

Covell Village Applications	
Public / Commission / Council Issues and Review Assignments	
Issue	Review Assignment
City Services and Finances	
Financial impacts to City; making sure all costs are borne by the development itself; potential for increased taxes for remainder of City; whether “break-even” is enough or the City should be better off financially	Bay Area Economics consulting firm is preparing analysis of ongoing and capital impacts on City of Davis. Fiscal analyses will be reviewed by Finance and Budget Commission
Traffic and Circulation	
Air quality and noise impacts from traffic	Traffic impacts and mitigation measures will be addressed in the EIR. Natural Resources Commission will evaluate air quality implications from transportation issues
Assumptions for bicycle and transit use; accommodations for alternative transportation modes within the project; mechanisms for discouraging vehicle trips by residents	EIR will evaluate projected automobile and other trips; to be reviewed by Public Works Department and Safety Advisory Commission. Natural Resources Commission to review energy conservation features of project proposal
Water and Other Utilities	
Water quality and quantity; impacts on the water table; costs of providing surface water; capacity of deep aquifer and relationship to UCD and Woodland projects; ability to withstand severe drought; source of water for habitat areas	Public Works Department will be preparing Water Supply Assessment for project proposal, to be incorporated into EIR. Natural Resources Commission will be reviewing Water Supply Assessment.
Storm drainage for project, including habitat and bike tunnels; costs of maintenance	EIR will analyze adequacy of storm drainage proposal and capacity of current system to serve project. Fiscal analysis will include capital and operating costs for storm drainage facilities. Natural Resources Commission will review storm drainage system and wetlands.
Housing Type, Affordability, Distribution, and Timing	
Type of housing consistent with City Council identified needs; targeting to local residents; homes for those who work here; legal limitations on resident targeting	Planning Commission will be reviewing mix and distribution of housing types. Social Services Commission will be evaluating affordable housing plan and “Trust” proposal

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Surrounding Land Uses	
Toxics and ponds near old landfill site	EIR will address contamination and hazards. Natural Resources Commission will review uses proposed adjacent to former landfill.
Community Feel and Environmental Issues	
Size of houses and potential for minimansions; aesthetics of subdivision; whether alleys will be attractive; how small and larger lots can be compatibly integrated; whether proposal is truly new urbanist	Planning Commission to review zoning and design guidelines
Energy-efficiency of buildings; Solar production within subdivision; potential for zero-energy subdivision	Natural Resources Commission will review ecological design and energy-efficiency features.
Light pollution	EIR will address impacts of light and glare. Natural Resources Commission will review outdoor lighting plan.
Implementation of goals for sustainability, new urbanism, ecological design, and energy efficiency	Natural Resources Commission will review ecological design and energy-efficiency features.
Other / Alternatives	
Location of hospice adjacent to landfill instead of next to hospital	Social Services Commission will evaluate nature and location of senior services and hospice
Mechanisms for ensuring that what is promised is really delivered	Planning Commission and City Council to review zoning and Development Agreement