



## PUBLIC MEETING NOTICE

**Project Name:** Covell Village  
**Meeting Date:** Wednesday, June 30  
**Meeting Time:** 5:00 pm to 7:00 pm  
**Meeting Location:** Wildhorse Golf Course Clubhouse, 2323 Rockwell Drive, Davis

**Meeting Purpose and Format:** The City of Davis is required to hold a public scoping meeting for the proposed Covell Village Project Environmental Impact Report (EIR). This meeting is intended to provide the public with details regarding the proposed project and to ensure that the scope of the EIR addresses all significant issues. Representatives from the City of Davis, the EIR consultant team, and the Covell Village Applicant team will be available to address questions regarding the project, the planning process, and the EIR process. Members of the public may provide written comments throughout the meeting. In addition, a recorder will be available to receive any oral comments that the public may have on the scope of the EIR.

**Project Description:** The Covell Village project site consists of 413.8 acres. The site is generally located north of Covell Boulevard between Pole Line Road and F Street in the City of Davis, California. The Covell Village project involves the development of a 383-acre mixed-use community. The project includes the development of single family, multi-family, senior only home sites, and other residential uses (i.e., six-plex cluster homes, co-housing townhouses, lofts above commercial, and senior care care facility). The total number of dwelling units proposed for the project is 1,475.

The project also includes the development of a commercial Village Center. The proposed Village Center would be located in the southeast portion of the site and would include mixed office, neighborhood commercial and residential uses.

The Covell Village project also includes numerous bike/pedestrian paths, on-site parks totaling over 20-acres, and open space areas totaling over 92 acres.

Additional information on the project proposal is on the city's website at <http://www.city.davis.ca.us/covell/>. If you have any questions regarding the meeting, please contact Ms. Katherine Hess, Community Development Administrator, at (530) 757-5610.

City of Davis

Community Development Department, 23 Russell Blvd., Davis, CA 95616

# Notice of Completion

See NOTE Below

SCH # \_\_\_\_\_

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814,  
916/445-0613

Project Title: Covell Village

Lead Agency: City of Davis

City: Davis, CA

County: Yolo

Address: 23 Russell Boulevard

Zip: 95616

Contact Person: Katherine Hess, AICP

Phone: (530) 757-5610

## Project Location

County: Yolo

Cross Streets: Covell Boulevard and Pole Line Road

Within 2 Miles: State Hwy #: Hwy 113

Airports: N/A

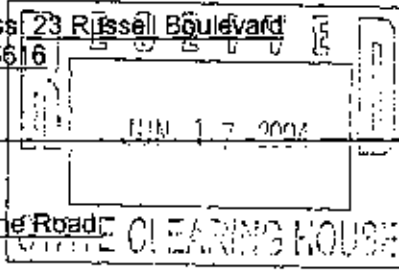
Railways: California Northern

City/Nearest Community: Davis

Total Acres: 413.8

Waterways: Covell Drain

Schools: Davis High School, Birch Lane Elementary



## Document Type

CEQA:  NOP  Supplement/Subsequent  
 Early Cons  EIR (Prior SCH No.)  
 Neg Dec  Other  
 Draft EIR

NEPA:  NOI  
 EA  
 Draft EIS  
 FONSI

Other:  Joint Document  
 Final Document  
 Other

## Local Action Type

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan (Water)  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division  Other

## Development Type

Residential: Units 1,475 Acres 383  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_  
 Commercial: Sq.ft. N/A Acres 19.1  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_  
 Educational  
 Recreational  
 Water Facilities: Type \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral  
 Power: Type \_\_\_\_\_ Watts  
 Waste Treatment: Type \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other:

## Project Issues Discussed in Document

Aesthetic/Visual  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Agricultural Land  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Air Quality  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Archaeological/Historical  Minerals  Soil Erosion/Compaction/Grading  Wildlife  
 Coastal Zone  Noise  Solid Waste  Growth Inducing  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Land Use  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Cumulative Effects  
 Fiscal  Recreation/Parks  Vegetation  Other

## Present Land Use/Zoning/General Plan Use

The project site is currently vacant, except for a residence and associated outbuildings. The project site is currently under the jurisdiction of Yolo County and is designated in the Yolo County General Plan as Agricultural (AG). The Covell Village site is currently zoned Agricultural General (A-1) and Limited Industrial (M-L). The 2001 City of Davis General Plan designates the site for agricultural uses.

## Project Description

The proposed project involves the development of a 383-acre mixed-use community. The project consists of a broad range of housing sizes and types, with a total unit count of 1,475. The project also includes a mixed-use village center, fire station site, ten-acre school site, bikeways, natural areas, 60 acres of habitat, and a 12-acre park.

# Reviewing Agencies Checklist

## Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

## Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture
- Health & Welfare
- Health Services
- State & Consumer Services
- General Services
- OLA (Schools)

## KEY

- S = Document sent by lead agency
- X = Document sent by SCH
- x = Suggested distribution

## Environmental Affairs

- Air Resources Board
  - APCD/AQMD
  - California Waste Management Board
  - SWRCB: Clean Water Grants
  - SWRCB: Delta Unit
  - SWRCB: Water Quality
  - SWRCB: Water Rights
  - Regional WQCB #
  - Youth & Adult Corrections
  - Corrections
- ## Independent Commissions & Offices
- Energy Commission
  - Native American Heritage Commission
  - Public Utilities Commission
  - Santa Monica Mountains Conservancy
  - State Lands Commission
  - Tahoe Regional Planning Agency
  - Department of Toxic Substances Control
  - Other:

**Public Review Period** (to be filled in by lead agency)

Starting Date June 17, 2004

Ending Date July 16, 2004

### Lead Agency (Complete if applicable):

Consulting Firm: Raney Planning & Management, Inc.  
 Address: 1401 Halyard Drive, Suite 120  
 City/State/Zip: West Sacramento, California 95691  
 Contact: Tim Raney, AICP  
 Phone: (916) 372-6100

### Applicant:

Covell Village Company  
 Address: 1756 Picasso Avenue, Suite C  
 City/State/Zip: Davis, CA 95616  
 Contact: Mr. Blaine Juchau  
 Phone: 530-756-6608

### For SCH Use Only:

Date Received at SCH  
 Date Review Starts  
 Date to Agencies  
 Date to SCH  
 Clearance Date  
 Notes:

## NOTICE OF PREPARATION

**From:** Ms. Katherine Hess, Community Development Administrator  
City of Davis  
Community Development Department  
23 Russell Blvd.  
Davis, CA 95616

**To:** Office of Planning and Research and Interested Parties

**Subject:** Notice of Preparation of an Environmental Impact Report For the Proposed Covell Village Project.

City of Davis, Community Development Department will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the **City of Davis Planning Application Form, City of Davis Environmental Information Form, Applicant Narrative to the City of Davis Application Form, Project Description, and Potential Environmental Effects to be Analyzed**, are attached.

Due to the time limits mandated by California State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. You may also provide oral comments at a scoping meeting that will be held on June 30, 2004, beginning at 5 pm, at the Wildhorse Golf Course clubhouse, 2323 Rockwell Drive, Davis, CA 95616.

Please send your response to Ms. Katherine Hess at the address shown above. We will need the name for a contact person in your agency.

**Project Title:** Covell Village

**Project Applicant, if any:** Blaine Juchau, Chief Executive Officer, 1756 Picasso Avenue, Suite C, Davis, CA 95616 (530) 756-6608, email: [blaine.j@sbcglobal.net](mailto:blaine.j@sbcglobal.net)

Date June 17, 2004

Signature Katherine Hess, AICP

Title Community Development Administrator

Telephone (530) 757-5610

Email [khess@ci.davis.ca.us](mailto:khess@ci.davis.ca.us)

*Reference:* California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

## ATTACHMENTS

- A. City of Davis Planning Application Form
- B. City of Davis Environmental Information Form
- C. Applicant Narrative to the City of Davis Application Form
- D. Project Description
- E. Potential Environmental Effects to be Analyzed
- F. Regional Location Map
- G. Project Location Map