

# Vote the Facts!

## Setting the Record Straight About Village Farms Davis

Every statement in this document is backed by official government records and the project's independently prepared Environmental Impact Report (EIR) — a comprehensive 5,000+ page analysis unanimously certified by the Davis City Council and reviewed under California Law.

### Facts About Project Soils

#### Arsenic Levels Are Below the Regional Average — and Probably Below Levels in Our Own Yards

Arsenic is a naturally occurring substance found throughout soils across this region at average concentrations of up to 12 mg/kg. Extensive surface and sub-surface soil testing at Village Farms Davis found a uniform distribution of arsenic at an average of 7 mg/kg — well below the regional baseline. These levels present no health risk to future residents or neighbors, and are consistent with naturally occurring background conditions found throughout the region.

#### Government-Monitored Onsite Remediation Before Any Construction

Small quantities of agricultural chemicals were detected only in discrete locations near the former homestead on the project site. Prior to any construction activity, the California Department of Toxic Substances Control will oversee and certify the complete removal and remediation of all affected soils to levels approved and certified by state regulatory agencies. This process is mandatory and cannot be bypassed or waived.

### Facts About Groundwater

#### The Former Landfill Site North of Village Farms Davis

Concerns have been raised about the site's proximity to the old Davis landfill, which is located on City-owned property to the north of the development site, and separated by a required ag buffer. The landfill was closed more than 50 years ago.

#### Facts about Groundwater

All organic contaminants identified 30+ years ago have since completely dissipated. However, recent testing in one of the monitoring wells on the project site, as well as one on Wildhorse, detected traces of PFAS in the groundwater 30-40 feet below the surface. PFAS monitoring is a relatively new practice, and it is now, unfortunately, commonly detected in groundwater around the country.

Importantly, all water for homes and landscaping at Village Farms Davis will be City of Davis municipal water — the same water used in every home throughout Davis.

#### State Regulatory Authority: "No Risk"

The Central Valley Regional Water Quality Control Board — the state agency directly responsible for regulating all groundwater and surface water — has determined that groundwater at the site poses no risk to future residents.

#### Groundwater and the Downstream Environment

The newly designed Channel A will protect the downstream environment from the unlikely possibility of groundwater interaction with water in the channel. The existing Channel A is unlined — the EIR confirms the new channel will be lined with an impervious layer, better protecting the downstream flow to the Yolo Bypass.

### Facts About Housing

#### 360 Deed-Restricted Units Subsidized by the Developer Measure V includes 20% permanently affordable Housing.

- Includes both rental and ownership options:
- 280 rental units for low and very low-income families,
- 80 permanently affordable homes for moderate-income families earning between 80% –120% AMI.

#### The Land Dedication and Cash Guarantee

- 16 acres graded, stubbed for utilities, and access roads constructed prior to the first market rate occupancy permit in Phase 1.
- \$6 Million in cash donation towards construction

#### Over 1,000 Attainable Market Rate Homes

- Over 1,000 homes will be on smaller lots and will include townhouses, half-plexes, bungalows, cottages and small-lot single-family homes.
- Based on current Davis market values of approximately \$500 per square foot, attached homes are projected to start in the \$400,000s and detached homes are projected start in the \$500,000s.

### Facts About Habitat Conservation

#### Village Farms Davis Creates a 47 Acre Habitat Preserve

The existing 47 acres of land north of the Cannery, currently leased to a production farmer, will instead be converted into a permanent habitat preserve. It will be managed by a land trust with an endowment for ongoing maintenance.

This land — home to various special-status plant and animal species — will be protected in perpetuity under State and Federal oversight, but only through the successful development of Village Farms Davis.

*This represents the largest permanent habitat conservation commitment in Davis history.*

### Facts About Flood Safety & Protection

#### 200-Year Flood Protection — A Binding Condition of Approval

The site will be graded, engineered, and certified to withstand a 200-year flood event. This is a legally mandated requirement of the Central Valley Flood Protection Act of 2008 that must be satisfied before any residential building permits are issued. After construction, Village Farms Davis will be one of the most flood-protected neighborhoods in the city.

#### Every Lot Must Be FEMA-Certified

Every parcel in the project will be individually certified by FEMA through a formal Letter of Map Revision process, revising the National Flood Insurance Protection Maps to show modifications that remove the developed area from the floodplain. Future property owners at Village Farms Davis will not be required to purchase flood insurance for mortgage lending since they will no longer be within the floodplain.

#### No Downstream Impacts to Wildhorse — Conditions Actually Improve

The project will be engineered to manage and detain stormwater from the proposed urban development while continuing to route and direct regional stormwater from upstream through the area to the existing facilities downstream. The Village Farms stormwater improvements will detain flows within the farmland buffer to the north and regulate discharge into Channel A. The upgraded, impermeable-lined Channel A will convey no additional water to the Wildhorse area beyond pre-project levels.

### Facts About Bike & Ped Crossings

#### Two Grade-Separated Crossings are Bound by Your Vote.

Village Farms Davis must construct bicycle crossings from Northstar (over F Street and the railroad) to Village Farms and from Village Farms to Wildhorse (under Pole Line).

Funding comes from two separate sources, but both are paid directly by the project — one through direct contribution, one through impact fees Village Farms is required to pay. No taxpayer burden. Not a dollar.

### Facts About Traffic Management

#### Mandatory Street and Intersection Improvements

The project funds tens of millions of dollars in upgrades at every intersection adjoining the project, plus funding for traffic light synchronization along the entire Covell Blvd corridor from Sutter Hospital to the Mace Curve.

#### No Traffic Gridlock on Covell, Pole Line, or F Street

There have been claims that traffic will result in Level of Service F on Covell Blvd, Pole Line Rd, and F Street. The EIR analyzed each corridor and concluded that after improvements, peak-hour flows would remain at "acceptable levels at all study intersections." These new signaling and roundabout improvements will improve both flow and safety.

#### A Location Built to Reduce Car Trips

The project's location is within walking and biking distance to six schools, shopping, downtown, UCD and transit with 18 bus stops served by six Unitrans routes and two Yolo Bus routes.



Source materials available  
at [VillageFarmsDavis.com](http://VillageFarmsDavis.com)

**Vote by June 2<sup>nd</sup>**

