



Village Farms Davis
Myths vs. Facts

4.8.26

About This Document

Opponents of Village Farms Davis have made claims about the environmental, health and traffic impacts of the Village Farms Davis project that are not true. The facts below come from project documents including the Environmental Impact Report (EIR) — a 5,000+ page analysis independently reviewed and unanimously certified by the Davis City Council.

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| 1 | x MYTH x | ✓ FACT ✓ |
| | <p>Village Farms would create unchecked gridlock on Pole Line Road and Covell Boulevard.</p> | <p>The Project will invest tens of millions of dollars in transportation, road, and intersection improvements throughout the City, including contributing funds toward coordination of traffic signals along Covell from Sutter Hospital to the Mace Curve and other improvements throughout Davis. The extensive traffic studies included in the EIR conclude that “The implementation of the recommended improvements would improve peak hour operations to acceptable levels at all study intersections.”</p> <p>In addition, the project's central location places it within walking or biking distance of 18 existing bus stops served by six Unitrans routes and two Yolo Bus routes, four K–12 schools within ¾ mile, and shopping directly across the street.</p> |

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| 2 | x MYTH x | ✓ FACT ✓ |
| | <p>The minimum home price will be \$740,000, making Village Farms accessible only to wealthy buyers.</p> | <p>360 homes (20% of the project total) will be deed-restricted affordable units available to very low, lower, and moderate income families.</p> <p>70% of the market rate homes (over 1,000 homes) will be attached and/or on small lots, and will include town homes, half-plexes, and small lot homes. Attached homes are anticipated to start in the 800 SF range and detached homes in the 1,000 SF range. At current Davis market values of \$500 per SF, attached homes would start in the \$400s and detached homes in the \$500s. In today's market, starting price-points at Village Farms Davis would be roughly HALF of the current Davis median resale price of \$1M in 2025.</p> |

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| 3 | x MYTH x | ✓ FACT ✓ |
| | <p>The developer's Affordable Housing plan is inadequate – the affordable housing units will never actually be built.</p> | <p>The Village Farms Affordable Housing plan includes 360 deed-restricted, permanently affordable units, including 140 rental units for very low income families, 140 rental units for lower income families, and 80 for-sale units for moderate income families.</p> <p>The affordable housing commitment is supported by an irrevocable dedication of 16 acres of land and an additional \$6 million contribution that must be spent to construct the units. The plan represents 20% of total units, exceeds the City's Housing Ordinance, and was structured at the City's direction to maximize the likelihood of construction financing. This is the largest single affordable housing land and funding contribution made by any developer in Davis History.</p> |

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| 4 | x MYTH x | ✓ FACT ✓ |
| | <p>The project will destroy wetlands and endanger rare plants and wildlife.</p> | <p>The project will place approximately 47.1 acres (to the immediate North of the Cannery) which features alkali playa and wetland habitat under a permanent conservation easement, with a perpetual endowment for ongoing maintenance costs. This area includes the associated watershed and a development buffer. The easement will be developed in coordination with qualified land trust organizations and per California Department of Fish and Wildlife requirements.</p> |



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| 5 | <p>x MYTH x</p> <p>Homes will be constructed in a floodplain.</p> | <p>✓ FACT ✓</p> <p>A portion of the site is currently within a floodplain, like many Davis neighborhoods before they were constructed. However, before construction, the site will be graded and engineered to meet 200-year flood protection standards — exceeding FEMA requirements. FEMA will certify all lot elevations prior to building permits. FEMA flood insurance will NOT be required for homes.</p> |
| 6 | <p>x MYTH x</p> <p>Village Farms Davis will cause flooding in the Wildhorse Neighborhood.</p> | <p>✓ FACT ✓</p> <p>The project is engineered to maintain existing flow conditions by substantially increasing stormwater storage capacity within Channel A on the project site. The existing culvert under Pole Line Road, which physically limits the volume of water that can flow into the Wildhorse area, will remain in place.</p> |
| 7 | <p>x MYTH x</p> <p>Toxic contamination from the nearby Old Davis Landfill will endanger future residents.</p> | <p>✓ FACT ✓</p> <p>Long-term monitoring since the 1980s shows that virtually all volatile organic compounds (VOCs) previously detected beneath the landfill have fully dissipated. Village Farms residents will drink the same clean water that the rest of Davis drinks. The Central Valley Regional Water Quality Control Board has stated that no risk is posed to future residents.</p> |
| 8 | <p>x MYTH x</p> <p>Village Farms Davis will cause exposure to PFAS chemicals in groundwater.</p> | <p>The existing Channel A is unlined; the new channel will be lined with an impervious layer, preventing groundwater infiltration into the channel. The new Channel A in Village Farms will make down-stream areas safer from PFAS exposure.</p> |
| 9 | <p>x MYTH x</p> <p>Children will be exposed to soil contaminants such as toxaphene and lead within the new community park.</p> | <p>Toxaphene and lead were detected in a limited number of samples near a former homestead within the new community park area. Prior to any construction, the California Department of Toxic Substances Control will oversee and certify complete removal and remediation of all affected soil to non-detectable levels.</p> |
| 10 | <p>x MYTH x</p> <p>Arsenic in soil poses a health risk to Village Farms residents.</p> | <p>✓ FACT ✓</p> <p>Arsenic is a naturally occurring substance in soils in California at concentrations of up to 12 mg/kg. Surface and sub-surface soil testing at Village Farms revealed a broad distribution of arsenic at an average of 7 mg/kg, indicating the presence of natural arsenic. These levels do not present a health risk to future residents or neighbors.</p> |
| 11 | <p>x MYTH x</p> <p>The Project will remove 1,000 trees along Chanel A.</p> | <p>✓ FACT ✓</p> <p>The project will remove 200 healthy trees and plant approximately 4,000 new, drought-resistant trees, resulting in a significant net increase in the overall tree canopy in Davis.</p> |
| 12 | <p>x MYTH x</p> <p>The Project is not required to construct grade-separated crossings of Pole Line Road and the railroad tracks at F Street.</p> | <p>✓ FACT ✓</p> <p>Per the Baseline Features, the project is required to fully fund and construct both a below-grade bicycle/pedestrian crossing under Pole Line Road near Nugget Fields, and an above-grade crossing over F Street and the Union Pacific Railroad tracks with a landing near Northstar Pond.</p> |