

Covell Village Applications Issue 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	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
Police services to accommodate increased area and population; controlling crime within/from development	Fiscal analyses will be reviewed by Finance and Budget Commission. Adequacy of public services will be addressed in EIR
Economic growth based upon non-renewable uses like open land	Business and Economic Development Commission will be reviewing Covell Village proposal, particularly non-residential components, for impacts on City economy
Traffic and Circulation	
Traffic; impacts from vehicles and from commercial component (Pole Line, Covell, F, L, and J); including impacts from Spring Lake; trucks along F Street. Routes for residents to get downtown, UCD, and employment locations	Traffic impacts and mitigation measures will be addressed in the EIR. The Safety Advisory Commission will be reviewing the proposed redesign of Pole Line Road and Covell Boulevard
Capacity of the proposed traffic circles on Pole Line Road and their ability to handle traffic from this project and Spring Lake in Woodland.	Traffic impacts and mitigation measures will be addressed in the EIR. The Safety Advisory Commission will be reviewing the proposed redesign of Pole Line Road and Covell Boulevard
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
Potential for at-grade vehicle crossing of railroad tracks at Grande avenue	Safety Advisory and Open Space Commissions will be looking at desired locations for east-west bicycle connections. Safety Advisory Commission will be looking at vehicle connections for project and surrounding areas
Grid instead of cul-de-sac pattern	Safety Advisory Commission will address overall street pattern and safety for vehicles, bicyclists, and pedestrians.

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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;	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.
Capacity of wastewater treatment plan; costs of expansion and cost to existing residents	EIR will determine whether treatment plant has capacity to serve project. Fiscal analysis will include capital and operating costs for wastewater facilities
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.
Provision of infrastructure to provide needed services	EIR to assess services and facilities needed; fiscal analysis to assess costs and revenues
Housing Type, Distribution, and Timing	
Type of housing consistent with City Council identified needs; targeting to local residents	Planning Commission will be reviewing mix and distribution of housing types. Social Services Commission will be evaluating affordable housing plan and “Trust” proposal
Density consistent with SACOG recommendations or Europe and other innovative places; density reduced to reduce school and traffic impacts; smaller lots and units to be inherently more affordable	Planning Commission will be reviewing mix and distribution of housing types.
Amount and type of affordable housing provided; effort needed for administration of affordable housing program	Social Services Commission will be evaluating affordable housing plan and “Trust” proposal. Bay Area Economics review of “Trust” proposal includes evaluation of administrative costs and organizational sustainability
Cost of rents for apartments	Planning Commission will be reviewing mix and distribution of housing types.

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Timing for buildout of development; need for new housing at this time when fair-share requirements are met; consistency with General Plan growth policies	Planning Commission will review proposed development phasing
Restriction on number of bedrooms to reduce traffic impacts; limitation on upsizing structures in neighborhoods planned for entry level homes	Planning Commission will be reviewing mix and distribution of housing types, along with proposed zoning restrictions for single-family and multifamily areas
When and how lots will be sold to community	Planning Commission to review proposed development phasing and any proposal for “small builder” or “owner-builder” restrictions
Need for senior housing	Senior Citizens Commission will be reviewing type and location of senior housing and facilities
Amount of live-work housing	Planning Commission will be reviewing mix and distribution of housing types.
Schools	
Need for satellite high schools at this location and at the UCD new neighborhood	Davis Joint Unified School District will be providing comments on the adequacy of the proposed school facilities and its intentions for the school site, if known.
Number and impacts of portable classrooms at existing school facilities	EIR will assess adequacy of schools as part of the public services discussion.
Funding to provide schools to serve residents; enrollment levels at existing schools and capacity to serve children of the development; timing of development of school site (Grande example)	EIR will assess adequacy of schools as part of the public services discussion.
Surrounding Land Uses	
Go-kart site	EIR will assess noise impacts from go-kart facility
Compatibility of Con-Agra (Hunt’s) site; additional traffic impacts if ConAgra is approved with retail uses	EIR will assess compatibility of adjacent land uses. Planning Commission will evaluate the two proposals and their connectivity. EIR will analyze cumulative traffic impacts if ConAgra site is developed with more intense 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.

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Agriculture and Habitat	
Develop wildlife habitat first	Open Space Commission will discuss timing and provisions for habitat construction
Protect agricultural land and feeling of open space around Davis	Open Space Commission and EIR will assess impacts on agriculture and possible mitigation
Impact on habitat, including Swainson's Hawk	EIR will assess impacts on wildlife and habitat, including Swainson's hawk
Pathways and access to habitat areas	Open Space Commission will be addressing access to wetlands and habitat. Natural Resources Commission will address storm drainage and wetland system, and its proximity to other uses.
Parks and Open Space	
This proposal has less open space than the "Crossroads" proposal	Recreation and Parks Commission will evaluate adequacy and distribution of parks within the project and compatibility with the overall park system
Future use of Nugget Fields	Davis Joint Unified School District has tentative agreement with Covell Village applicants on future of Nugget Fields property.
Existing neighborhoods get traffic and noise impacts; new neighborhood gets parks and greenbelts	Recreation and Parks Commission will evaluate adequacy and distribution of parks within the project and compatibility with the overall park system
Community Feel	
Impacts of growth from UCD new neighborhood and Spring Lake; overall impact on small-town character	EIR will address cumulative effects of this proposal and other projects.
Energy-efficiency of buildings	Natural Resources Commission will review ecological design and energy-efficiency features.
Solar production within 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.

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Physical size of project and distance from northern portion to walkable destinations; potential for other mixed-use hubs within development	Planning Commission will address mix and distribution of uses
Segregation / integration of uses, including commercial hub(s) and senior care facility	Planning Commission will address mix and distribution of uses
Implementation of goals for sustainability, new urbanism, ecological design, and energy efficiency	Natural Resources Commission will review ecological design and energy-efficiency features.
Whether surrounding land uses (eg senior housing) are optimal and intense enough to support Village Center	Planning Commission to evaluate mix and location of housing types; Business and Economic Development Commission to evaluate viability of Village Center commercial uses
Preserve tree and barn	EIR will address impacts on cultural resources. Tree Commission will evaluate proposal for preserving tree
Other / Alternatives	
Fast-track review process	City Council to review schedule for meetings and hearings
UCD or infill housing as alternatives to Covell Village	EIR to include alternatives to project proposal; Planning Commission and City Council to make final determination
Potential for job-generating development instead of residential uses	EIR to include alternatives to project proposal; Planning Commission and City Council to make final determination
Organic mini-farms as alternative to urban development; more mixed-use, office park	EIR to include alternatives to project proposal, including continued use a agriculture
Opportunity to include sports fields at Covell Village or Con-Agra to avoid facilities east of Davis	EIR to include alternatives to project proposal; Planning Commission and City Council to make final determination