

Village Farms Davis

Planning Commission Workshop

Sherri Metzker, Community Development Director
Dara Dungworth, Principal Planner

October 22, 2025

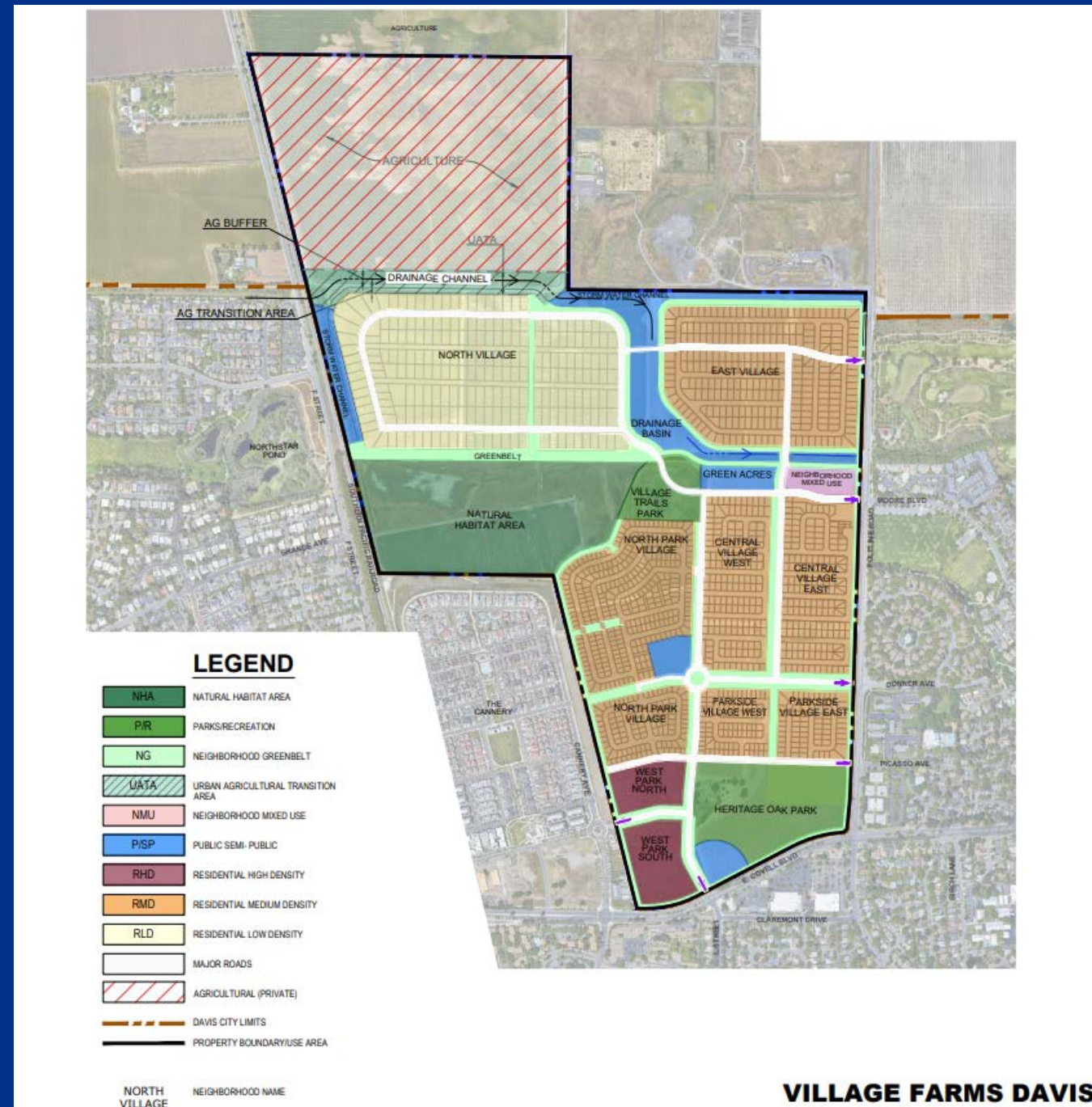


Workshop Format

1. **Staff Report – Discussion Points, no CEQA, no decision**
2. **Applicant Presentation**
3. **Commission Discussion on Land Use and Zoning/PPD**
4. **Public Comments**
5. **Review and discussion of draft DA exhibits; provide feedback**
6. **Review and discussion of Baseline Project Features; provide feedback**

Project Description

- Land uses to create 1,800 residential housing units.
- Preferred project Biological Resource Preservation Alternative avoids the wetland area and proposes:
 - a mix of residential land uses would provide market-rate and affordable homes
 - a community park site
 - a neighborhood park site
 - a natural habitat area
 - a site for a future fire station
 - a site for an educational farm
 - a site for a pre-K daycare
 - an urban agricultural transition area (UATA)
 - greenbelts
- Project site is constrained by:
 - East Covell to the south, F Street to the west, Pole Line to the east
 - bisected by a north-to-south private access road (“L Street”)
 - City of Davis drainage course (“Channel A”) flows east to west
 - a Pacific Gas and Electric Co. (PG&E) easement along the western and northern site boundaries
 - an existing sewer trunk line runs roughly aligned with L Street
- City entitlements:
 - Pre-General Plan land use designations
 - Rezoning & Preliminary Planned Development
 - Development Agreement



Pre-General Plan Amendment

Discussion Points

1. Feedback on the proposed Land Uses?
2. Feedback on the text amendment?

EXISTING LAND USE	AREA	PROPOSED LAND USE	AREA
AGRICULTURAL	114.9 AC. ±	RESIDENTIAL LOW DENSITY	61.4 AC. ±
SPECIFIC PLAN	382.7 AC. ±	RESIDENTIAL MEDIUM DENSITY	135.8 AC. ±
		RESIDENTIAL HIGH DENSITY	12.3 AC. ±
		PUBLIC SEMI- PUBLIC	29.1 AC. ±
		NEIGHBORHOOD MIXED USE	2.9 AC. ±
		PARK/RECREATION	27.1 AC. ±
		NEIGHBORHOOD GREENBELT	40.8 AC. ±
		MAJOR ROADS	22.7 AC. ±
		URBAN AGRICULTURAL TRANSITION AREA	11.3 AC. ±
		NATURAL HABITAT AREA	47.1 AC. ±
		AGRICULTURAL	107.1 AC. ±
			TOTAL: 497.6 AC. ±
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Prezone and Preliminary Planned Development

Discussion Point

1. Does the Commission have feedback on the draft PPD?

The Planned Development Zone District Graphic will be updated for the next public meeting, pending feedback from the Commission.

DA Exhibit E – Affordable Housing Plan

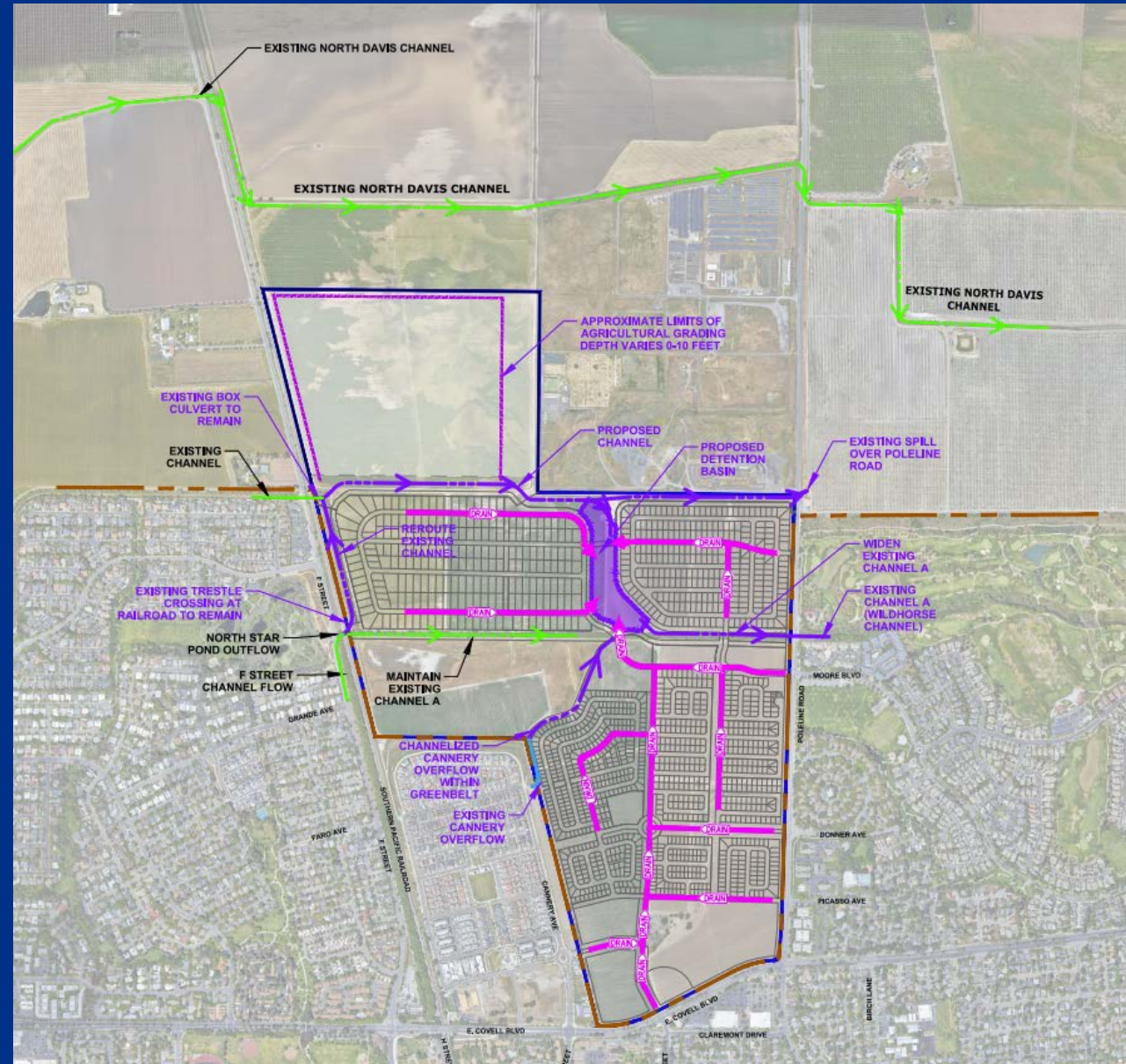
Discussion Points

1. Support the SSC's findings and recommendations?
2. Feedback regarding whether a housing cooperative or a deed-restricted product is preferable for the 82 moderate-income units?
3. Find that the Village Farms Project Individualized Program (PIP) directly supports the objectives of the City's Inclusionary Housing Requirements?

DA Exhibit F – Sustainability Features

Discussion points:

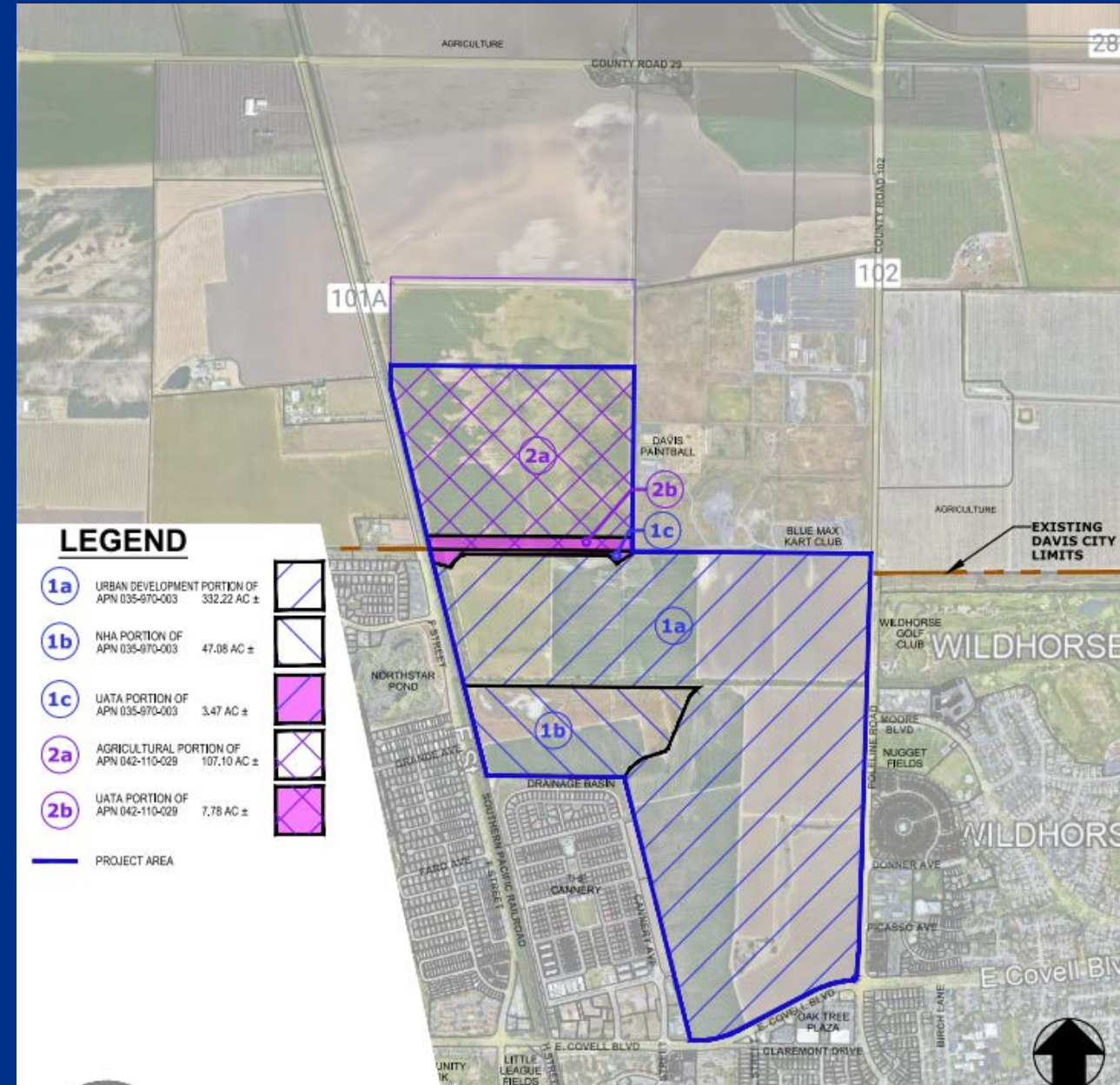
1. Should DA include provisions for downstream coordination with adjacent landowners or jurisdictions, in case floodplain modifications alter flow patterns or increase risk off-site?
2. Evaluate if elevated areas or flood-protected corridors should be designed to serve as emergency access routes during flood events, and should this be formalized in the Development Agreement?
3. Should DA include specific provisions for sewer easement protection, access guarantees, and maintenance hole upgrades to ensure that this critical infrastructure remains fully functional and accessible.



DA Exhibit H – Agricultural Features

Discussion Points

1. Is there sufficient evidence in the record to support the 107-acre soil borrow site being given a land use/zoning designation of “Agriculture”?
2. Should the 107-acre soil borrow site be exempt from the City’s agricultural land mitigation requirements? Is the recommended language for future mitigation acceptable?

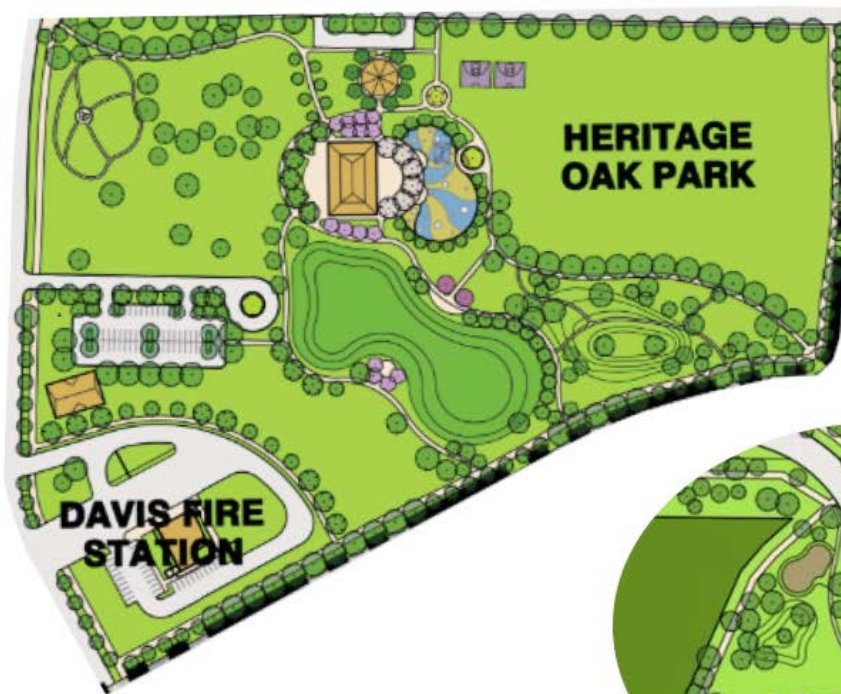


DA Exhibit I – Park Features

Discussion Point

1. Concur with any of the recommendations from the Recreation and Parks Commission and should they be included in the Development Agreement?

Heritage Oak Park - 20.3 Acres



Proposed Features:

- Open Play Fields
- Play Structures
- Multi-Use Trail System
- Outdoor Seating
- Picnic Areas
- Flexible Green Space
- Snack Bar
- Modern Restrooms
- Pickle Ball Courts
- Performance Area
- Natural Landscaping
- Dog Park
- Shaded Areas
- Remembrance Grove

Village Trails Park
6.8 Acres



Proposed Features:

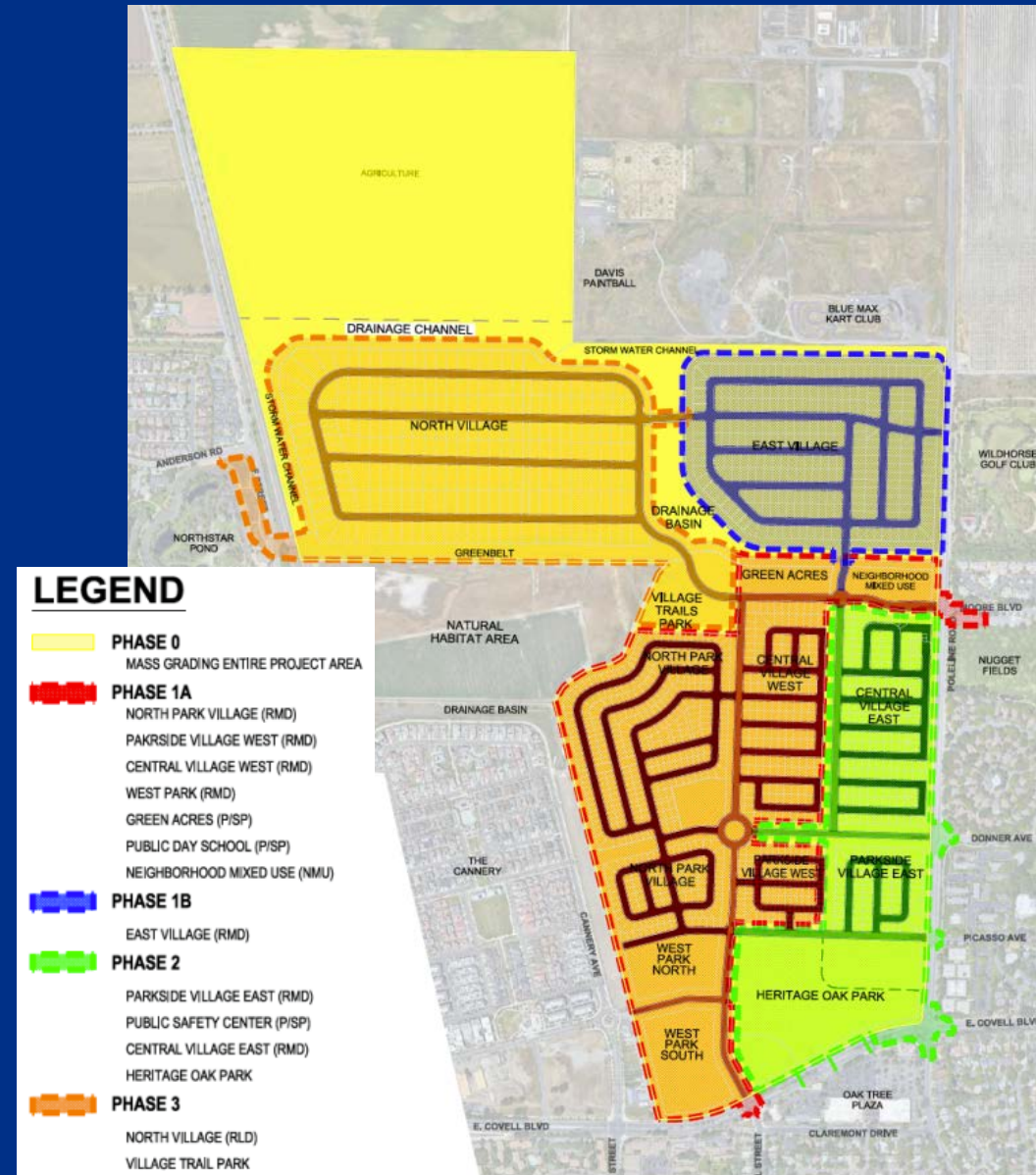
- Play Structures
- Integrated Trail System
- Outdoor Seating
- Picnic Areas
- Flexible Green Space

CONCEPTS SHOWN IN THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.

DA Exhibit L – Phasing

Discussion Point

1. Feedback on the proposed phasing for the parks, the affordable housing project, and the fire station?



DA Exhibit O – Community Benefits

Discussion Point

1. Agree with the Community Benefits plan of the Village Farms project as outlined?



- Fire Station Site (City)
- Pre-K Early Learning Center (DJUSD)
- Educational Farm (DJUSD)

DA Exhibit B – Baseline Project Features

Does the Commission have any feedback related to content in the Baseline Project Features on these topics that they want staff to keep in mind as they are finalizing that exhibit?

- Exhibit G - Transportation Features
- Exhibit I - Park Features
- Exhibit N - Wetland Preservation Features
- Exhibit O – Community Benefits
- Others

Staff Recommendations

1. **Conduct a Workshop**
2. **Receive the Staff Report**
3. **Receive the Applicant's Presentation**
4. **Take Public Comment**
5. **Consider and provide feedback on**
 - a. **Land Use and Zoning/PPD**
 - b. **Draft DA exhibits**
 - c. **Baseline Project Features**