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And when completed mail to: }

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

Space above this Line for Recorder's Use

NOTICE OF EXEMPTION

To: County Clerk
Yolo County
625 Court Street
Woodland, CA 95695

From: City of Davis
Community Development Dept.
23 Russell Boulevard
Davis, CA 95616

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

Project Title

City of Davis Wastewater Treatment Plant and Associated Holding Ponds/Overflow Area –
General Plan Amendment, Pre-Zoning, Pre-Annexation

Project Location -- Specific

The City of Davis (City) has applied to the Yolo Local Agency Formation Commission (Yolo LAFCo) to annex three parcels owned by the City in Yolo County (APNs 042-140-009, 042-140-011, and 042-140-013). The three properties are located northeast of Davis, about two miles from the City limits.

The 421.57 acres are improved with the City's wastewater treatment plant (WWTP), seven small holding ponds, and a 224-acre overflow area that includes a small solar facility. The southern border of the three parcels abuts County Road 28H and the Willow Slough Bypass.

Project Location -- City
N/A

Project Location -- County
Yolo County

Description of Nature, Purpose, and Beneficiaries of Project

The proposed project includes an amendment to add the three properties containing the WWTP site and related areas to the City of Davis General Plan Land Use Map and designate them as Public/Semi-Public and a pre-zoning to amend the City's zoning map to pre-zone the three properties as Public/Semi-Public, in anticipation of their proposed annexation. The properties are currently included within the City's Sphere of Influence and are designated in the Yolo County General Plan as Public/Quasi-Public with a Yolo County zoning of Public/Quasi-Public.

In 2017, the City completed a significant upgrade to the wastewater treatment plant. This \$80 million upgrade included replacing aging infrastructure and adding new treatment processes to meet national permit requirements. Currently, the City's wastewater facility is on land owned by the City, but is not within the City boundaries.

Since these improvements significantly increased the value of the property, the property's tax liability will also increase significantly after reappraisal if the property remains in Yolo County. This increase is estimated to be at least five times the existing tax liability of \$15,000 per year. This large tax liability is alleviated by annexing the property into the City.

While "island annexations" are not typically permitted under Yolo LAFCo and state laws, there are specific exemptions for municipal utility properties, such as this. To be eligible for this exemption, the property must be within the jurisdiction of the City, per Article XIII, Section 11 of the California Constitution. Prior to annexation, the City will need to create a tax share agreement with Yolo County. City and Yolo County staff are working collaboratively to pursue this annexation and understand the mutual benefits.

The proposed amendments by the City would retain the public/semi-public designation and zoning of the site and maintain the existing public uses and facilities. No site improvements or physical changes to the site are proposed or anticipated as part of this project.

Name of Public Agency Approving Project

City of Davis

Name of Person or Agency Carrying Out Project

City of Davis

Exempt Status: (Check One)

☐ Ministerial (Sec. 15073)

☐ Declared Emergency (Sec. 15071(a))

☐ Emergency Project (Sec. 15071(b) and (c))

☒ X Categorical Exemption. State type and section number: Class 19, Section 15319

Reasons why project is exempt:

The project is categorically exempt pursuant to Class 19 of Section 15319 (Annexations of Existing Facilities and Lots for Exempt Facilities) of the California Environmental Quality Act (CEQA), which exempts annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities. This proposed land use land use map amendment and pre-zoning maintains the same public/semi-public land use and zoning designations as existing and does not impact the permitted or existing uses. Furthermore, no site improvements or physical changes are proposed as part of the project.

Contact Person: Eric Lee, Senior Planner

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Signature: 
Eric Lee

Title: Senior Planner

Date: 09/02/2026

Date Received for Filing: _____