

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

The City of Davis **City Council** will hold a public hearing beginning at **6:30 p.m. on Tuesday, September 15, 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: Rezoning and Preliminary Planned Development #4-05, Affordable Housing Plan #2-05, and Development Agreement

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. On July 28, 2009 the City Council certified the Final Environmental Impact Report for the project, approved Resolutions changing the General Plan Land Use Map and calling for a Measure J vote on November 3, 2009 respectively. However, the Council did not act on the following entitlement applications on July 28, 2009:

1. 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.
2. 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.
3. Development Agreement – the applicant will enter into a development agreement with the City in order to establish certain development rights for the property.

The Council is being asked to act on these applications. It should be noted that the mix of housing proposed are as follows:

- 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 certified by City Council on July 28, 2009, which evaluated and provided mitigation measures for identified environmental impacts of the proposed project. Significant impacts found are on 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. The Council action also overrode impacts deemed significant and unavoidable, which are on 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. No further environmental determination is needed for the Council action on the remaining entitlement applications.

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. *Please note that the library is being relocated to Pena Drive and Second Street.*

Public Comments:

All interested parties are invited to attend the public hearing or send written comments to the City Clerk, Zoe Mirabile, or 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.

Bill Emlen
City Manager