Notice of Availability of a Draft Environmental Impact Report (Draft EIR) and Public Meeting to Provide Comments on the Draft EIR

The Draft EIR (State Clearinghouse No. 2024070522) for the Willowgrove Project is now available for review. Public comment on this document is invited for a 45-day period extending from November 10, 2025, through January 2, 2026. More information is provided below.

PROJECT NAME: Willowgrove Project

PROJECT LOCATION: The approximately 232-acre project site, identified by Assessor's Parcel Number (APN) 071-130-007, is located north of the intersection of East Covell Boulevard and Alhambra Drive and adjacent to the northeastern boundary of the City of Davis, California. A drainage course with associated riparian habitat (Channel A) runs east to west through the project site. A public trail is also located to the west of the project site within the Wildhorse Agricultural Buffer. The project site is located outside of the City of Davis City Limits and the City of Davis Sphere of Influence (SOI) and within the unincorporated area of Yolo County.

PROJECT DESCRIPTION: The proposed project would include the development 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 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 roadway improvements along the project's East Covell Boulevard frontage and its intersection with Alhambra Drive.

Primary site access would be provided from East Covell Boulevard. From East Covell Boulevard, Alhambra Drive would be extended into the site from the existing intersection in a north-to-south direction. In addition, a new intersection would be constructed from East Covell Boulevard in the southeastern portion of the project site. Both entry streets would extend into the project site around the proposed community park, and would include traffic circles at the first internal intersections connecting to the modified local street and collector street. Modified local streets would extend into the project site from the collector and entry streets.

The proposed project would include a multimodal network of bikeways and sidewalks, including six-foot-wide sidewalks along all internal streets; ten-foot-wide shared-use pedestrian paths along the entry streets and modified local streets; a pedestrian path within the proposed Urban Agricultural Transition Area (UATA); a 14-foot-wide shared use path within the proposed North Central Greenbelt; and new pedestrian connections to the adjacent Wildhorse Agricultural Buffer.

With respect to transit, the proposed project would include installation of two new transit connections located along the frontage of the project site along East Covell Boulevard, with one

new transit station located at the proposed community park and one new transit stop located in the southwestern corner of the project site, closest to the affordable site.

The proposed project would require City of Davis approval of the following entitlements:

- Certification of the EIR;
- Adoption of a Mitigation Monitoring Plan;
- SOI Amendment;
- Annexation;
- General Plan Amendment;
- Pre-zoning;
- Final Planned Development;
- Design Review;
- Small and Large Lot Vesting Tentative Maps;
- Affordable Housing Plan; and
- Development Agreement.

In addition to the above City approvals, the proposed project would also require the following approvals from the Yolo Local Agency Formation Commission (LAFCo), as a Responsible Agency, as part of the requested SOI Amendment and Annexation:

- SOI Amendment in order to bring the project site within the City of Davis SOI (Government Code Section 56428); and
- Annexation of the entire 232-acre project site into the City of Davis (Government Code Section 56737).

The 232-acre project site is currently located within the East Davis Fire Protection District. The East Davis Fire Protection District encompasses a portion of eastern Yolo County, largely east of the City of Davis and west of the City of West Sacramento. The East Davis Fire Protection District consists of mostly agricultural land uses. Annexation of the project site to the City of Davis would also require Yolo County LAFCo approval of detachment of the project site from the East Davis Fire Protection District, as the City of Davis Fire Department would provide fire protection services to the project site upon Annexation.

SIGNIFICANT IMPACTS: The Draft EIR was prepared in accordance with the California Environmental Quality Act (CEQA) and focuses on topics that could potentially result in significant environmental impacts. This 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.

NO HAZARDOUS SITES: The project site does not contain any sites listed on State databases compiled pursuant to California Government Code Section 65962.5.

AVAILABILITY OF DRAFT EIR: The Draft EIR and other project materials are now available for public review and download on the City of Davis website at: https://www.cityofdavis.org/city-hall/community-development/development-projects/willowgrove. Printed copies of the document are available for public review at the following location during normal business hours:

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

Should an electronic copy of the document be required, members of the public may bring a thumb drive to the Department of Community Development to copy the document onto.

PUBLIC REVIEW PERIOD FOR THE DRAFT EIR: November 10, 2025 through January 2, 2026

All comments on the Draft EIR must be received by the City no later than 5:00 PM on January 2, 2026, to be considered. Pursuant to Section 15088(a) of the CEQA Guidelines, late comments will be considered only at the City's discretion. Comments must be directed to:

Eric Lee, Senior Planner
City of Davis Department of Community Development
23 Russell Boulevard, Suite 2,
Davis, CA 95616
elee@cityofdavis.org

DRAFT EIR COMMENT MEETING: On **December 10, 2025**, starting at 7:00 PM, the City of Davis Planning Commission is scheduled to conduct a public meeting to solicit input and comments from public agencies and the general public on the Draft EIR for the Willowgrove Project. This meeting will be held at the City of Davis Community Chambers, located at 23 Russell Boulevard, Davis, CA 95616.

There will be no transcription of oral comments at these meetings. Comments received will be summarized by staff for inclusion in the Final EIR. Those who wish to have their verbatim comments incorporated in the Final EIR must submit their comments in writing.

If you have any questions regarding this notice, please contact the Project Planner, Eric Lee, at elee@cityofdavis.org. Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling 757-5648 (voice) or 757-5666 (TDD).

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Sections 65009, 66020, and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the City at, or prior to, this public hearing.