

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023110006

Project Title: Village Farms Davis Project

Lead Agency: City of Davis Department of Community Development

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Project Location: Davis
City

Yolo
County

Project Description (Proposed actions, location, and/or consequences).

The Proposed Project would consist of a mixed-use development community, including a total of 1,800 dwelling units, comprised of both affordable and market-rate single- and multi-family residences across various residential neighborhoods. In addition, the Proposed Project would include neighborhood services; public, semi-public, and educational uses; associated on-site roadway improvements; utility improvements; parks, open space, and greenbelts; and off-site improvements.

The Draft EIR also evaluates an equal-weight alternative, known as the Biological Resources Preservation Alternative (BRPA). The BRPA would consist of a mixed-use development community on the same 497.6-acre project site. Similar to the Proposed Project, the BRPA would include a total of 1,800 dwelling units, comprised of both affordable and market-rate single- and multi-family residences across various residential neighborhoods, as well as neighborhood services, public uses, parks, open space, and greenbelts. However, the BRPA would preserve a 47.1-acre Natural Habitat Area comprised of the Alkali Prairie Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) land cover that occurs south of Channel A. The proposed project/BRPA would require the following entitlements from the City or Yolo LAFCo as appropriate: Sphere of Influence (SOI) Amendment, Annexation, General Plan Amendment, Pre-zoning, and Development Agreement.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Partially Recirculated Draft Environmental Impact Report (EIR) determined that the project could result in significant impacts related to Utilities and Service Systems, specifically, sewer capacity at the wastewater treatment plant (WWTP). While mitigation is included in the Partially Recirculated Draft EIR to reduce the identified impacts, such impacts related to sewer capacity at the WWTP have been determined to remain significant and unavoidable even after implementation of the feasible mitigation measures set forth in the Partially Recirculated Draft EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of known controversy for the proposed project include the following:

- Increases in light pollution and potential impacts to scenic quality;
- Potential impacts caused by converting agricultural land;
- Increases in air quality and greenhouse gas emissions;
- Impacts to wildlife and plant habitats;
- Impacts to tribal cultural resources;
- Impacts associated with soil erosion, water quality, drainage, and water supply;
- Consistency with local and State policies;
- Traffic increases along surrounding roadways;
- Noise pollution;
- Increased public service and utility service demand;
- Safety hazards created from increased traffic and proposed transportation infrastructure;
- Accurate assessment of vehicle miles traveled;
- Consideration of project alternatives.

Provide a list of the responsible or trustee agencies for the project.

Additional permits and/or approvals from the following agencies may be required for the proposed project:

- Yolo LAFCO;
- California Department of Fish and Wildlife;
- Yolo Habitat Conservancy;
- U.S. Fish and Wildlife Service;
- Central Valley Regional Water Quality Control Board; and
- U.S. Army Corps of Engineers.