

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 #: 2024070522

Project Title: Willowgrove 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 community, including a total of 1,250 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 transit improvements; neighborhood retail uses; a daycare facility; associated on-site roadway improvements; utility improvements; recreational uses, such as a community park, mini park, and a gym, open space, and greenbelts; and off-site improvements.

The proposed project would require discretionary approvals, including an Amendment of the City's SOI, Annexation of the 232-acre project site into the City of Davis, a General Plan Amendment, Pre-zoning of the project site to City of Davis zoning designations, Final Planned Development to establish site development standards, Design Review, Large Lot and Small Lot Vesting Tentative Maps, an Affordable Housing Plan, and a 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 Draft EIR identifies significant impacts for the following CEQA topic areas: Aesthetics; Agricultural Resources; Air Quality, Greenhouse Gas Emissions, and Energy; Biological Resources; Cultural and Tribal Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; Population and Housing; Transportation; and Utilities and Service Systems. As described in the Draft EIR, all impacts related to Biological Resources; Cultural and Tribal Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; and Hydrology and Water Quality can be fully mitigated to less-than-significant levels through the mitigation measures incorporated in the Draft EIR. However, potential impacts related to Aesthetics; Agricultural Resources; Air Quality, Greenhouse Gas Emissions, and Energy; Noise; Population and Housing; Transportation; and Utilities and Service Systems have been determined to remain significant and unavoidable even after implementation of the feasible mitigation measures set forth in the 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:

- Impacts to scenic quality;
- Conversion of agricultural land uses;
- Increases in air quality and GHG emissions;
- Increases in energy consumption;
- Impacts to aquatic or other sensitive habitats and special status species;
- Past or future use of hazardous materials on the project site or in the project vicinity;
- Impacts to water quality and drainage;
- Provision of open space and recreational facilities;
- Traffic increases along surrounding roadways;
- Provision of adequate site access, pedestrian facilities, and bike facilities;
- Effects on emergency evacuation plans;
- Increase in VMT;
- Cumulative traffic impacts of the proposed project and surrounding development; and
- Sufficient water supply.

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.