

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 # 2024070522

Project Title: Willowgrove Project

Lead Agency: City of Davis Department of Community Development Contact Person: Eric Lee, Senior 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: East Covell Boulevard and Alhambra Drive Zip Code: 95618
Lat./Long/: 38 ° 34 ' 11.9 " N / 121 ° 42 ' 33 " W Total Acres: 232
Assessor's Parcel No.: 071-130-007 Section: 1 Twp: 8N Range: 2E Base: MDBM
Within 2 miles: State Hwy#: Highway 80 Waterways: Putah Creek, Channel A
Airports: None Railways: Union Pacific Railroad
Schools: Pioneer Elementary, Frances Harper Junior High, Fred T. Korematsu Elementary, Birch Lane Elementary, North Davis Elementary, Oliver Wendell Holmes Junior High, St. James, Valley Oak Preschool, Da Vinci Charter Academy

Document Type:

CEQA: ☐ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec ☐ 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: Development Agreement, Sphere of Influence Amendment, Affordable Housing Plan, Final Planned Development, Design Review

Development Type:

☒ Residential: Units 1,250 Acres 104.7 ☐ Water Facilities: Type MGD
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☒ Commercial: Sq.ft. 5,000 Acres 1.5 Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational ☐ Waste Treatment: Type MGD
☒ Recreational Parks, 19.2 acres ☐ Hazardous Waste: Type
☒ Other: Greenbelt, 8.7 acres; Urban Agricultural Transition Area, 44.3 acres

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 approximately 232-acre project site consists of generally flat agricultural land. Three private, dirt access roads run in a southwest-to-northeast direction through the project site and loop around the site. A drainage course with associated riparian habitat (Channel A) runs east to west through the site. The project site is located outside of the City of Davis City Limits and is located outside the City of Davis's Sphere of Influence. The Yolo County General Plan designates the project site as Agricultural (AG) and the site has a Yolo County zoning designation of Agricultural Intensive (A-N).

Project Description: The proposed project would include development of a mixed-use community, including a total of 1,250 dwelling units comprised of 197 low-density single-family detached units; 515 medium-density single-family units/duplexes/townhomes; and 538 high-density affordable and market rate apartments/townhomes/condominiums. In addition, the proposed project would include transit improvements; neighborhood retail uses; a daycare facility; associated on-site roadway 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.

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 # 3	☐ 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 # 5S
☐ 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 # 2	☐ 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:

Local Public Review Period

Starting Date November 10, 2025

Ending Date January 2, 2026

City of Davis Department of Community

Lead Agency: Development

Applicant: Bre Moebius, Hefner Law

Consulting Firm: Raney Planning & Management, Inc.

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Phone: (916) 925-6620

Contact: Nick Pappani

Phone: (916) 372-6100

Signature of Lead Agency Representative: Nick Pappani

Date: 11/5/25

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