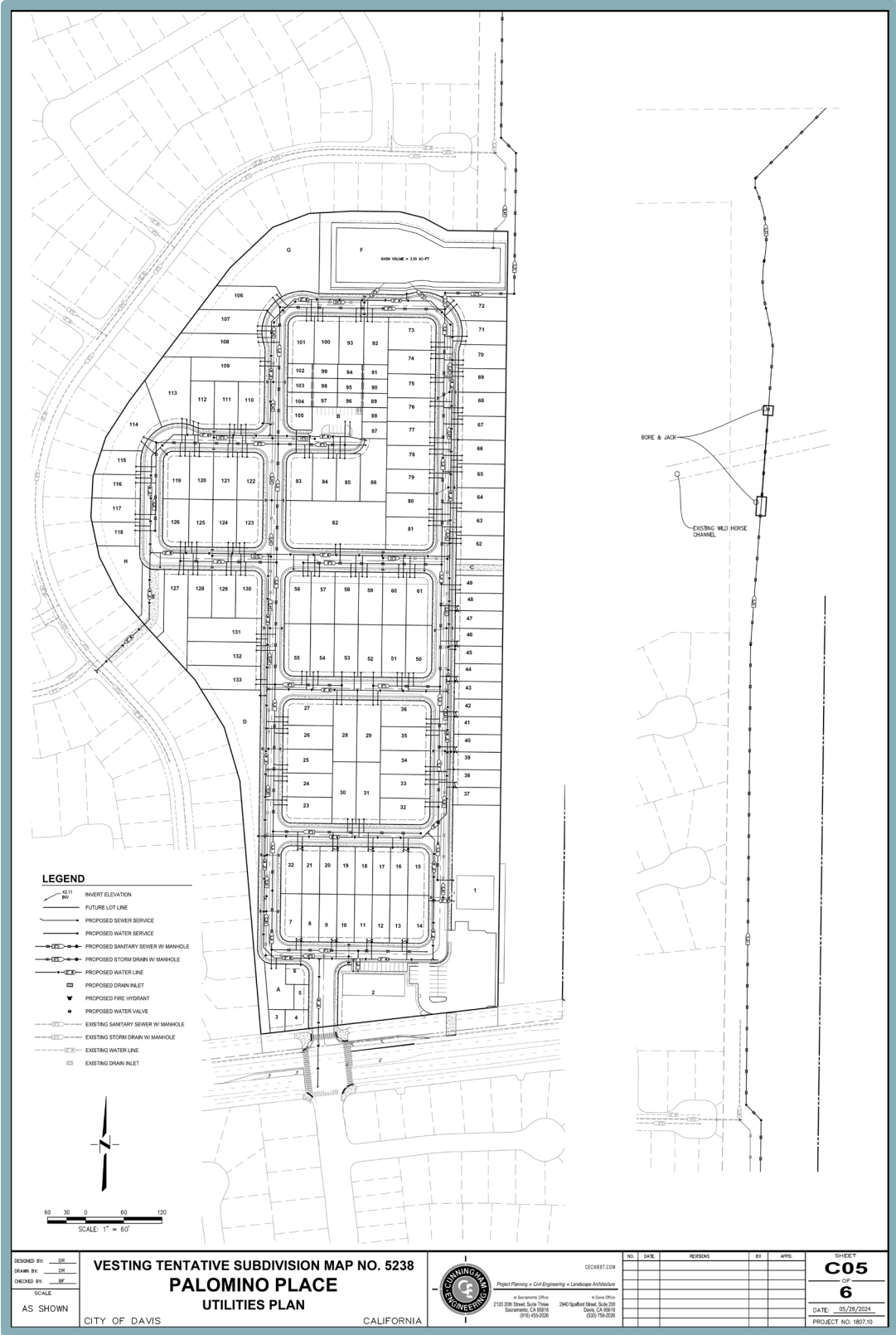
Sanitary sewer service would be provided by the City of Davis through new connections to the existing sewer system. From an existing 42-inch sewer trunk main to the north of the project site, along the northern boundary of the Wildhorse Golf Course, 2,270 lineal feet of new 12-inch sewer line would be 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 (Channel A), which would be accomplished through a jack-and-bore process. From the new 12-inch sewer line that would extend into the project site through the northeastern corner of the project site, new eight-inch sewer lines would be extended within the new on-site internal streets (see Figure 3-6). 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 (see Figure 3-6). Following treatment in the stormwater basin, excess flows would be metered to the existing storm drain system in the Wildhorse 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.



**Figure 3-6
 Utilities Plan**



Dry Utilities

Electricity service would be provided to the project site by Pacific Gas and Electric Co. (PG&E), Valley Clean Energy (VCE), or other service provider through connection to existing infrastructure in the project vicinity along East Covell Boulevard. The proposed project would be all electric and not use natural gas in the residential units or Pentathlon facilities. 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 D, H, and G) and a stormwater basin. The 0.60-acre Lot D, 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 H, located along the central portion of the western site boundary, would include a tot lot.

The 0.53-acre Lot G, 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 F and would be an estimated three to five feet deep, depending on final design. Additionally, the proposed project would include a 20-foot-wide tree buffer located along the western and northern site boundaries within a private easement for tree plantings.

It should be noted that the project applicant would coordinate with a University of California, Davis (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 noted above, 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 neighborhood to the west. More specifically, Lot C would include a trail connection between Lots 49 and 62 for pedestrians and bicyclists to access the Wildhorse Agricultural Buffer from the easternmost north-south segment of Palomino Way (see Figure 3-3). Lot F would include a trail connection between Lot 127 and Lot H to the south of the proposed Merens Street/Silesian Street intersection for pedestrians and bicyclists to access Caravaggio Drive.

Site Plan and Architectural Review

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. As previously discussed, the proposed project was submitted under a provision of State law commonly referred to as the Builder's Remedy, which provides that the City cannot deny the project on the basis of inconsistency with the City's General Plan or Zoning Code for eligible housing projects. While conditions of approval would impose development standards on the project and site improvements are required to comply with City standards, the residential portions of the project and related improvements are not subject to Site Plan and Architectural Review;



however, development of the USA Pentathlon Training Facility and pool complex would be subject to the Site Plan and Architectural Review process.

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 up to 45 affordable units, as the new multi-family apartment units would be deed-restricted. Because at least 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 allowed by the Density Bonus Law.

3.6 PROJECT APPROVALS

The following section presents the discretionary and ministerial 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. Vesting Tentative Subdivision Map: The proposed project would require approval of a Vesting Tentative Subdivision Map.
3. Site Plan and Architectural Review: The proposed project would be subject to the City's Site Plan and Architectural Review process.
4. Affordable Housing Plan: The proposed project would require approval of an Affordable Housing Plan in accordance with the City's Affordable Housing Ordinance.

Other Agency Permits and Approvals

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

1. National Pollutant Discharge Elimination System Construction General Permit – Central Valley Regional Water Quality Control Board (RWQCB).



2. Certificate of Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) Authorization – Yolo Habitat Conservancy.

