

FILING REQUESTED BY  
AND WHEN FILED MAIL TO:

City of Davis,  
Community Development and  
Sustainability Department  
23 Russell Boulevard, Suite 2  
Davis, California 95616

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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## NOTICE OF DETERMINATION

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**TO:**  Office of Planning and Research **FROM:** City of Davis  
1400 Tenth Street  
Sacramento, California 95814  
Community Development &  
Sustainability Department  
23 Russell Blvd., Suite 2  
Davis, California 95616

County Clerk  
County of Yolo  
625 Court Street  
Woodland, California 95695

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21108 or  
21152 of the Public Resources Code

**State Clearinghouse Number:** SCH 2022120527

**Project Title:** 3808 Faraday Avenue Project Mitigated Negative Declaration

**Lead Agency Contact:** Eric Lee, Senior Planner, City of Davis

**Telephone/Email:** (530) 757-5610; or [elee@cityofdavis.org](mailto:elee@cityofdavis.org)

**Project Applicant:** Buzz Oates Construction, 555 Capitol Mall, Ste. 900,  
Sacramento, CA 95814

**Project Location:** 3808 Faraday Avenue, City of Davis, Yolo County (APN: 071-411-009)

**Project Description:**

The proposed project would construct one single-story concrete tilt-up building, totaling approximately 107,612 square feet of manufacturing space on a 7.81-acre undeveloped site within the City of Davis. The back of the building, along the building's northern side, would contain 2-4 dock doors and 2-5 grade level overhead doors to accommodate the proposed biotech/advanced manufacturing tenant base. Site improvements include grading, tree removal, drainage, stormwater, utilities, parking, landscaping, and other related improvements.

The project is being designed to accommodate a life science, biotech, or advanced

manufacturing tenant. Ownership of the project site is currently in negotiation with a local Davis tenant who is expanding facility needs within the City of Davis. The applicant of the proposed project has designed a site plan (Option A) that would accommodate the expansion needs of the project owner. If negotiations fall through with the prospective tenant, project ownership still desires to build a substantially similar site plan and facility (Option B) on a speculative basis. The project applicant is seeking approval of both site plans within the entitlement effort to provide flexibility for future construction.

Development of the project would require abandonment/vacation of a portion of right-of-way (ROW) of Faraday Avenue, both the currently existing cul-de-sac and the planned future extension to the east. As a part of this abandonment/vacation of the ROW, the project proposes to pull back and reconstruct the existing Faraday Avenue cul-de-sac west of its current location and incorporate a portion of the abandoned ROW into the proposed site plan. This would result in an increase of the project site to approximately 8.83 acres. There are existing public utilities within the ROW, which would remain in place, and would be covered with dedication of a Public Utility Easement(s). A reciprocal access easement/agreement would be recorded on both the project parcel, and the parcel directly north, and secondary access to that business would be maintained. Upon project development, there will be no access to parcels east of the project parcel via Faraday Avenue.

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Planning entitlements include:

- Final Planned Development for site layout and development standards.
- Architectural and Site Plan Design Review
- Vacation of Right-of-Way.

This is to advise that the City of Davis, as Lead Agency, has approved the above described project on **January 25, 2023** and has made the following determination regarding the above described project:

1. The project will not have a significant effect on the environment.
2. An Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
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 not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Initial Study/Mitigated Negative Declaration with comments, responses, appendix, and record of project approval is available to the General Public at: City of Davis, Community Development and Sustainability Department, 23 Russell Blvd., Suite 2, Davis, CA 95616.



Signature

Planner  
Title

January 26, 2023  
Date