



## 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 and Trustee Agencies  
Other Public Agencies, Organization,  
and Interested Persons

**Lead Agency:** City of Davis, Department of Community Development and Sustainability

**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 or Duffel Horse Ranch, 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](mailto: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](mailto: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. 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. 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.

#### **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. 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.

## **PROJECT DESCRIPTION**

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. 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

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. 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. The proposed project would require discretionary approvals, including a Vesting Tentative Map, Site Plan and Architectural Review, and an Affordable Housing Plan.<sup>1</sup>

## **Supplemental EIR**

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. 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 a Supplemental EIR have occurred. 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. Thus, the environmental baseline for this analysis consists of the previously approved Wildhorse Ranch Project.

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<sup>1</sup> 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.



Figure 1 Project Site Location





Figure 2. Site Plan

