

DEPARTMENT OF COMMUNITY DEVELOPMENT AND SUSTAINABILITY

23 Russell Boulevard, Suite 2 – Davis, California 95616
530/757-5610 – FAX: 530/757-5660 – TDD: 530/757-5666



City of Davis
Notice of Public Hearing
Notice of Availability of Final Environmental Impact Report
West Davis Active Adult Community Application

The City of Davis **Planning Commission** will conduct a public hearing on the project application, as described below, at a meetings beginning at **7:00 p.m. on Wednesday, April 11, 2018**, in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California. The purpose of the public hearing is to allow public testimony, Planning Commission deliberation, and recommendation to City Council. The City Council is expected to hold a public hearing and take actions on the applications in spring 2018.

Project Name: West Davis Active Adult Community

Project Location: The project site consists of approximately 74 acres located northwest and adjacent to the City of Davis within the City of Davis Sphere of Influence of unincorporated Yolo County. Additionally, the project includes approximately 11.53 acres of offsite improvements. These offsite improvements include an agricultural buffer along the western and northern boundaries of the project site, improvements along Covell Boulevard and Risling Place, a proposed offsite trail, and proposed drainage channel and drainage basin improvements. The project site is bounded by existing agricultural land within unincorporated Yolo County to the west, nine mapped but undeveloped 13- to 23-acre residential lots to the north, the Sutter Davis Hospital and Risling Court to the east, and West Covell Boulevard to the south. The project site is currently undeveloped and has been previously used for agricultural uses.

Applicant: David Taormino
505 Second Street / 260 Russell Boulevard Suite C
Davis CA 95616

Property Owner: Binning Ranch Holding Co., LLC
PO Box 293870
Sacramento CA 95829-3870

File Number: Planning Application #15-56: General Plan Amendment #05-16,
Prezoning/PPD #03-16, Annexation #1-16.

Project Description:

The project includes development of: 150 affordable, age-restricted apartments; 32 attached, age-restricted cottages; 94 attached, age-restricted units; 129 single-family detached, age-restricted units; 77 single-family detached, non-age-restricted units; an approximately three-acre continuing care retirement community, which would likely consist of 30 assisted living, age-restricted detached units; an approximately 4.3-acre mixed use area, which would likely consist of a health club, restaurant, clubhouse, and up to 48 attached, age-restricted units; dog exercise area and tot lot; associated greenways, drainage, agricultural buffers; and off-site stormwater detention facilities. Upon completion of the project, the approximately 74-acre site would provide up to 560 dwelling units and 4.5 miles of off street biking and walking paths within the project area and an additional 0.22 miles of off street biking and walking paths offsite.

Required Public Approvals:

The following entitlements/public approvals would be required as part of project implementation for proposed changes to the Nishi site:

1. General Plan Amendment to re-designate the project site from Agriculture and Urban Agriculture Transition Area to Residential High Density, Residential Medium High Density, and Urban Agriculture Transition Area uses; including establishment of baseline project features for voter consideration;
2. Rezoning from County Agriculture-Intensive (A-N) and Preliminary Planned Development approval a residential mixed-use subdivision (Zoning Code, §40.22.010);
3. Development Agreement to provide certainty and mutual assurances to the City and the project applicant (Government Code, §65864 et seq.), including provisions for affordable housing; and
4. Action by the City Council to call for an election pursuant to Municipal Code Article 41.01.

Environmental Determination:

The City of Davis (City) has prepared a Draft and Final Environmental Impact Report (FEIR) in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, the City's procedures for the implementation of CEQA, and other applicable laws. Public participation was included in the environmental review process for the project.

The Draft EIR identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Aesthetics, Agricultural Resources, Air Quality, Transportation and Circulation, and Cumulative Impacts. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the project.

The DEIR was released December 22, 2017 for review and comment. The comment period was extended beyond the statutory 45-day period to 60.5 days, closing at noon on Tuesday, February 20, 2018. The document is available online at the City's website located at www.cityofdavis.org, at the Department of Community Development and Sustainability, and at the Davis Branch Library. Paper loan copies and thumb drives are also available at the Department of Community Development and Sustainability.

One noticed public meeting was held by the Davis Planning Commission on January 10, 2018 at 7:00 p.m. to receive comments on the Draft EIR. At the public meeting, interested parties had the opportunity to speak and comments were captured by staff and the EIR consultant team. Comments received at the public hearing were responded to in the Final EIR.

The Final EIR includes revisions, updates, and clarifications in response to public and agency comments on the Draft EIR. The Final EIR includes all public comments received on the Draft EIR and written responses to all of these comments. The Final EIR document will be made available on or before April 6, 2018 and will be available at <http://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/west-davis-active-adult-community> or reviewed at the Department of Community Development and Sustainability. The new information provided in the Final EIR does not constitute “significant new information” within the meaning of CEQA so as to require recirculation of the Draft EIR or Final EIR.

Availability of Documents:

The project application file is available for review at the Department of Community Development and Sustainability, 23 Russell Boulevard, Suite 2, Davis, California, 95616. Staff reports for the public hearing are generally available five (5) days prior to the hearing date and may also be available by contacting the project planner. Planning Commission staff reports are available through the City’s website at: <http://cityofdavis.org/city-hall/city-council/commissions-and-committees/planning-commission/agendas-and-minutes>.

Public Comments:

All interested parties are invited to attend the meeting or send written comments to the Katherine Hess, Community Development Administrator and Project Planner, City of Davis, Department of Community Development and Sustainability, 23 Russell Boulevard, Suite 2, Davis, California, 95616; or via email at: khess@cityofdavis.org, no later than noon the date of the meeting. For questions please call the project planner at (530) 757-5652.

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 to the Director of Community Development and Sustainability or City Clerk at, or prior to, the public hearing.

Ashley Feeney, Director
Department of Community Development and Sustainability