



City of Davis
Notice of Availability of a Final Environmental Impact Report (FEIR) and
Public Hearing

The Final 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 10-day period extending from Friday, January 9, 2026 through 5:00 p.m. January 20, 2026. More information is provided below.

The City of Davis **City Council** will conduct a public hearing on the project, as described below, at a meeting beginning at **6:30 p.m. on Tuesday, January 20, 2026**, in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California. The meeting agenda is generally available on the City's website five (5) days prior to the hearing date. Please contact the City Clerk's Office or Community Development Department for the approximate time this item will be heard.

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 Applicant

/Owner: North Davis Land Company, LLC, 3500 Anderson Road, Davis, CA 95616

Project File: Planning Application #23-14; Development Agreement #01-23, General Plan Amendment 01-23; Rezone and Preliminary Planned Development #01-23

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
- 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

Environmental Determination

The City has prepared a Draft, partially recirculated Draft, and Final Environmental Impact Report (FEIR) (SCH 2023110006) for the project in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, the City's procedures for the implementation of CEQA, and other applicable laws.

The FEIR 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; Transportation; and Utilities and Service Systems. 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; Transportation; and Utilities and Service Systems 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.

Public comments received on the Draft and partially recirculated Draft EIR are included and responded to in the Final EIR. Clarifications and minor corrections have been incorporated, but have not altered the analysis or conclusions of the FEIR. The Draft and partially recirculated Draft EIR, as well as the draft partial response to comments on the previously circulated DEIR, were reviewed and considered by the Planning Commission at a public hearing on December 16, 2025. The Planning Commission took action to recommend that the City Council certify the FEIR based on the Draft EIR, the partially recirculated Draft EIR, and the draft partial response to comments on the previously circulated DEIR.

Availability of the FEIR and Project Documents

The Final EIR, the Draft, partially recirculated Draft EIR, and the draft partial response to comments on the previously circulated DEIR 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 Final EIR
January 9, 2026 through January 20, 2026**

Public Comments

All interested parties are invited to participate in the meeting as described in the meeting agenda, or send written project comments to City Clerk's Office or to Dara Dungworth, Project Planner, City of Davis, Community Development Department, 23 Russell Boulevard, Suite 2, Davis, California, 95616; or via email at: ddungworth@cityofdavis.org, **no later than 5:00 P.M. the date of the meeting**. For questions, please call the project planner at (530) 757-5610, extension 5882.

The City does not transcribe its proceedings. Persons who wish to obtain a verbatim record should arrange for attendance by a court reporter or for some other acceptable means of recordation. Such arrangements will be at the sole expense of the person requesting the recordation.

If you challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence to the Director of Community Development or City Clerk at, or prior to, the public hearing.

Sherri Metzker, Community Development Director