



April 24, 2009

TO: ALL INTERESTED PARTIES

SUBJECT: NOTICE OF AVAILABILITY OF THE WILDHORSE RANCH DRAFT ENVIRONMENTAL IMPACT REPORT (SCH# 2007072020)

The City of Davis has prepared a Draft Environmental Impact Report (DEIR) to consider the potential environmental effects of the proposed Wildhorse Ranch Project (located at the intersection of East Covell Boulevard and Monarch Lane). The proposed project requires the approval of a general plan amendment, a zoning amendment to a project-specific planned development zoning, affordable housing plan, and a development agreement. In addition, the project will require citizens' vote approval pursuant to Measure J. The project involves the development of up to 191 residential units. The site plan for the project indicates that the 25.79-acre project site would include the following mix of residential uses and densities: 73 detached single-family residences, and 78 two to three story attached single-family townhome units (including 36 middle-income units) on 11.95-acres and 1.92-acres of attached affordable housing for a maximum of 40 units at 21 du/ac.

The DEIR found significant impacts related to land use and agricultural resources, transportation and circulation, air quality, noise, biological resources, aesthetics, hydrology, water quality, and drainage, public services and facilities, and climate change. All of these impacts were reduced to a less-than-significant level through the implementation of mitigation measures, except for the project's loss of prime agricultural land, alteration of existing visual character and obstruction of views from existing homes, fire protection services, and climate change impacts. Even with implementation of applicable mitigation measures, the project would still result in significant and unavoidable impacts in these areas.

Beginning on April 24, 2009 copies of the Draft Environmental Impact Report can be reviewed or purchased at the City of Davis, 23 Russell Boulevard, or at the City Web Site at <http://cityofdavis.org/cdd/projects/wildhorse> or reviewed at the library located at 351 East 14th Street.

Reviewers should focus on the adequacy of the DEIR in discussing possible impacts upon the environment, ways in which adverse effects might be minimized, and alternatives to the proposed project. Reviewers who wish to comment on the DEIR are urged to submit written comments to:

Ike Njoku
City of Davis Community Development Department
23 Russell Boulevard
Davis, CA 95616
(530) 757-5610
(530) 757-5660 (fax)

Written comments are due to the City of Davis by **5:00 p.m. on June 8, 2009.**

A Planning Commission public meeting to receive verbal comments on DEIR is tentatively scheduled to be held on June 3, 2009, 7:00 pm, in Community Chambers located at 23 Russell Boulevard. There will be public hearing meetings scheduled and held on the project applications after the close of the comment period. Please check the city web site or contact Community Development Department for updates.