



**Notice of Availability of a
Draft Subsequent Environmental Impact Report (Draft SEIR) and
Public Meeting to Provide Comments on the Draft SEIR**

The Draft SEIR (State Clearinghouse No. 2007072020) for the Palomino Place Project is now available for review. Public comment on this document is invited for a 45-day period extending from August 8, 2024 through September 23, 2024. More information is provided below.

PROJECT NAME: Palomino Place Project



PROJECT LOCATION: The approximately 25.8-acre project site is located north of the East Covell Boulevard/Monarch Lane intersection 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.

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 19 new cottages, 29 half-plex townhomes, 82 single-family residences, and up to 45 affordable 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, pool complex, and obstacle course. The project would also consist of new on-site roadways and associated utility improvements, as well as open space, landscaping, and trails.

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 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.

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 for the USA Pentathlon Training Facility and pool

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complex, and an Affordable Housing Plan to comply with the City's Affordable Housing Ordinance. The proposed project was submitted under Builder's Remedy, 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.

SIGNIFICANT IMPACTS: The Draft SEIR was prepared in accordance with the California Environmental Quality Act (CEQA) and focuses on topics that could potentially result in new significant impacts not previously identified in the 2009 Wildhorse Ranch Project EIR (2009 EIR) or a substantial increase in the severity of previously identified significant impacts from the 2009 EIR. As such, this Draft SEIR identifies significant impacts for the following CEQA topic areas: Aesthetics, Biological Resources, Noise, Public Services and Utilities, Transportation, and Other Effects (Agriculture Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Land Use and Planning). As described in the Draft SEIR, all impacts related to Biological Resources, Public Services and Utilities, and various issue areas evaluated in the Other Effects chapter (Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Hydrology and Water Quality) can be fully mitigated to less-than-significant levels through the mitigation measures incorporated in the Draft SEIR. However, potential impacts related to Aesthetics, Noise, Transportation, and Other Effects (Agriculture Resources and Land Use and Planning) have been determined to remain significant and unavoidable even after implementation of the feasible mitigation measures set forth in the Draft SEIR.

NO HAZARDOUS SITES: The project site does not contain any sites listed on State databases compiled pursuant to California Government Code Section 65962.5.

AVAILABILITY OF DRAFT SEIR: The Draft SEIR and other project materials are now available for public review and download on the City of Davis website at: <https://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/palomino-place>. Printed copies of the document are available for public review at the following location during normal business hours:

City of Davis Department of Community Development
23 Russell Boulevard, Suite 2
Davis, CA 95616

Should an electronic copy of the document be required, members of the public may bring a thumb drive to the Department of Community Development to copy the document onto.

PUBLIC REVIEW PERIOD FOR THE DRAFT SEIR: August 8, 2024 to September 23, 2024

All comments on the Draft SEIR must be received by the City no later than 5:00 PM on September 23, 2024 to be considered. Pursuant to Section 15088(a) of the CEQA Guidelines, late comments will be considered only at the City's discretion. Comments must be directed to:

Eric Lee, Senior Planner
City of Davis Department of Community Development
23 Russell Boulevard, Suite 2
Davis, CA 95616
elee@cityofdavis.org

DRAFT SEIR COMMENT MEETING: On **September 11, 2024**, starting at 7:00 PM, the City of Davis Planning Commission is scheduled to conduct a public meeting to solicit input and comments from public agencies and the general public on the Draft SEIR for the Palomino Place Project. This meeting will be held at the City of Davis Community Chambers, located at 23 Russell Boulevard, Davis, CA 95616.

There will be no transcription of oral comments at these meetings. Comments received will be summarized by staff for inclusion in the Final SEIR. Those who wish to have their verbatim comments incorporated in the Final SEIR must submit their comments in writing.

If you have any questions regarding this notice, please contact the Project Planner, Eric Lee, at elee@cityofdavis.org. Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling 757-5648 (voice) or 757-5666 (TDD).

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Sections 65009, 66020, and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the City at, or prior to, this public hearing.