

City of Davis
Notice of Public Hearing
Wildhorse Ranch and
Environmental Impact Report (SCH #2007072020)

The City of Davis **Planning Commission** will hold a public hearing beginning at **7:00 p.m. on Wednesday, July 8, 2009**, in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California.

Location: The project site is located at 3003-3075 East Covell Boulevard, at the intersection of East Covell Boulevard and Monarch Lane. The site is identified by Yolo County Assessor's Parcel Number (APN) 071-140-11.

Applicant: John Tallman, c/o Parlin Wildhorse LLC, 11354 White Rock Road, Rancho Cordova, CA 95742

File Numbers: PA #44-05: General Plan Amendment #4-05, Rezoning and Preliminary Planned Development #4-05, Affordable Housing Plan #2-05, Development Agreement, and Environmental Impact Report (EIR)

Project Description:

The proposed project is part of the Wildhorse Planned Development #3-89 zoning, which designated the site as a horse ranch. The project site, approximately 25.8 acres, was included in the 1994 Wildhorse EIR, which analyzed the subject site as a horse ranch. The current proposal is to subdivide the property for the purpose of developing up to 191 dwelling units; 73 detached single-family units, 78 two and three-story attached single-family townhome or condo units on 11.95-acres, and 40-unit apartment complex, which includes 38 affordable rental units. The current proposal seeks approval of the following entitlement applications and is subject to Measure J, voters' approval:

1. Environmental Impact Report (EIR) Certification – the subject site has been analyzed to identify potential environmental impacts associated with its development with residential units. Certification of the EIR is the first step in the review and consideration of the project.
2. General Plan Amendment requesting a change to the site's land use designation from Agriculture to five land uses; Residential High Density, Residential Medium Density, Neighborhood Greenbelt, Natural Habitat Area, and Urban Agricultural Transition Area.
3. Rezoning and Preliminary Planned Development -- the site is currently zoned Planned Development (P-D) #3-89 (horse ranch), which principally allows for horse boarding and training, breeding, riding stables, and farming. The proposal is to change P-D #3-89 (horse ranch) to a new Planned Development in order to allow the proposed residential and open space uses. The proposed zoning change will result in the following land uses: single-family attached and detached units, affordable rental apartment, orchard, greenbelt, and Urban Agricultural Transition Area.
4. Affordable Housing Plan, requesting approval to allow the establishment of the affordable housing parameter for the proposed residential development with the intent to apply in the future for approval of a Project Individualized Affordable Housing Plan.
5. Development Agreement – the applicant will enter into a development agreement with the City in order to establish certain development rights for the property.

The following mix of housing will be developed on the site if approved:

- Single Family Homes -- there will be up to 73 homes of this housing type.
- Town Homes/Condominiums -- there will be up to 78 homes of this housing type. These homes will be attached in buildings of 2, 3, 4 and 5 units.
- Apartment Homes -- these homes are to be for rent and 38 of the units will be used to meet the City affordable housing obligation for the project. The apartment homes will be comprised of two and three-story buildings.

A privately maintained common open space area is proposed to be planted with trees and native plants. This open space area is to remain in permanent open space under the ownership of the future Home Owners Association.

Environmental Determination:

Environmental Impact Report (SCH#2007072020) has been prepared to evaluate the environmental impacts of the proposed project. 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 will be 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.

Availability of Documents:

The project application file is available for review at the Community Development Department, Planning Division, 23 Russell Boulevard, Davis, California, 95616, (530) 757-5610. Staff reports are available for the price of copying at Kinko's at 313 F Street and Navin's Copy Shop at 231 Third Street. Staff reports for the public hearing are generally available five (5) days prior to the hearing date. A copy of the DEIR can be obtained from Community Development Department, or <http://cityofdavis.org/cdd/projects/wildhorse/>, or the library located at 531 14th Street.

It is anticipated that the Final Environmental Impact Report (FEIR), which includes the response to comments and the DEIR will be available for review 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 by June 30, 2009.

Public Comments:

All interested parties are invited to attend the public hearing or send written comments to the planner assigned to the project, Ike Njoku, at the Community Development Department no later than the hearing date.

The City does not transcribe its proceedings. Persons who wish to obtain a verbatim record should arrange for attendance by a court reporter or for some other acceptable means of recordation. Such arrangements will be at the sole expense of the person requesting the recordation.

If you challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written

correspondence delivered to the Planning and Building Director or City Clerk at, or prior to, the public hearing.

Katherine Hess
Community Development Director