

<b>Covell Village Applications</b>	
<b>Public / Commission / Council Issues and Review Assignments</b>	
<b>Issue</b>	<b>Review Assignment</b>
<b>City Services and Finances</b>	
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
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
How can we ensure that public facilities and school sites will be delivered?	City Council has review and approval of Development Agreement
How will we build and maintain all that green space?	Fiscal Analysis underway; City Council will have approval decision on Development Agreement
Optimal size of fire station; need for fire station compared to improved ambulance service; City ability to fund construction and operation of fire station	Project proposal includes 1.7-acre dedication. Fiscal analyses will be reviewed by Finance and Budget Commission. City Council will be decision maker on Development Agreement provisions, including size of fire station site.
<b>Traffic and Circulation</b>	
Traffic; impacts from vehicles and from commercial component (Pole Line, Covell, F, L, and J); trucks along F Street. Routes for residents to get downtown, UCD, and employment locations. Impact on freeway interchanges and burden on existing commuters	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; potential that this project would assist in slowing traffic on Pole Line Road	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

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Potential that project would decrease commute trips from other areas	Traffic assumptions for in- and out-commuting will be included in EIR. The analysis does not assume a reduction in overall commute trips from the project.
Timing of traffic studies when schools are in session; including impacts of new junior high school and Spring Lake project	Traffic studies are based upon measurements taken in spring or fall, not summer. Traffic analysis assumptions include junior high school and Spring Lake
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
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
Children's routes to schools and other destinations; pedestrian and bicycle connections to and through project	EIR will evaluate bicycle connections within and to project site; Safety Advisory Commission will evaluate connections to existing routes and neighborhoods
Need to know when mitigation measures are required in relationship to project phasing; whether mitigation measures will be effective	EIR should link mitigation requirements to development thresholds
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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<b>Water and Other Utilities</b>	
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.
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
Amount of project site within flood plain; whether residents will be required to purchase flood insurance; ability for Covell Village to improve flood control for other areas of community	EIR to assess storm drainage from project and impacts on surrounding areas
<b>Housing Type, Affordability, Distribution, and Timing</b>	
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
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; does mix of housing types support transit	Planning Commission will be reviewing overall density, mix and distribution of housing types.

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Amount and type of affordable housing provided; effort needed for administration of affordable housing program; effectiveness of proposed affordable housing program to meet community needs and provide assistance to those who are targeted; is \$40,000 loan enough to meet targeted households; fair buyer selection process for affordable units	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 units compared to local needs; whether single-family detached units can be affordable to local employees; cost of rents for apartments	Planning Commission will be reviewing mix and distribution of housing types.
Timing for buildout of development; need for new housing at this time when fair-share requirements are met; consistency with General Plan growth policies and Measure L goals; room available for infill developments given 250 units/year target	Planning Commission will review proposed development phasing and number/type of housing units. City Council will have decision-making authority over phasing provisions of Development Agreement
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; Planning Commission will be reviewing overall mix of housing types
Need for more student housing	Planning Commission will be reviewing mix and distribution of housing types,
Amount of live-work housing	Planning Commission will be reviewing mix and distribution of housing types.
Effect of project approval – and 250/year policy – on future “fair-share” allocations and need to approve other developments Whether project would have a monopoly on housing availability during buildout	Planning Commission will review proposed development phasing and number/type of housing units. City Council will have decision-making authority over phasing provisions of Development Agreement

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Effect of flood insurance, transit assessments, school Mello-Roos on housing affordability	Additional costs of homeownership will be evaluated by Social Services Commission for the affordable housing units. Planning Commission will evaluate overall affordability of project proposal
<b>Schools</b>	
Need for satellite high schools at this location and at the UCD new neighborhood; trigger for moving to two high schools	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; potential for school closures without additional housing	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.
Impact of Covell Village project on need for school in Wildhorse; will schools be built in Wildhorse or Covell Village?	DJUSD preliminary agreement with Covell Village Partners calls for preservation of Nugget Fields as a sports facility.
Need to know about school accommodations before the children move into the subdivision (Roseville built the school first)	District has requested maximum flexibility in zoning for school district site to respond to district needs; City Council will make final decision on zoning
Funding for building and operating schools	DJUSD has preliminary agreement with Covell Village partners
<b>Surrounding Land Uses</b>	
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; benefit of joint planning and seamless integration between Covell Village and Con-Agra	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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Potential for additional public uses along Covell Boulevard to blend with Community Park and Little League Fields	Recreation and Parks Commission will review location and type of recreation and park facilities. Planning Commission will be reviewing overall distribution of land uses.
<b>Agriculture and Habitat</b>	
Develop wildlife habitat first	Open Space Commission will discuss timing and provisions for habitat construction
Quality of agricultural soil; comparison of mitigation lands with project site Protect agricultural land and feeling of open space around Davis	Open Space Commission and EIR will assess impacts on agriculture and possible mitigation
Alternatives if April 2005 deadline for project approvals is not met	Open Space Commission will evaluate agriculture preservation proposal and consistency with city policies
Options for clustering homesites on agricultural preservation land	Open Space Commission will evaluate proposed uses on mitigation lands
Opportunity for permanent border to north because of agricultural mitigation	Open Space Commission will discuss provisions for agricultural mitigation and compliance with city goals
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.
<b>Parks and Open Space</b>	
Amount of open space compared to 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 Project benefits for city-wide bicycle circulation system	Recreation and Parks Commission will evaluate adequacy and distribution of parks within the project and compatibility with the overall park system

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Consider stopping project at drainage channel or shifting open space to just east of Northstar park, to create more blending between neighborhoods	Open Space Commission will review overall distribution of open space and habitat areas
Impact on citywide programs services such as Children’s Nutcracker, Art Center, recreation programs	EIR will evaluate adequacy of public facilities and services. Recreation and Parks Commission will review overall impacts of project proposal on city-side recreation system
Distribution of open space within project; access to parks for residents of higher-density housing	Recreation and Parks Commission will evaluate overall distribution of parks and greenbelts within project proposal
Timing of park development	Development Agreement may include provisions for construction and maintenance of parks. Recreation and Parks Commission will evaluate overall park and greenbelt proposal
<b>Community Feel and Environmental Issues</b>	
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
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. City Council and voters will make final determination on costs and benefits of proposal
Energy-efficiency of buildings; Solar production within subdivision; potential for zero-energy subdivision	Natural Resources Commission will review ecological design and energy-efficiency features.
Impact on community-wide housing prices from additional supply	City Council will evaluate overall costs and benefits from project proposal
Benefit from community building and meeting space	Recreation and Parks Commission will evaluate some community facilities proposed by project
Change in community character from community expansion; “suburban sprawl”	Planning Commission and City Council will make ultimate determination on costs and benefits of project proposal, subject to voter ratification if approved

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Light pollution	EIR will address impacts of light and glare. Natural Resources Commission will review outdoor lighting plan.
Increase in crime from higher population	Adequacy of public services, including police services, will be evaluated in the EIR
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.
Loss of agricultural scenery from Covell Boulevard and Pole Line Road	EIR will address visual impacts of project proposal Open Space Commission will review impacts on agricultural lands
Preserve tree and barn	EIR will address impacts on cultural resources. Tree Commission will evaluate proposal for preserving tree
<b>Economic Development / Village Center</b>	
Need for gas station and health club in Village Center	Business and Economic Development Commission will review mix of proposed non-residential uses. Planning Commission will review project proposal for compatibility with surrounding land uses and city goals
Opportunity to have retail uses directly accessible from Covell Boulevard	Planning Commission will review design guidelines for Village Center area; Public Works Department will review proposed driveway locations (if any) for commercial buildings along Pole Line Road and Covell Boulevard
Downtown impacts from hotel in Village Center; strength of existing hotel market and occupancy rates	Business and Economic Development Commission will review mix of proposed non-residential uses and impacts on downtown

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Benefit to Oak Tree Plaza from new retail and shopping opportunities; competition for existing businesses and neighborhood centers	Business and Economic Development Commission will review mix of proposed non-residential uses. Planning Commission will review project proposal for compatibility with city goals
Viability of Village Center and proposed mixed-use developments; feasibility analysis for commercial uses Whether surrounding land uses (e.g. 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
Opportunity for existing businesses to expand or purchase buildings	Business and Economic Development Commission may wish to discuss proposed ownership of commercial properties; Planning Commission will evaluate parcel sizes, which may be related to ownership opportunities
Size of Village Center; amount of square footage compared to other centers	Business and Economic Development Commission will review mix of proposed non-residential uses. Planning Commission will review project proposal for compatibility with city goals
<b>Other / Alternatives</b>	
Fast-track review process; opportunities for public dialog and citizens committee to discuss project and process; timing of Measure J election	City Council to review schedule for meetings and hearings and (if project is approved) determine timing for election
Process would require annexation and Measure J vote; not part of existing City	City Council to review annexation application; if approved by Council, project would be subject to Measure J voter review
UCD or infill housing as alternatives to Covell Village; Encourage development near Sacramento/Bay Area job centers; request more student apartments on UCD core campus Con-Agra as alternative to Covell Village; logical location for infill or new development	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

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Organic mini-farms as alternative to urban development; more mixed-use, office park	EIR to include alternatives to project proposal, including continued use as 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
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

