



Notice of Availability of a Partially Recirculated Draft Environmental Impact Report (Draft EIR)

The Partially Recirculated 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 November 17, 2025 through January 2, 2026. 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 generally 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 EIR also evaluates an equal-weight alternative, known as the Biological Resources Preservation Alternative (BRPA). The BRPA would generally 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.

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

- Certification of the EIR and adoption of the Mitigation Monitoring Plan
- SOI Amendment

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Department of Community Development
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- Annexation
- General Plan Amendment
- Pre-zoning
- Development Agreement

The Proposed Project/BRPA would also require approvals from Yolo LAFCo in the form of an SOI Amendment and Annexation of the project site into the City of Davis.

SIGNIFICANT IMPACTS: The Partially Recirculated Draft EIR was prepared in accordance with the California Environmental Quality Act (CEQA) and focuses on impacts related to utilities and services systems, specifically related to wastewater treatment capacity. The Partially Recirculated Draft EIR identifies significant impacts related to wastewater treatment capacity for the Proposed Project/BRPA, which have been determined to remain significant and unavoidable even after implementation of the mitigation measures set forth in the Partially Recirculated 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 PARTIALLY RECIRCULATED DRAFT EIR: The Partially Recirculated 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 PARTIALLY RECIRCULATED DRAFT EIR: November 17, 2025 through January 2, 2026

Comments on the Partially Recirculated Draft EIR must be received by the City no later than 5:00 PM on January 2, 2026 to be considered. Pursuant to Section 15088(a) of the CEQA Guidelines, late comments will be considered only at the City's discretion.

Pursuant to CEQA Guidelines Section 15088.5(f)(2), the City of Davis directs that public comments must be restricted to the newly circulated information contained in this document related to wastewater treatment capacity.

The City is not obligated to respond to any new comments that are directed to the portions of the Draft EIR that were not revised and are not being recirculated in this document.

Comments must be directed to:

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