

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023110006

Project Title: Village Farms Davis Project

Lead Agency: City of Davis Department of Community Development

Contact Person: Dara Dungworth, Principal Planner

Street Address: 23 Russell Boulevard, Suite 2

Phone: (530) 757-5610

City: Davis

Zip: 95616

County: Yolo

Project Location: County: Yolo

City/Nearest Community: Davis

Cross Streets: Pole Line Road and East Covell Boulevard

Zip Code: 95616

Lat./Long/: 38 ° 34 ' 19.3 " N / 121 ° 44 ' 16.76 " W

Total Acres: 497.6

Assessor's Parcel No.: 035-970-033, 042-110-029

Section: 3/34

Twp: 8N/9N

Range: 2E

Base: MDBM

Within 2 miles: State Hwy#: Highway 80

Waterways: Channel A

Airports: None

Railways: Union Pacific Railroad

Schools: Davis Waldorf School, Robert. E. Willet Elementary School, Cesar Chavez Elementary School, St. James School, North Davis Elementary School, Valley Oak Preschool, Birch Lane Elementary School, Fred T. Korematsu Elementary School, Oliver Wendell Holmes Jr. High School, Da Vinci Charter Academy, Davis School for Independent Study, Martin Luther King High School, Davis Senior High School

Document Type:

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

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 ☒ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☒ Other: Sphere of Influence Amendment, Development Agreement

Development Type:

☒ Residential: Units 1,800 Acres 254.1
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational _____
☒ Recreational 27.8 acres
☐ Water Facilities: Type _____ MGD _____
☒ Transportation: Type 21.3 acres major roads
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☒ Other: 33.5 acres of Public Semi-Public, 2.8 acres of Neighborhood Mixed-Use, 39.7 acres of Neighborhood Greenbelt, 118.4 acres of Urban Agricultural Transition Area

Project Issues That May Have A Significant Or Potentially Significant Impact:

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

Present Land Use/Zoning/General Plan Designation: The majority of the project site is undeveloped and consists of agricultural land; one agricultural structure is located in the southern portion of the site. The project site is bisected by a private access road which proceeds north-to-south before pivoting to proceed in an east-to-west direction. A City of Davis drainage course (Channel A) and a Pacific Gas and Electric Co. easement also occur on-site. Yolo County designates the site as Specific Plan (SP) and Agriculture and the site is zoned SP and Agricultural-Intensive.

Project Description: 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. 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. In addition, similar to the Proposed Project, the BRPA would include the development of 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 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.

Reviewing Agencies Checklist*Appendix C**continued**Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.*

☒ Air Resources Board	☐ Office of Emergency Services
☐ Boating & Waterways, Department of	☒ Office of Historic Preservation
☐ California Highway Patrol	☐ Office of Public School Construction
☒ Caltrans District # <u>3</u>	☒ Parks & Recreation
☐ Caltrans Division of Aeronautics	☐ Pesticide Regulation, Department of
☐ Caltrans Planning (Headquarters)	☒ Public Utilities Commission
☐ Coachella Valley Mountains Conservancy	☐ Reclamation Board
☐ Coastal Commission	☒ Regional WQCB # <u>5S</u>
☐ Colorado River Board Commission	☐ Resources Agency
☒ Conservation, Department of	☐ S.F. Bay Conservation & Development
☐ Corrections, Department of	☐ San Gabriel & Lower Los Angeles Rivers &
☐ Delta Protection Commission	☐ Mountains Conservancy
☐ Education, Department of	☐ San Joaquin River Conservancy
☒ Energy Commission	☐ Santa Monica Mountains Conservancy
☒ CDFW Region # <u>2</u>	☐ State Lands Commission
☐ Food & Agriculture, Department of	☐ SWRCB: Clean Water Grants
☐ Forestry and Fire Protection, Department of	☒ SWRCB: Water Quality
☐ General Services, Department of	☐ SWRCB: Water Rights
☐ Health Services, Department of	☐ Tahoe Regional Planning Agency
☒ Housing & Community Development	☒ Toxic Substances Control, Department of
☐ Integrated Waste Management Board	☒ Water Resources, Department of
☒ Native American Heritage Commission	☒ Other: Central Valley Flood Protection Board

Local Public Review PeriodStarting Date January 9, 2026Ending Date January 19, 2026City of Davis Department of Community**Lead Agency:** Development**Applicant:** North Davis Land Co. LLCConsulting Firm: Raney Planning & Management, Inc.Address: 3500 Anderson RoadAddress: 1501 Sports Drive, Suite ACity/State/Zip: Davis, CA 95616City/State/Zip: Sacramento, CA 95834Phone: 530 756-5075Contact: Nick PappaniPhone: 916 372-6100**Signature of Lead Agency Representative:**Date: 1/9/2026

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.