

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023110006

Project Title: Village Farms Davis Project

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

Contact Person: Dara Dungworth, Principal Planner
Phone: (530) 757-5610
County: Yolo

Project Location: County: Yolo City/Nearest Community: Davis
Cross Streets: Pole Line Road and East Covell Boulevard Zip Code: 95616
Lat./Long: 38 34 ' 19.3 " N / 121 44 ' 16.76 " W Total Acres: 497.6
Assessor's Parcel No.: 035-970-033, 042-110-029 Section: 3/34 Twp: 8N/9N Range: 2E Base: MDBM
Within 2 miles: State Hwy#: Highway 80 Waterways: Channel A
Airports: None Railways: Union Pacific Railroad
Schools: Davis Waldorf School, Robert. E. Willet Elementary School, Cesar Chavez Elementary School, St. James School, North Davis Elementary School, Valley Oak Preschool, Birch Lane Elementary School, Fred T. Korematsu Elementary School, Oliver Wendell Holmes Jr. High School, Da Vinci Charter Academy, Davis School for Independent Study, Martin Luther King High School, Davis Senior High School,

Document Type:

CEQA: [] NOP [x] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec [] Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [x] Annexation
[x] General Plan Amendment [] Master Plan [x] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [x] Other: Sphere of Influence Amendment, Development Agreement

Development Type:

[x] Residential: Units 1,800 Acres 254.1 [] Water Facilities: Type MGD
[] Office: Sq.ft. Acres Employees [x] Transportation: Type 21.3 acres major roads
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational [] Waste Treatment: Type MGD
[x] Recreational 27.8 acres [] Hazardous Waste: Type
[x] Other: 33.5 acres of Public Semi-Public, 2.8 acres of Neighborhood Mixed-Use, 39.7 acres of Neighborhood Greenbelt, 118.4 acres of Urban Agricultural Transition Area

Project Issues That May Have A Significant Or Potentially Significant Impact:

[x] Aesthetic/Visual [] Fiscal [] Public Services/Facilities [x] Traffic/Circulation
[x] Agricultural Land/Forest [x] Flood Plain/Flooding [] Recreation/Parks [x] Vegetation
[x] Air Quality [] Forest Land/Fire Hazard [] Schools/Universities [x] Water Quality
[x] Archeological/Historical [x] Geologic/Seismic [] Septic Systems [] Water Supply/Groundwater
[x] Biological Resources [x] Greenhouse Gas Emissions [] Sewer Capacity [x] Wetland/Riparian
[] Coastal Zone [] Minerals [x] Soil Erosion/Compaction/Grading [] Growth Inducement
[x] Drainage/Absorption [x] Noise [] Solid Waste [] Land Use
[] Economic/Jobs [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[] Other:

Present Land Use/Zoning/General Plan Designation: The majority of the project site is undeveloped and consists of agricultural land; one agricultural structure is located in the southern portion of the site. The project site is bisected by a private access road which proceeds north-to-south before pivoting to proceed in an east-to-west direction. A City of Davis drainage course (Channel A) and a Pacific Gas and Electric Co. easement also occur on-site. Yolo County designates the site as Specific Plan (SP) and Agriculture and the site is zoned SP and Agricultural-Intensive.

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.

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).

Reviewing Agencies Checklist

Appendix C

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> Caltrans District # 3 | <input checked="" type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> Regional WQCB # 5S |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> Resources Agency |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input checked="" type="checkbox"/> CDFW Region # 2 | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Integrated Waste Management Board | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input checked="" type="checkbox"/> Other: Central Valley Flood Protection Board |

Local Public Review Period

Starting Date January 7, 2025

Ending Date February 21, 2025

City of Davis Department of Community
Lead Agency: Development

Applicant: North Davis Land Co. LLC

Consulting Firm: Raney Planning & Management, Inc.

Address: 3500 Anderson Road

Address: 1501 Sports Drive, Suite A

City/State/Zip: Davis, CA 95616

City/State/Zip: Sacramento, CA 95834

Phone: 530 756-5075

Contact: Nick Pappani

Phone: 916 372-6100

Signature of Lead Agency Representative: Nick Pappani, VP

Date: 1/2/2025

for Dara Bungworth, Principal Planner

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.