

*FILING REQUESTED BY
AND WHEN FILED MAIL TO:*

City of Davis
Community Development Dept.
23 Russell Boulevard, Suite 2
Davis, California 95616

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF DETERMINATION

TO: County Clerk
County of Yolo
625 Court Street
Woodland, CA 95695

FROM: City of Davis
Community Development Dept.
23 Russell Blvd., Suite 2
Davis, CA 95616

Office of Land Use and Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

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

State Clearinghouse Number: SCH 2024070522

Project Title: Willowgrove Project

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

Contact Person: Eric Lee, Senior Planner

Telephone/Email: (530) 757-5610; elee@cityofdavis.org

Project Applicant: Bre Moebius, Hefner Law
2150 River Plaza Drive, Suite 450
Sacramento, CA 95833
(916) 925-6620

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. The proposed project would also include an Urban Agricultural Transition Area (UATA) located along the northern and eastern boundaries of the site.

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. The proposed project would also 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 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.

Implementation of the proposed project would require the following entitlements from the City of Davis:

1. Certification of the EIR. Before the City can approve the proposed project, the City must certify that the EIR was completed in compliance with the requirements of CEQA, that the decision-making body has reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the City of Davis.
2. Adoption of a Mitigation Monitoring Plan (MMP). The MMP specifies the methods for monitoring mitigation measures required to eliminate or reduce the project's significant effects on the environment.
3. SOI Amendment. Because the project site is outside the City's SOI, the proposed project would require an SOI Amendment to include the site within the City's SOI to allow for the site to be annexed into the City Limits.

4. Annexation. The proposed project would require the annexation of the 232-acre project site into the City of Davis, as well as detachment of the project site from the East Davis Fire Protection District.
5. General Plan Amendment. The proposed project would require a General Plan Amendment to redesignate the 232-acre project site from Yolo County General Plan land use designation of Agricultural (AG) to the following City of Davis land use designations:
 - Residential Low Density (LDR); Residential Medium Density (MDR); Residential High Density (HDR); UATA; Park; Neighborhood Greenbelt; and Neighborhood Retail.
6. Pre-zoning. The proposed project would require Pre-zoning of the site from the Yolo County zoning designation of Agricultural Intensive (A-N) to the City of Davis zoning of Planned Development (P-D).
7. Final Planned Development. The proposed project would require a Final Planned Development establishing site development standards.
8. Design Review. The proposed project would require administrative Design Reviews for site plan and architectural review.
9. Small and Large Lot Vesting Tentative Maps. The proposed project would require approval of both Small and Large Lot Vesting Tentative Maps.
10. Affordable Housing Plan. The proposed project would require approval of the project's Affordable Housing Plan.
11. Development Agreement.

The proposed project would also require the following approvals from Yolo Local Agency Formation Commission (LAFCo) as part of the requested SOI Amendment and Annexation:

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

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.

This is to advise that on **May 5, 2026** the City of Davis, as Lead Agency, has approved the above described project and has certified the Environmental Impact Report for the Willowgrove Project and has made the following determination:

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 reporting or monitoring plan was adopted for this project.

5. A Statement of Overriding Considerations was adopted for this project as the Environmental Impact Report determined that the project would generate significant and unavoidable impacts.
6. Findings were made for the project, pursuant to the provisions of Section 15091 of the CEQA Guidelines.

This is to certify that the Final Environmental Impact Report with comments, responses, appendix, and record of project approval is available to the General Public at: City of Davis, Community Development Department, 23 Russell Blvd., Suite 2, Davis, CA 95616.



Signature

Senior Planner
Title

May 6, 2026
Date

AFFIDAVIT OF FILING AND POSTING

I declare that on _____ 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

Title

Project Location Map

