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Dave Dingwall
City of Davis
23 Russell Blvd # 2
Davis CA 95616

Filed in County Clerk's Office
Jesse Salinas
Yolo County - Clerk-Recorder

57-01212026-003

01/21/2026
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Pages: 6
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By zhernandez, Deputy

Notice of Determination

Posting Number of Days: 30

Project Title: Village Farms Davis Project

E-mail address: elee@cityofdavis.org

JAN 21 2026

POSTED _____ TO _____

Notice of Determination for the Village Farms Davis Project

Date: January 20, 2026

To: Office of Planning and Research
1400 Tenth Street, Suite 100
Sacramento, CA 95814

Yolo County Clerk
625 Court Street, Room B01,
Woodland, CA, 95695

From: City of Davis
Department of Community Development
23 Russell Boulevard, Suite 2
Davis, CA 95616

Subject: **Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code**

State Clearinghouse Number: 2023110006

Project Title: Village Farms Davis Project

Lead Agency: City of Davis Department of Community Development

Contact Person: Dara Dungworth, Principal Planner
ddungworth@cityofdavis.org
(530) 757-5610

Project Applicant: North Davis Land Company, LLC
3500 Anderson Road
Davis, CA 95616
(530) 756-5075

Project Location: The approximately 497.6-acre project site is located north of East Covell Boulevard, east of F Street, and west of Pole Line Road in a currently unincorporated portion of Yolo County, California. The project site consists of a 382.72-acre parcel identified by Assessor's Parcel Number (APN) 035-970-033, and a 114.88-acre portion of a larger 169.9-acre parcel (APN 042-110-029) located in the northwest corner of the site. With the exception of APN 042-110-029, the project site is within the City of Davis Sphere of Influence (SOI).

Project Description:

The Draft Environmental Impact Report (DEIR) evaluates the potential physical impacts that could result from the Proposed Project and an equal-weight alternative, known as the Biological Resources Preservation Alternative (BRPA). Davis City Council, on January 20, 2026, approved the BRPA as the project, and thus, the following description focuses on the BRPA. The BRPA would consist of a mixed-use development community on the 497.6-acre project site. 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. 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, 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.

Primary site access would be provided from Pole Line Road and East Covell Boulevard. From East Covell Boulevard, L Street would be extended into the site in a north-to-south direction. In addition, from Pole Line Road, Moore Boulevard, Donner Avenue, and Picasso Avenue would be extended into the site in an east-to-west direction. An additional entrance from Pole Line Road would be constructed in the northeast portion of the site, providing access to a new street that would extend westward through the proposed East Village. The BRPA would also include the extension of Cannery Loop, which is currently stubbed at the western site boundary, eastward into the project site. The BRPA would include the construction of new on-site Class I, Class II, and Class III bike lanes for bicycle and pedestrian use (i.e., off-street Class 1 bike paths also allow pedestrian use), as well as a new bus stop at the East Covell Boulevard/L Street intersection.

The BRPA would include utility improvements, with water, sewer, and storm drainage services provided by the City of Davis through new connections to existing infrastructure located in the project vicinity. As part of the BRPA, Channel A would be rerouted from the northwest corner of the project site to convey flows along the northern site boundary to a new stormwater detention basin, which would be located between the North and East Villages. From the new detention basin to Pole Line Road, Channel A would be expanded and have a drainage capacity capable of accommodating the existing flows of the tributary to Channel A within Wildhorse. The existing overflow from the Cannery will be improved and redirected in an open channel within the proposed greenbelt to release into existing Channel A.

The BRPA includes a 107.1-acre Northern Agricultural Area at its northern end, which would remain in private ownership with all costs of maintenance and operation to be borne by the developer. The area would be excavated eight to 10 feet deep after first removing the top layer of organics and 'topsoil', which would be set aside prior to excavation. Soil excavations from the Northern Agricultural Area would then be used for on-site fill within the project site to elevate the pads above the floodplain, as required. Following mass grading and excavation of the area, the organic topsoil would be replaced and spread across the Northern Agricultural Area to aid in continued agricultural use.

Implementation of the BRPA would require the following entitlements from the City of Davis:

1. Certification of the EIR and adoption of the Mitigation Monitoring Plan.
2. SOI Amendment. Because the 114.88-acre portion of the BRPA is outside the City's SOI, the BRPA would require an SOI Amendment to include that portion of APN 042-110-029 within the City's SOI.
3. Annexation. The BRPA would require the annexation of the 497.6-acre project site into the City of Davis.
4. General Plan Amendment. The BRPA would require a General Plan Amendment to redesignate the 497.6-acre project site from Yolo County General Plan land use designations of S-P (382.72 acres) and Agricultural (114.88 acres) to the following City of Davis land use designations:
    - Residential Low Density (RLD); Residential Medium Density (RMD); Residential Medium High Density (RMHD); Residential High Density (RHD); Public/Semi Public (P/SP); Neighborhood Mixed-Use (NMU); Parks/Recreation (P/R); Neighborhood Greenbelt (NG); UATA; and Agricultural.
5. Pre-zoning. The BRPA would require Pre-zoning of the site from the Yolo County zoning designations of S-P (382.72 acres) and A-N (114.88 acres) to the City of Davis zoning of Planned Development (P-D).
6. Development Agreement.

The BRPA would also require the following approvals from Yolo LAFCo as part of the requested SOI Amendment and Annexation:

1. Combined Municipal Service Review (MSR) and SOI Amendment in order to bring the 114.88-acre

portion of APN 042-110-029 within the City of Davis SOI (Government Code Section 56428).
2. Annexation of the entire 497.6-acre project site into the City of Davis (Government Code Section 56737).

This Notice of Determination is to advise that on January 20, 2026, the City Council of the City of Davis certified the Environmental Impact Report for the Village Farms Davis Project and approved the Biological Resources Preservation Alternative as the project.

The following should also be noted:

1. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA;
2. The Environmental Impact Report found that the project would have a significant effect on the environment;
3. Mitigation measures were made a condition of the approval of the project;
4. A Mitigation Monitoring and Reporting Program was adopted for the project; and
5. Findings were made for the project, pursuant to the provisions of Section 15091 of the CEQA Guidelines.
6. A Statement of Overriding Considerations was adopted for the project as the Environmental Impact Report determined that the project would generate significant and unavoidable impacts.

This is to certify that the final Environmental Impact Report with comments and responses and record of project approval is available to the General Public at the following locations during normal business hours:

City of Davis Department of Community Development
23 Russell Boulevard, Suite 2
Davis, CA 95616

Dara Dungworth, Principal Planner

1/21/26
Date

AFFIDAVIT OF FILING AND POSTING

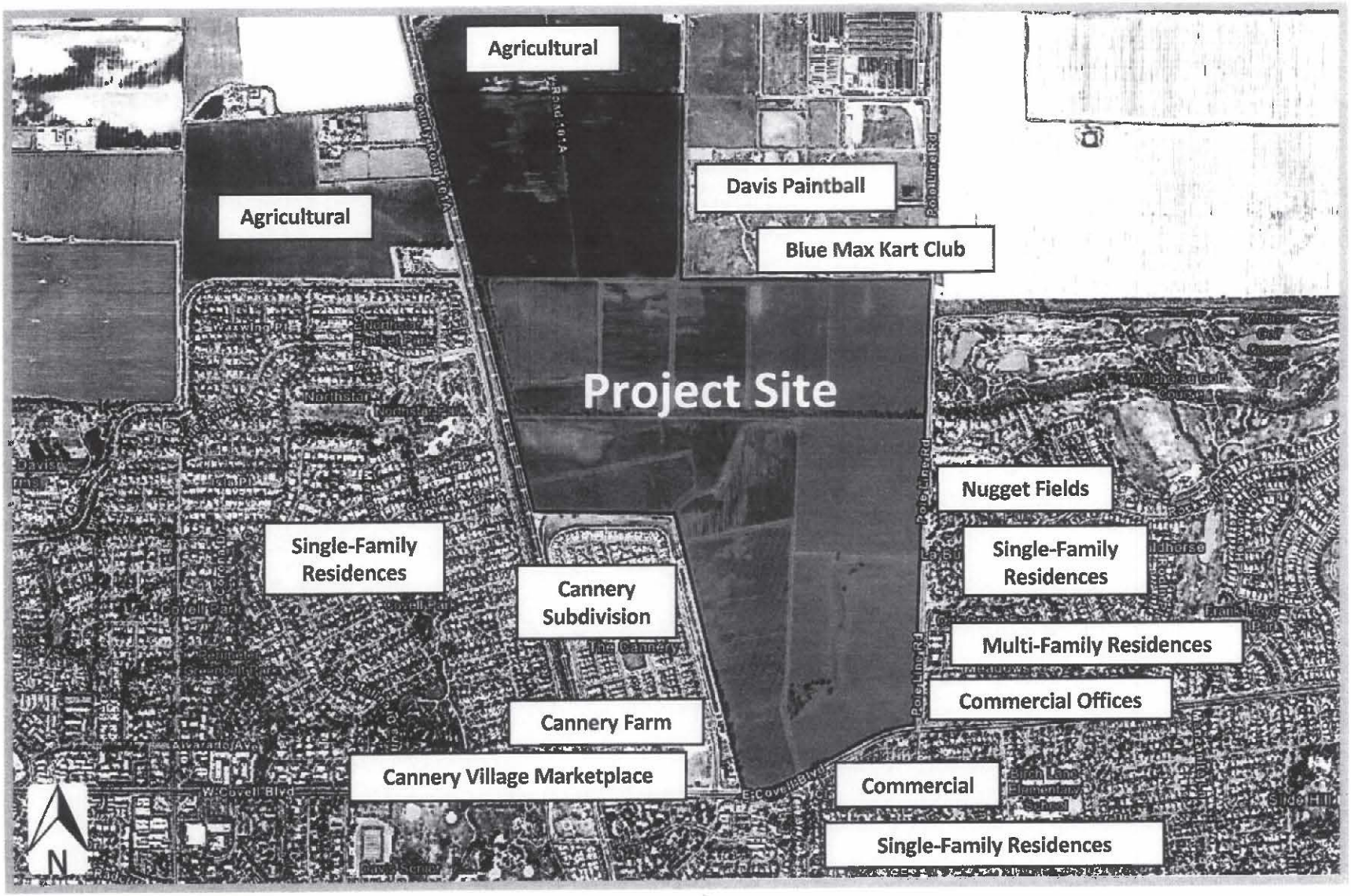
I declare that on JAN 21 2026 I received and posted this notice as required by California Public Resources Code Section 21152. Said notice will remain posted for 30 days from the filing date.

Signature

ZURI HERNANDEZ

Clerk- Recorder
Title

Project Location Map



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 57-01212026-003

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF DAVIS DEPARTMENT OF COMMUNITY	ddungworth@cityofdavis.org	01/21/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
YOLO	

PROJECT TITLE

VILLAGE FARMS DAVIS PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
NORTH DAVIS LAND COMPANY, LLC	elee@cityofdavis.org	(530) 756-5075

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
3500 ANDERSON ROAD	DAVIS	CA	95616

PROJECT APPLICANT *(Check appropriate box)*

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$4,227.50	$	$4,227.50
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$	
☐ Exempt from fee			
☐ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☐ Fee previously paid (attach previously issued cash receipt copy)			
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	
☒ County documentary handling fee		$	$50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ $4,277.50

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Zuri Hernandez, Deputy County Clerk-Recorder

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