



**City of Davis
Notice of Public Hearing – SPECIAL MEETING**

The City of Davis **Planning Commission** will conduct a public hearing on the project, as described below, at a **special meeting** beginning at **7:00 p.m. on Tuesday, December 2, 2025**, 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 the Community Development Department for the approximate time this item will be heard.

Project Name: Village Farms Davis

Project Location: 497.6 acres north of East Covell Boulevard, east of F Street, and west of Pole Line Road in a currently unincorporated portion of Yolo County.

Project Applicant: North Davis Land Company, LLC;
3500 Anderson Rd, Davis CA, 95616

Project File: Planning Application #23-14: Pre-General Plan Amendment #01-23, Prezone/Preliminary Planned Development #01-23, Development Agreement # 01-23; Annexation/SOI #01-23

Project Description:

The applicant is requesting approval of a pre-general plan amendment, rezoning/preliminary planned development, a development agreement, and authorization to seek voter approval of the project and apply to annex approximately 497.6 acres outside of the City of Davis city limits for a new residential community. The development would consist of a total of 1,800 dwelling units comprised of both affordable and market-rate single- and multi-family residences. In addition, the project would include approximately 47.1 acres preserved natural habitat area, 27.1 acres for parks and recreation, 40.8 acres of greenbelts, 2.8 acres for a mixed-use neighborhood center, 2.8 acres for an educational farm, 2.4 acres for an early learning center, and 2.5 acres for a fire station.

Environmental Determination:

The City is preparing an Environmental Impact Report (EIR) (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.

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Community Development Department



The Draft EIR (DEIR) was released for a 45-day public comment period beginning on January 2, 2025 and ending on February 25, 2025. The DEIR was made available at the City of Davis Community Development Department, the local public library and the City's website. In addition, a Notice of Availability (NOA) was published in the Davis Enterprise newspaper. The DEIR and comments received are available at [Village Farms Davis | City of Davis](#).

The Final EIR (FEIR) will include revisions, updates, and clarifications in response to public and agency comments on the DEIR. The FEIR will be released for public review in advance of the City Council public hearing at which the Council will take action on the proposed project. A separate public notice will be distributed and posted in accordance with CEQA requirements and City practice, will be made available at [Village Farms Davis | City of Davis](#) or can be reviewed at the Department of Community Development.

Availability of Documents:

Additional information pertaining to the project is available for review at the Department of Community Development, Planning Division, 23 Russell Boulevard, Davis, California, 95616. Staff reports are available through the city's website at:

<https://www.cityofdavis.org/city-hall/commissions-and-committees/planning-commission/agendas>. Staff reports for the public hearing are generally available five (5) days prior to the hearing date and may be available by contacting the project planner.

Public Comments:

All interested parties are invited to participate in the meeting as described in the meeting agenda, or send written comments to City Clerk's Office or to Dara Dungworth, Principal Planner, City of Davis, Department of Community, 23 Russell Boulevard, Suite 2, Davis, California, 95616; or via email at: ddungworth@cityofdavis.org, no later than noon 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

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