

City of Davis
Notice of Public Review Period Of the
Notice of Preparation for the Wildhorse Ranch project

The City of Davis Community Development Department is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Wildhorse Ranch Project (proposed project). The City of Davis has determined that an EIR must be prepared for the proposed project. The City of Davis has directed the preparation of this EIR in compliance with the California Environmental Quality Act (CEQA).

Scoping Meeting:

A public scoping meeting will be held regarding the proposed EIR for the Wildhorse Ranch Project on **July 18, 2007** at 2600 5th Street, from **7:00 to 9:00 p.m.** This meeting will be an open house format and interested parties may drop in to review the proposed project exhibits and submit comments. Written comments may also be submitted as described at the end of this document

Project Location:

The project site is located at 3003, 3027, and 3075 East Covell Boulevard, at the intersection of East Covell Boulevard and Monarch Lane. The site consists of a 25.8-acre parcel identified by Yolo County Assessor's Parcel Number (APN) 071-140-11. The current City of Davis General Plan (adopted May 2001) designation for the site is Agriculture.

Project Entitlements:

The Wildhorse Ranch project requires the following discretionary actions by the Davis City Council:

- Certification of the EIR;
- Approval of a General Plan Amendment from Agriculture to Residential Medium Density;
- Approval of a Rezone from PD #3-89 (Horse Ranch) to a new Planned Development (Residential);
- Approval of a Preliminary Planned Development;
- Wildhorse Development Agreement Amendment; and
- Affordable Housing Plan

Project Description:

The project involves the development of up to 259 residential units. The Site Plan for the project indicates that the 25.8-acre project site would include the following mix of residential uses and densities: 44 detached single-family residences, 11 live/work units, 152 two to three story attached and detached single-family units (including 52 middle-

income units) on 8.84 acres, and 3.47 acres of attached affordable housing for a maximum of 52 units at 15 du/ac. Additional details regarding the proposed project are included in the NOP and Initial Study that have been prepared for the proposed project (see "Availability of Documents" below).

Availability of Documents:

The NOP and Initial Study prepared for the Wildhorse Ranch project are available for review at the Community Development Department, Planning Division, 23 Russell Boulevard, Davis, California, 95616, (530) 757-5610.

Public Comments:

To ensure that the full range of issues related to this proposed project are addressed and all significant issues are identified, written comments are invited from all interested parties. **To be considered, all comments must be in writing and clearly legible.** Written comments concerning the proposed CEQA analysis for the Wildhorse Ranch project should be directed to the name and address below:

Mr. Ike Njoku, Planner
City of Davis
Community Development Department
23 Russell Blvd.
Davis, CA 95616
Fax: (530) 757-5610

Written comments are due to the City of Davis at the location addressed above by 5:00 p.m. on August 3, 2007.

Written comments will also be accepted at the public scoping meeting at the time and location described above.

Katherine Hess
Community Development Director