



**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. 2023110006) for the Village Farms Davis Project is now available for review. Public comment on this document is invited for a 45-day period extending from January 7, 2025 through February 21, 2025. More information is provided below.



PROJECT NAME: Village Farms Davis Project

PROJECT LOCATION: The approximately 497.6-acre project site is located north of East Covell Boulevard, east of F Street, and west of Pole Line Road in a currently unincorporated portion of Yolo County, California. The project site consists of a 382.72-acre parcel identified by Assessor's Parcel Number (APN) 035-970-033, and a 114.88-acre portion of a larger 169.9-acre parcel (APN 042-110-029) located in the northwest corner of the site. With the exception of APN 042-110-029, the project site is within the City of Davis Sphere of Influence (SOI).

PROJECT DESCRIPTION: The Proposed Project would consist of a mixed-use development community, including a total of 1,800 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 services; public, semi-public, and educational uses; associated on-site roadway improvements; utility improvements; parks, open space, and greenbelts; and off-site improvements.

The Draft EIR also evaluates an equal-weight alternative, known as the Biological Resources Preservation Alternative (BRPA). The BRPA would consist of a mixed-use development community on the same 497.6-acre project site. Similar to the Proposed Project, the BRPA would include a total of 1,800 dwelling units, comprised of both affordable and market-rate single- and multi-family residences across various residential neighborhoods. However, the BRPA would preserve a 47.1-acre Natural Habitat Area comprised of the Alkali Prairie Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) land cover that occurs south of Channel A. In addition, similar to the Proposed Project, the BRPA would include the development of neighborhood services; public, semi-public, and educational uses; associated on-site roadway improvements; utility improvements; parks, open space, and greenbelts; and off-site improvements.

Primary site access would be provided from Pole Line Road and East Covell Boulevard. From East Covell Boulevard, L Street would be extended into the site in a north-to-south direction. In addition, from Pole Line Road, Moore Boulevard, Donner Avenue, and Picasso Avenue would be extended into the site in an east-to-west direction. An additional entrance from Pole Line Road would be constructed in the northeast portion of the site, providing access to a new street that would extend westward through the proposed East Village. The Proposed Project/BRPA would also include the extension of Cannery Loop, which is currently stubbed at the western site

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boundary, eastward into the project site. The Proposed Project/BRPA would include the construction of new on-site Class I, Class II, and Class III bike lanes for bicycle and pedestrian use (i.e., off-street Class 1 bike paths also allow pedestrian use), as well as a new bus stop at the East Covell Boulevard/L Street intersection.

The Proposed Project/BRPA would include utility improvements, with water, sewer, and storm drainage services provided by the City of Davis through new connections to existing infrastructure located in the project vicinity. As part of the Proposed Project/BRPA, Channel A would be rerouted from the northwest corner of the project site to convey flows along the northern site boundary to a new stormwater detention basin, which would be located between the North and East Villages. From the new detention basin to Pole Line Road, Channel A would be expanded and have a drainage capacity capable of accommodating the existing flows of the tributary to Channel A within Wildhorse. The existing overflow from the Cannery will be improved and redirected in an open channel within the proposed greenbelt to release into existing Channel A.

The Proposed Project/BRPA includes a 114.88-acre Urban Agricultural Transition Area (UATA) at its northern end, which would extend 2,000 feet north between F Street and the Davis Paintball/Blue Max Kart Club. The expanded UATA would be excavated nine to 10 feet deep after first removing the top layer of organics and 'top soil', which would be set aside prior to excavation. Soil excavations from the UATA would then be used for on-site fill within the project site to elevate the pads above the floodplain, as required. Following mass grading and excavation of the area, the organic soil would be replaced and spread across the UATA to aid in vegetative restoration.

Implementation of the Proposed Project/BRPA would require the following entitlements from the City of Davis:

1. Certification of the EIR and adoption of the Mitigation Monitoring Plan.
2. SOI Amendment. Because the 114.88-acre portion of the Proposed Project/BRPA is outside the City's SOI, the Proposed Project/BRPA would require an SOI Amendment to include that portion of APN 042-110-029 within the City's SOI.
3. Annexation. The Proposed Project/BRPA would require the annexation of the 497.6-acre project site into the City of Davis.
4. General Plan Amendment. The Proposed Project/BRPA would require a General Plan Amendment to redesignate the 497.6-acre project site from Yolo County General Plan land use designations of S-P (382.72 acres) and Agricultural (114.88 acres) to the following City of Davis land use designations:
 - Residential Low Density (RLD); Residential Medium Density (RMD); Residential Medium High Density (RMHD); Residential High Density (RHD); Public/Semi Public (P/SP); Neighborhood Mixed-Use (NMU); Parks/Recreation (P/R); Neighborhood Greenbelt (NG); and UATA.
5. Pre-zoning. The Proposed Project/BRPA would require Pre-zoning of the site from the Yolo County zoning designations of S-P (382.72 acres) and A-N (114.88 acres) to the City of Davis zoning of Planned Development (P-D).
6. Development Agreement.

The Proposed Project/BRPA would also require the following approvals from Yolo LAFCo as part of the requested SOI Amendment and Annexation:

1. Combined Municipal Service Review (MSR) and SOI Amendment in order to bring the 114.88-acre portion of APN 042-110-029 within the City of Davis SOI (Government Code Section 56428).

2. Annexation of the entire 497.6-acre project site into the City of Davis (Government Code Section 56737).

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; and Transportation. As described in the Draft EIR, all impacts related to Biological Resources (for the BRPA only); 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; Biological Resources (Proposed Project only); Noise; Population and Housing; and Transportation 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/village-farms-davis>. 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: January 7, 2025 through February 21, 2025
All comments on the Draft EIR must be received by the City no later than 5:00 PM on February 21, 2025 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:

Dara Dungworth, Principal Planner
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ddungworth@cityofdavis.org

DRAFT EIR COMMENT MEETING: On **February 12, 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 Village Farms Davis 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, Dara Dungworth, at ddungworth@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.