

Village Farms *Davis*

Myths & Facts

Village Farms *Davis*

Myth No. 1 – Flooding

The Project has Huge Flooding Risks!

Opponents claim a portion of Village Farms Davis is in a FEMA 100-year floodplain which will flood in the future exposing the City to huge liabilities and require homeowners to pay huge flood insurance premiums.

FACT No. 1 – Required Standards

While a portion of Village Farms is currently in a FEMA 100-year floodplain, the site will be engineered to provide protection for a 200-year flood event as required by State law - and fully disclosed in the DEIR. All lot elevations have to be certified by FEMA prior to authorization of construction.

Map of 100-Year Floodplain Around Davis

Many other sections of Davis are also in the 100-year floodplain but were built without engineering to withstand a 200-year event.



Village Farms *Davis*

Myth No. 2 – Downstream Affects

The Project will Result in Increased Run-off Flow under Poleline Rd onto the Golf Course Causing Flooding and Endangering Homes.

FACT No 2 – Conveyance

Village Farms will not increase water conveyance into the golf course. The project is engineered to maintain existing conditions.

Village Farms *Davis*

Myth No. 3 – Toxic Contamination

Future Residents will be Exposed to Massive Contamination Leaching into the Groundwater from the Adjacent Former Landfill Site.

FACT No. 3 – Potential Contamination from the Project Landfill

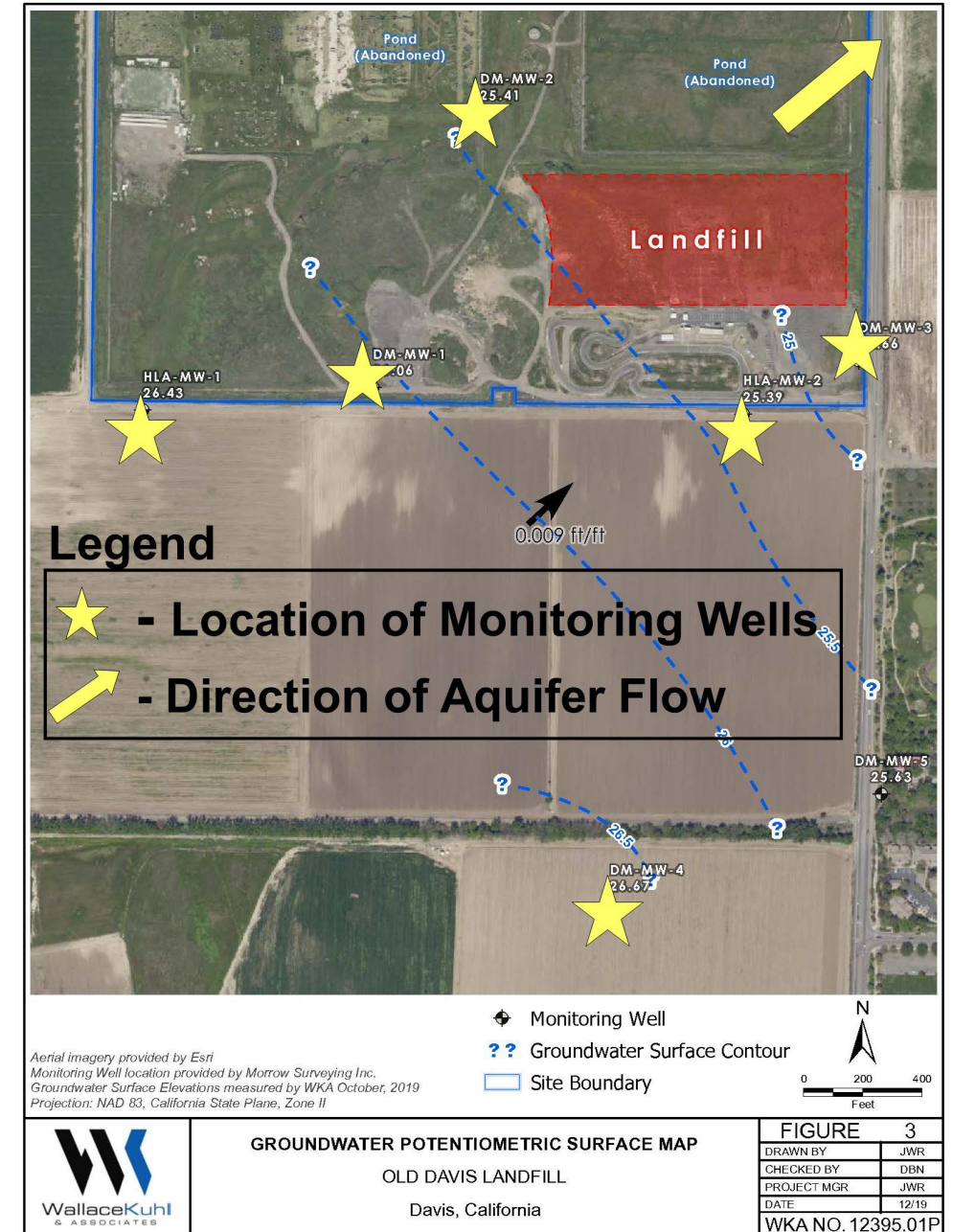
- There are 3 monitoring wells under the former landfill site and 3 under the Project that have been continuously tested for contaminants since the 1980s.
- Long term monitoring has shown that all of the volatile organic chemicals detected under the landfill and the Project during the 1990s and 2000s have dissipated and are no longer detectable.
- Some PFASs were detected in 3 of the wells under the former landfill and one well under the Project in 2024. Testing for PFASs was not done before 2024 so earlier concentrations are not known.

Village Farms *Davis*

FACT No. 3 *(continued)*

However, risk is minimized because the plume direction under the landfill is toward the northeast away from the Project.

Additionally, absolutely no groundwater will be pumped from the Project site and used for any purpose. 100% of the water for both domestic and irrigation purposes will be provided by the City of Davis' potable water system currently supplying all of our community.



Village Farms *Davis*

FACT No. 3 *(continued)*

Central Valley Water Board staff (Staff) reviewed available records for the Old Davis Landfill Land Disposal Site (L10001389487) case based on concerns expressed by a City of Davis (City) resident in a June 5th, 2023 letter to the Central Valley Water Board.

In response, The California Department of Water Resources has confirmed in a letter to the City dated July 26, 2023 that the Project is not at risk due to landfill contamination.

From Letter: "...Staff does not believe a risk is posed to the residential and commercial properties proposed for development if the development is connected to the existing City municipal water system and the City water system is the sole means of water used by the development."

See DEIR_Appendix F

Village Farms *Davis*

Myth No. 4 –Potential Toxaphene and Lead Contamination of Soil

Children will be Exposed to a Pesticide and Lead in the Soil of a Future Park.

FACT No. 4 – Remediation is a Mitigation Requirement

Toxaphene and lead were detected in four discrete locations near the former homestead. Per the DEIR, ALL contaminated soil will be removed and disposed at an offsite hazardous material landfill and replaced with clean soil. There will be no detectable contamination left in the soil.

Village Farms *Davis*

Myth No. 5 – Potential Contamination of Soil with Arsenic

The Entire Site will Covered with Soil Contaminated with Arsenic.

FACT No. 5 – Results of Extensive Phase II Soil Testing

- From the DEIR: *“Arsenic is a metalloid, which possesses characteristics of both a metal and a non-metal, and is widely distributed in the soil, water, air, and rocks...It should be noted that naturally occurring arsenic is present in soils throughout the State.”*
- From the DEIR, *“...arsenic was detected in the soil samples at concentrations ranging from 6.1 to eight mg/kg...However,...**the arsenic levels detected in the soil samples are within the typical range of regional background soil arsenic concentrations...existing levels of arsenic are representative of background conditions.**”* (Emphasis added).
- ‘Therefore, we do not consider arsenic to be a contaminant of concern (DTSC, 2008B), and further assessment and/or mitigation of arsenic in soil is not warranted.’

[Findings and Conclusions from the SOIL ARSENIC CHARACTERIZATION Report dated April 14th, 2025, Geocon Consultants Inc. Submitted to City of Davis for the DEIR on April 15th, 2025]

Village Farms *Davis*

Myth No. 6 –Traffic

Huge Traffic Increases on Pole Line Road and Covell Blvd., will Cause Massive Traffic Jams and Back-ups and Imperil Bicycling Safety.

FACT No. 6 – Traffic

- The central location of the Project is ideal for infill development as it is within easy walking or biking distance of many destinations within Davis.

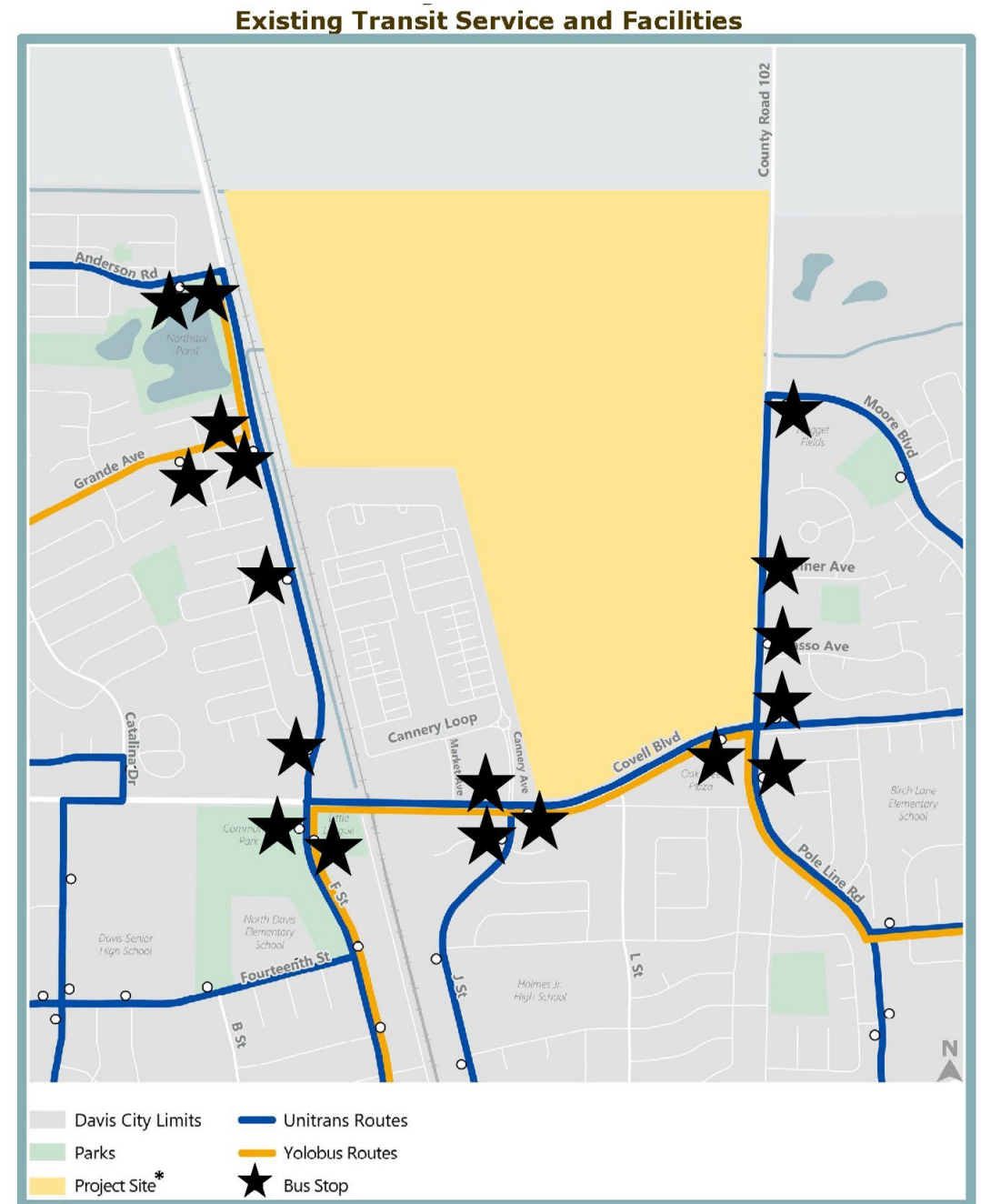
Village Farms *Davis*

FACT No. 6 – (continued)

Current Proximity to Public Transit

The location of Village Farms Davis is ideal for encouraging use of public transit as it is immediately adjacent to or within a short walk of 18 existing dedicated bus stops for six Unitrans (E, F, L, P, Q, and T) and two Yolo Bus (43 and 230) routes.

There is no other location in the City that offers this many public transit options.



Village Farms *Davis*

FACT No. 6 – (continued) Additional Physical Changes to Bike Paths & Roadways

Bike Path-Related Improvements

- Construction of new Class I shared-use paths along the Pole Line Road (west side) and East Covell Boulevard (north side) of the Project site frontages;
- Construction of new Class I shared-use path connections at all intersections into the Project;
- Construction of 2 grade-separated crossings – one under Poleline Rd and one over the railroad tracks and F. St. (see Myth 7 below)

Additional Biking Safety-Related Street Improvements

Construction of the following modifications at existing intersections:

- East Covell Boulevard/L Street – New north leg and accompanying signal modifications;
- Pole Line Road/Picasso Avenue – New west leg and traffic signal;
- Pole Line Road/Donner Avenue – New west leg and traffic signal; and
- Pole Line Road/Moore Boulevard – New west leg and roundabout.
- Bike crossing improvements on Cannery Loop near the Cannery Dog Park
- Three high visibility crossings improvements on Covell Blvd between Heritage Oak Park & Oak Tree Plaza
- High visibility crossing improvements on Covell Blvd at Birch Lane
- Stripe Class III bike route on Birch Lane from Covell Blvd to Pole Line Road
- Agricultural Trail Buffer Improvements north and west of North Village.
- Develop over 6 miles of multi-use trails, public bike lanes and walking paths throughout the Project
- Separated Grade Crossing of Pole line Road for Bicycles and Pedestrians

On and Offsite Roadway improvements

- Roundabout at Moore Blvd and intersection improvements
- Traffic Signals at Donner
- Traffic Signal at Picasso
- Improvement to the Pole Line/Covell Intersection
- Frontage Improvements to Pole line Road and Covell Blvd.
- Signal timing and transit optimization along the Covell Blvd/Mace Blvd corridor to improve traffic flow,
- Expansion of roadway facilities
- Construction of traffic control and safety improvements

In addition to the construction of the roadways improvements identified, the Project will contribute fair share funding toward cumulative traffic impacts as identified in the project traffic studies.

Village Farms *Davis*

Myth No. 7 – Separated Grade Crossings

The Project will not have any Separated-Grade Crossings Under or Over Pole Line Road and and at the Railroad Tracks at F St.

FACT No. 7 – Separated Grade Crossings

Pole Line Crossing: Village Farms Davis will entirely pay for the below-grade crossing under Poleline Road landing near Nugget Fields.

F Street Crossing: The project will provide the land on the project site, fund the design and engineering, and pay for the “fair-share” cost of the over-crossing construction of F. St. and the railroad landing near Northstar Pond.

Village Farms *Davis*

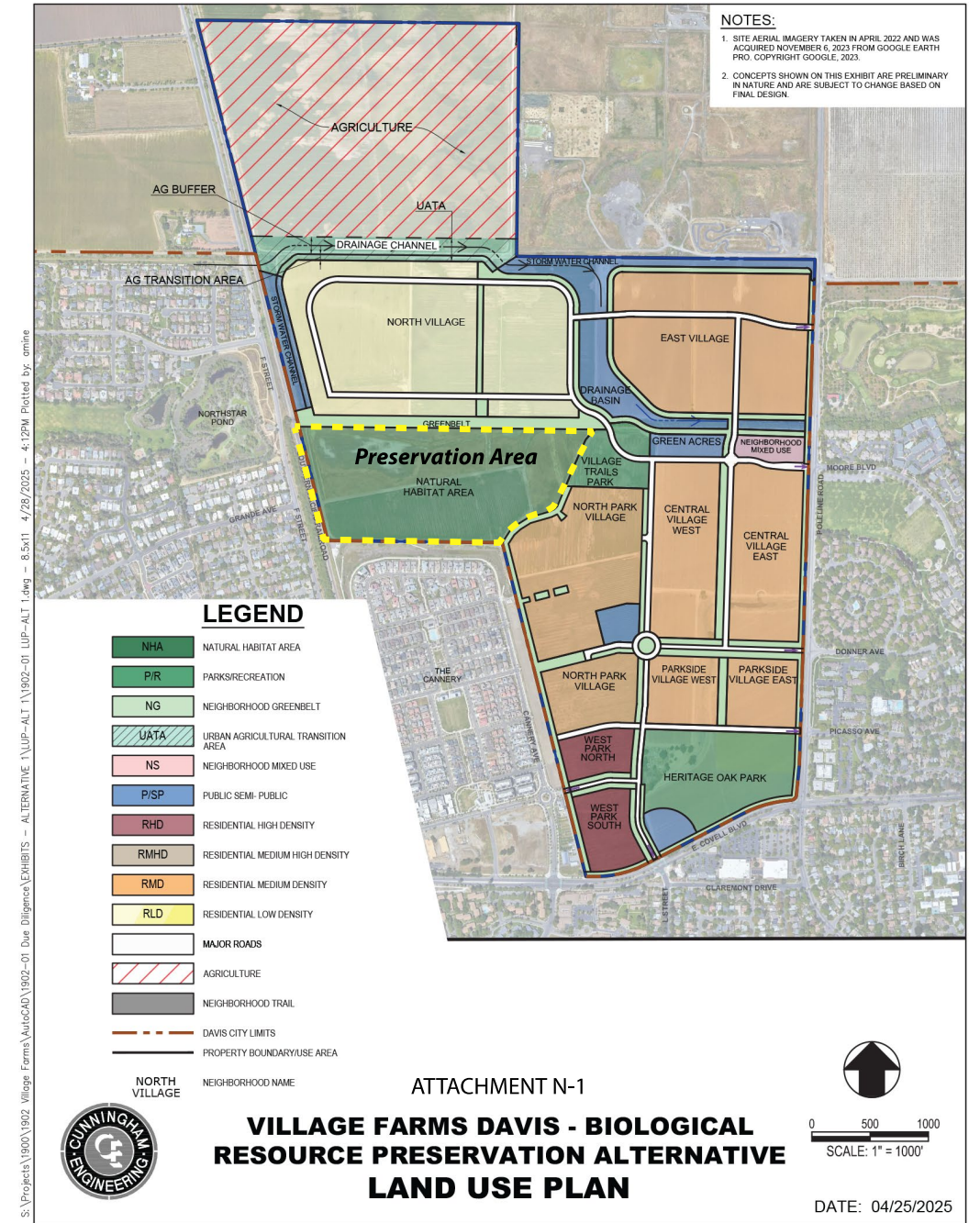
Myth No. 8 –Habitat Destruction

The Project will Destroy Valuable Wetland Habitat Endangering Rare Plants and Animals.

FACT No. 8 – Wetlands Preservation

The Project will establish a permanent preserve encompassing approximately 47.1 acres of alkali playa and alkali wetland, including the associated watershed and a buffer to protect it from existing and future development. This feature will be developed in coordination with qualified conservation organizations.

There has ***NEVER*** been a development project in Davis that has dedicated this much land to native habitat.



Village Farms *Davis*

Myth No. 9 – Tree Destruction

The Project will Permanently Destroy a Thousand Trees along Channel A that Provides Critical Habitat for Animals.

FACT No. 9 – Tree Removal

As disclosed in the DEIR, only 65 of the 952 trees to be removed are native, and most are aged and decrepit. All removed trees will be replanted with climate ready species and substantial additional trees will be planted in parks and greenbelts per City code.

In addition, we are planting approximately 4,000 additional new climate resistant trees throughout the entire project.

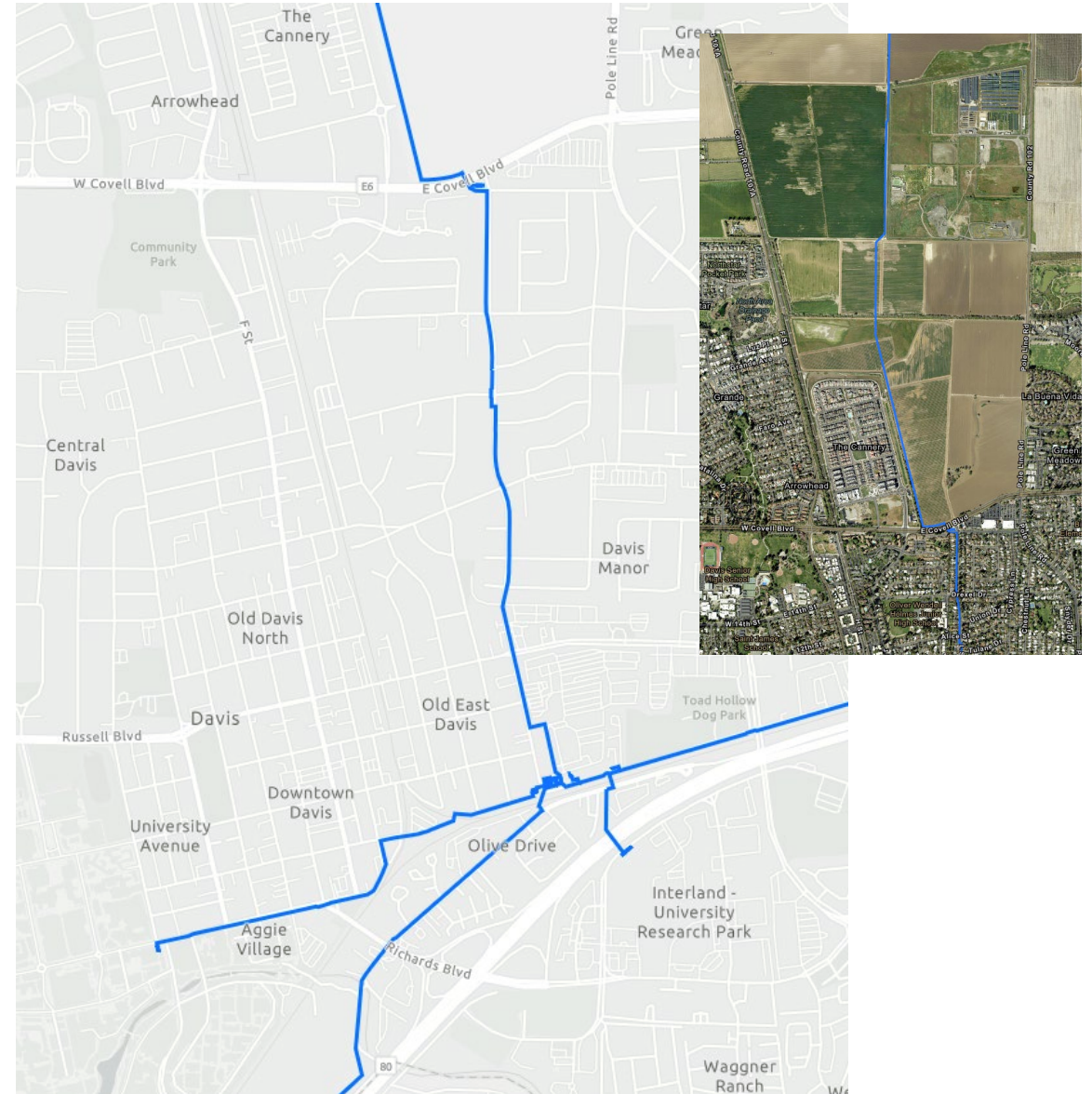
Village Farms *Davis*

Myth No. 10 – PGE Pipeline

A Large PG&E Natural Gas Pipeline Transects the Property which Could Explode Endangering the Lives of Thousands of Residents.

FACT No. 10 – PGE Pipeline

This is a red herring argument. In fact, large diameter PG&E natural gas pipelines crisscrosses the entire City in every direction including under the downtown and schools.



PG&E Pipeline Runs Through All of Davis

Source: PG&E GTGIS pipeline centerline data

Village Farms *Davis*

Myth No. 11 – Water Supply Trouble

Projected Water Usage Will Increase Contamination of City Water Supplies by Increasing Well Water Usage.

FACT No. 11 – Adequate Water Supply

An SB610 Water Supply Assessment (WSA) has been completed by the City in support of the project application.

Based on the projected water supply vs the project water demand there will still be adequate water supply for the proposed BRPA project by the City of Davis.

In addition, all City domestic water wells are deep aquifer wells in full compliance with all applicable federal and state drinking water standards.

Village Farms *Davis*

Myth No. 12 – Type of Housing Provided

The Project will only Benefit Wealthy People who can Afford McMansions.

FACT No. 12 – The Right Mix

There has NEVER been a development in Davis that offers nearly the amount of dedicated, subsidized low-income housing as well as a preponderance of “missing middle-income” housing. ***Village Farm Davis is for Families.***