

Staff Report

June 24, 2005

TO: City Council

FROM: Bill Emlen, Community Development Director
Katherine Hess, Community Development Administrator

SUBJECT: Covell Village Applications

Recommendation

Approve the following applications for the Covell Village proposal:

1. Resolution Certifying Final Environmental Impact Report SCH#2004062089
2. Resolution approving General Plan Amendment #4-02 and establishing Baseline Project Features
3. Ordinance approving Development Agreement application #1-02, with Development Agreement

The actions to approve Phased Allocation Plan #1-02 and Affordable Housing Plan #3-02 are incorporated into the Development Agreement.

We have provided all documents necessary to take action tonight. We recognize that there has been limited time for the Council and community to review these final documents. However, the majority of the project components and Development Agreement provisions are unchanged from that presented at the June 7 public hearing. For the most part, changes made since that date have been in response to the Council's direction at that meeting or subsequent Commission reviews.

The City Council may choose to discuss the applications tonight, but defer action to the meeting of June 28. This would allow second reading of the Development Agreement ordinance and approval of the resolution calling for the Measure J election on July 5 or 12. The one-week deferral would allow greater Council and Community review of the recommended changes to the proposal, particularly the revisions to the Development Agreement.

Background and Analysis

On June 7, 2005, the City Council held a public hearing on the Covell Village applications. The meeting was continued to June 14, for City Council deliberation and preliminary direction on the project proposal. The actions tonight would approve the applications, subject to voter approval in November. The second reading of the Development Agreement ordinance and the resolution calling for the election will be included on next week's Council agenda.

The attached documents are changed from those presented to the Council at the beginning of this month. Most of the changes are made in response to Council and Commission reviews since the previous drafts were prepared. Revisions include:

Resolution to Certify the EIR and Make Findings of Fact

- The project description has been revised to replace the "Hotel" use with "Hotel / Bed and Breakfast / Other" to reflect the deletion of the hotel.
- The mitigation measure calling for Pole Line Road to be widened from Covell Boulevard to the northern city limits has been replaced with one calling for widening to Picasso or to Donner, as determined by the City Engineer.

General Plan Amendment and Measure J Baseline Features

- There is no change to the proposed General Plan Amendment.
- The Baseline Features have been incorporated into the General Plan Amendment resolution. This version of the Baseline Features is supported by both City staff and the applicant.

Development Agreement

In addition to clerical and clean-up language, the following changes are made. Where applicable, the Commission or Council discussion is noted.

- Provision for up to five homesites on the agricultural mitigation land has been removed (Open Space Commission)
- All agricultural mitigation lands are identified in the Development Agreement (Open Space Commission)
- The developer will provide up to \$250,000 for organization and implementation costs for the organic farms on the Meyer property (Open Space Commission)
- The developer will provide a bridge over the existing drainage channel north of Northstar (Open Space Commission)
- The Savannah Corridor will be linked to the bicycle path on the west side of Pole Line Road (City Council June 7)
- The 90-acre drainage pond, if built, will be improved as habitat similar to Northstar ponds. The City will review and approve all improvement and landscape plans. The Developer will maintain the pond for four years from completion. (City Council June 7)
- The Developer will cooperate in establishing a differential storm drain fee for Covell Village properties to cover the costs of habitat maintenance. (City Council June 7)

- The developer will provide \$750,000 for Walnut Pool and \$250,000 for Howatt Ranch over ten years, beginning with approval of the LAFCO application (Recreation and Parks Commission)
- Issues on zoning parameters have been resolved. The zoning parameters do not include the gas station or the hotel (City Council June 7). City design review provisions been added for an additional lot category (City Council June 7)
- Language on the transit assessment district has been revised (Unitrans)
- Provisions for noise mitigation on the east side of Pole Line Road have been added (City Council June 7; comments from La Buena Vida homeowners association)
- Provisions for rubberized asphalt; encouraging water-conserving landscape principles; and funds for water conservation have been added (City Council June 7)
- Provisions for a 10% increase in Tier 3 “middle-income” incomes and prices have been removed (City Council June 7)
- Provisions for City reimbursement up to \$400,000 for median improvements on Covell Boulevard.

Attachments

1. Resolution Certifying Final Environmental Impact Report SCH#2004062089
2. Resolution amending the General Plan and establishing Baseline Project Features
3. Ordinance approving Development Agreement, with Development Agreement