
VOTE **NO** on **X** MEASURE



Citizens for
Responsible Planning,
No on Measure X



2015 Renoir Ave.
Davis CA, 95616

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The choice is ours



Traffic, Costs, Unaffordable Housing

or



Farmland and Open Space
Fiscal Responsibility
Better Housing Alternatives

**The Planning Commission and the Finance & Budget Commission
did not support Covell Village**

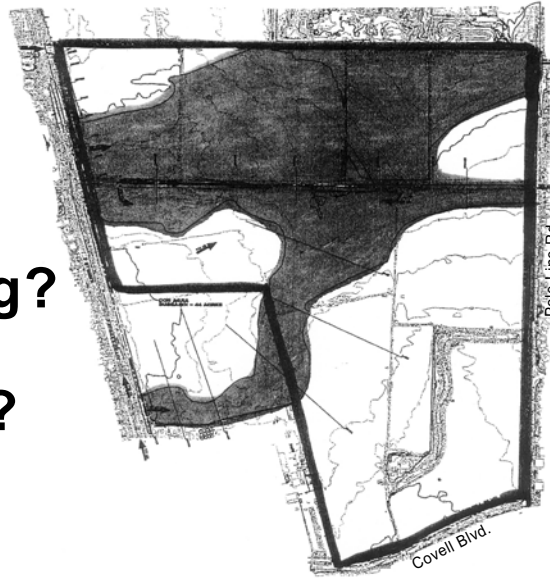
For the future of Davis

Vote NO on Measure X on November 8th

Smart Growth?

Affordable Housing?

Improved Traffic?



Almost half of Covell Village would be built in the 100-year flood plain

100-year Floodplain

Source: Covell Village Draft EIR

Fiction vs. Facts on Covell Village

Developer Claim	The Facts Show	Source
"Smart growth"	Covell Village violates "smart growth" principles such as preserving air quality and protecting farm land. <i>Almost half of the project is in the 100-year flood plain.</i> Smart growth advocates preserving farm land and redevelopment of vacant land within a city. There are roughly 200 acres already in the City that are suitable for building housing including the Hunt-Wesson and the PG&E sites. Spring Lake with 4,000 units is under construction only 5 minutes north of Davis on Pole Line. The University is planning its own subdivision. Why not wait to evaluate the cumulative impacts of all of these subdivisions after they build out?	California Futures Network; Smart Growth Principles for California
"2/3 of the housing is affordable"	92% of the for-sale houses in the Covell Village subdivision will cost more than \$400,000 and are unaffordable to most Davis residents. The average price of homes, including townhouses and condominiums, would be almost \$700,000.	City's Middle Income Housing/ Fiscal Analysis
"\$60 million for Davis Schools"	This money is from INCREASED TAXES paid by Davis residents. It is NOT A GIFT from the developers. Davis residents would pay for the personnel salaries, long term operating costs and programs.	Development Agreement
"Most innovative solar project"	Solar claims are grossly over exaggerated. The subdivision would generate a mere 5% of the project's energy requirements. The current average existing Davis home solar energy system <i>is more than three times larger</i> than that proposed by Covell Village.	Environmental impact report, solar engineer comment
"Good for the environment"	The Sierra Club opposes Covell Village. This subdivision would cause significant degradation of air quality due to increased smog and other pollutants. Air quality deterioration would be "Significant and Unavoidable" according to the Environmental Impact Report (EIR).	Environmental Impact Report
"Improves traffic flow"	Covell Village doubles traffic on Covell to almost 40,000 cars per day, and Pole Line and the over crossing to almost 27,000 cars per day causing Level of Service "F" traffic, defined as "intolerable to most drivers." The Mace Overcrossing would be at 97% of capacity.	Environmental Impact Report
"Will not impact City budget"	The City's Finance and Budget Commission did not support Covell Village, citing "the magnitude of the risk that this project poses to the City Council's goal of fiscal stability."	Commission Resolution
"Provides money for public safety"	Development impact fees only partially offset the cost of increased crime, fires, traffic accidents, and medical emergencies associated with a larger population. Covell Village does not guarantee a new fire station. The City can use the money any way it wants. Even if built, Davis taxpayers would have to cover the long-term \$1 million-plus annual operating costs.	Environmental Impact Report
"New Urbanist Design"	Covell Village is a massive concentration of very large and expensive homes on tiny lots that is six times larger and twice as dense as Village Homes.	Environmental Impact Report
"If we don't build it, the County will"	The County can't afford to. It would lose millions of dollars from backing out of its Pass-Through Agreement with the City, and the County would have to pay for its own sewage treatment plant and other public services.	General Plan; Pass - Through Agreement
"We will get something worse"	Measure J guarantees that Davis voters get the final say on peripheral development projects—we can reject any project like Covell Village that is bad for Davis. We have better alternatives.	Davis 2001 General Plan and City Ordinance

Why Vote NO on Measure X?

Covell Village proposes to build **1,864 housing units on 422 acres of Yolo County farmland located at Covell Blvd. and Pole Line Rd.** This land is outside the City of Davis. *Covell Village is the largest subdivision ever proposed in the history of Davis. It would be a huge, sprawling subdivision of big, expensive houses on small lots. Covell Village is no Village Homes.* It is six times larger and twice as dense.

Covell Village violates our citizen-based 2001 General Plan.

Unaffordable housing



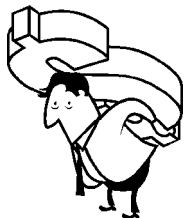
Covell Village developers claim that 2/3 of the housing in Covell Village will be affordable.

But, the City's own fiscal analysis projections show that the average for-sale home, including town houses and condominiums, would cost almost \$700,000. 92% of the for-sale housing in Covell Village would be over \$400,000 and unaffordable to Davis middle-income families.

Covell Village does not provide housing that those who work here can afford.

Financial risks

Covell Village poses significant financial risk to the city. The city's Finance and Budget Commission did not support this subdivision because of the "*magnitude of risk that this project poses to the goal of fiscal stability*" for Davis.

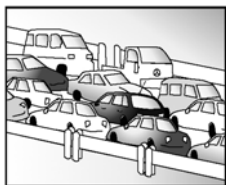


- The County has already made it clear that it wants more property taxes from the project so the City would get *less* property tax
- The proposal assumes that we continue to pay special taxes scheduled to expire, like the Parks Tax and the Measure P sales tax.
- The proposal assumes housing prices will continue to increase at a rate of 5% per year over the next 15 years. Even small decreases in this rate would put the city at financial risk.

Large projects also impose major infrastructure costs, such as road-widenings or premature expansion of the waste water treatment plant. **Why should Davis taxpayers bear these costs?**

Covell Village would bring enormous financial risk to the city.

Traffic impacts throughout our community



The subdivision would severely degrade traffic on Covell Boulevard, Pole Line Road and other streets to Level of Service F, defined as "*Conditions are intolerable for most drivers.*" Traffic on Covell and Pole Line would double. The Mace Boulevard and Pole Line over-crossings into South Davis would reach gridlock.

Traffic generated by the project would have severe impacts on air quality. The Final EIR states that "*Emissions from this project would exceed the Yolo-Solano Air Quality District's thresholds of significance by substantial amounts and would represent significant, unavoidable impacts on regional air quality.*"

Covell Village would bring significant negative impacts to our health and safety.

Better alternatives

There are sites already within the City that can be developed, such as the neighboring 100-acre Hunt-Wesson site and the PG&E site in downtown Davis, that could be developed *rather than* adding a new, peripheral sub-division. **The City would get at least 30% more property taxes from developing within the City, than from Covell Village.**

We don't need Covell Village to get a Trader Joe's

A Trader Joe's at Covell Village? This actually delays Davis opening a store *for years*. Trader Joe's can come much sooner to one of three other viable sites already within Davis rather than on land requiring annexation.

For the future of Davis, Vote NO on Measure X

For the Future of Davis, Join Us in Voting NO on Measure X



The Sierra Club Opposes Covell Village

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Carrie & Michael Ziser

...Partial list.
See our web site
for complete list.

Front Page Photo: Active, prime county farmland at Covell and Pole Line (proposed Covell Village site) courtesy of Wes Hardtaker

For more information call 756-5165, 756-6856, or
Send Donations to Citizens for Responsible Planning,



citizens@dcn.org. See our website: citizenplanning.org.
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