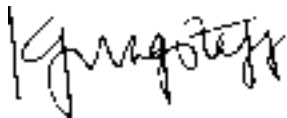


Citizens for
Responsible Planning,
No on Measure X
2015 Renoir Ave.
Davis CA, 95616

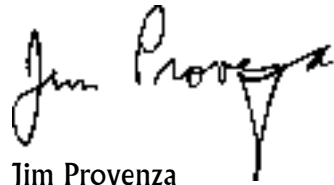
PRSRT STD
U.S. POSTAGE
PAID
DAVIS, CA
PERMIT NO. 120
ZIP CODE 95616

What's next from the Covell Village developers?

The Covell Village Company has distributed false and misleading information.
Please read our responses inside.



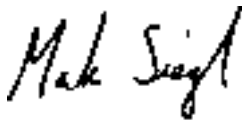
Ken Wagstaff
Davis Mayor, 2000-2002



Jim Provenza
Davis School Board Member



Sue Greenwald,
Mayor Pro Tempore



Mark Siegler, Chair, City of Davis
Finance and Budget Commission



Mark Dupree, Chair
City of Davis Planning Commission

VOTE NO on X
MEASURE

DON'T BE SWAYED



Setting the Record Straight

Dear Davis Voters,

The Covell Village Company has distributed a false and misleading letter to the voters of Davis, signed by County Supervisor Helen Thomson. The letter implies that the residential growth goals of the City Council are required by regional housing planners, and that the City of Davis is obligated to grow at a rate dictated by these authorities- or risk financial penalties. It further states that we must make a "choice" between the Covell Village Company's proposed subdivision (Measure X) and a proposal by Steve Gidaro of Sacramento.

These statements are not true. No outside body can mandate how fast we grow. The Sacramento Council of Governments does set housing-level targets, with which Davis currently complies. There are no growth "obligations" or penalties. The City simply sets a growth rate goal which can be changed or rescinded. No city has been penalized for not meeting its own targets. It is absurd to suggest that if we reject Covell Village we will be required to accept Gidaro's project.

Let's look at the facts.

The Covell Company wants to develop 422 acres at the north edge of Davis. The Davis City Council has placed the proposal before you for approval. It is Measure X on the November 8th ballot.

Mr. Gidaro, on the other hand, has no proposal before you. He has in recent months made preliminary soundings to the City about developing a larger parcel east of the Covell Company site. His proposal has not been approved by any city or county authority. There is no evidence that it ever will be. It is not on the ballot.

The Covell Village Company/Thomson letter says Mr. Gidaro will try to get the County of Yolo to approve his proposal, and threatens that the County may allow it even if Davis does not want it! It says the voters must approve the Covell Company proposal or have the Gidaro project imposed upon them. It hints that the Board of Supervisors has three votes poised to make this happen.

This is a shocking assertion with no basis in fact. It is a red-herring tactic to scare the voters, who are moving in great numbers to vote NO on Measure X.

The county won't grow on our city borders. It would take three votes on the five member Board of Supervisors to approve a housing subdivision on our borders. We have contacted Supervisors Duane Chamberlain, Frank Seiferman Jr. and Mariko Yamada, and they have assured us that they would not vote to allow housing on our borders. We don't even need Supervisor Thomson's vote to protect our borders.

FACT: The Gidaro proposal was turned down by the Davis City Council. It has never been endorsed by Yolo County. It violates both the Davis General Plan and the Yolo County General Plan.

PLEASE NOTE: If the County of Yolo were to pursue such a project independently, against the wishes of the City of Davis, the County would forfeit millions of dollars in payments from the City. These are the so-called "pass-through" funds, which provide the County \$1.7 million annually for 25 years. They are given to the County by the City in exchange for an agreement that the County will never unilaterally approve urban development on the City's borders. Yolo County cannot afford to lose this money!

The County Board of Supervisors is committed to the Pass Through Agreement. No statement by any member of the Board has been made to the contrary. Contacts I made with the members of the Board confirm that any move to violate the Agreement would not be passed.

But there's more. **YOU, the Davis voter, will ultimately decide ANY proposal to make your city larger. That power is guaranteed by City of Davis law.** The Covell Company and Supervisor Thomson would have you believe you are at the mercy of every developer who comes along. Have they forgotten about the ultimate authority of the voters?

Further, the City of Davis can refuse to hook up utilities to any maverick development. The County cannot afford to install and maintain such isolated infrastructure.

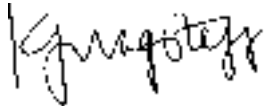
There is no pledge in the letter from Supervisor Thomson that she will fight any effort by the Gidaro Company or any developer to violate Yolo and City of Davis planning laws and policy. She and the rest of the Board

BY SCARE TACTICS

should support the Pass Through Agreement against such threats.

Davis voters should demand the Covell Village Company and Supervisor Thomson desist in the use of misinformation and scare tactics.

Measure X is bad for Davis. The huge Covell Village subdivision would bring intolerable traffic and high financial risk to the city. 92 percent of the houses would be unaffordable to most Davis residents. The Davis Planning Commission and the Davis Finance and Budget Commission did not approve the subdivision. It is opposed by the Sierra Club. On November 8, join me in voting NO on Measure X.



Ken Wagstaff,
Council Member and Mayor of Davis, 1998-2002

For the Future of Davis, Vote No on Measure X

Dear Davis Voters,
Recent scare tactics notwithstanding, no one will force growth on us if we vote against Covell Village. Voting against Measure X will slow growth, reduce speculative pressure on land surrounding Davis, and increase our bargaining position relative to future development. Fortunately, the “new urbanist” design principles have become standard these days, and can always be enforced by our city for future planning. I’ve studied this proposal in depth—we can do better. Join me in voting NO on Measure X.



Sue Greenwald,
Mayor Pro Tempore

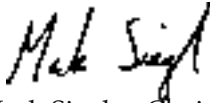
Covell Village Puts Davis at Financial Risk

Dear Davis Voters,
The Finance and Budget Commission overwhelmingly voted against recommending Covell Village “due to the magnitude of the risk that this project poses to the City Council’s goal of fiscal stability.” Small and reasonable changes in assumptions tip this project deeply into the red. The fiscal analysis exaggerates the benefits of this project, through overly optimistic assumptions and by treating temporary revenue sources as permanent, while ignoring tens of millions of dollars in costs.

More surprisingly, the “fiscal analysis” only examines operating costs and revenues. New subdivisions typically trigger major infrastructure costs, like widening overpasses and roadways, yet no citywide infrastructure impact study has been done.

As an academic economist, I am appalled by the developers’ practice of continually treating partial mitigation measures as net benefits to the City. Some of the developers’ claims of “benefits” have even baffled City staff.

The County cannot afford to build on our borders, even if they wanted to, and there are no financial ramifications to the City by not approving this project now. Please join me in voting NO on Measure X.



Mark Siegler, Chair
City of Davis Finance & Budget Commission

No New Money for Existing Schools

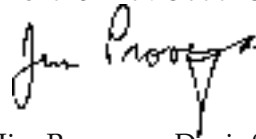
Dear Davis Voters,

Residents of Davis will be sorely disappointed if they vote for Measure X based upon a belief that it will provide a financial benefit to the school district. As with any new development, the school district insisted that Mello-Roos taxes be imposed to mitigate its impact. This means that the district will use the money to build facilities to house the new students who enter the district because of the development. The tax is not for the benefit of all the schools in Davis, as proponents claim. Not one dime is for existing students, teachers, or programs.

While I do not question the sincerity of the proponents of Measure X, I believe that the negative impact of the development would outweigh any benefits.

The environmental impact report indicates the project would result in a level of service "F" for traffic on already congested Davis streets. This would result in intolerable traffic, additional air pollution, and future costs for taxpayers who will eventually be required to pay to correct these problems. In Davis, a grade of "F" is unacceptable in our schools—we should also reject a failing grade for our roads and intersections.

Covell Village would be the largest development in the history of Davis. Almost half of it is built in the 100-year flood plain. Using the city's own numbers, 92% of the for-sale housing would cost more than most Davis families can afford. The average home would cost about \$700,000. Covell Village is not the right development for Davis at this time. I urge you to vote NO on Measure X.



Jim Provenza, Davis School Board Member

Covell Village is Not Smart Planning

Dear Davis Voters,

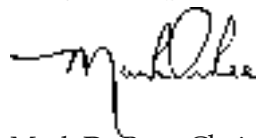
Covell Village is *not* infill and *not* smart planning. It is 422 acres of Yolo County farmland outside of our city borders, half of which is in the 100-year flood plain. This subdivision would require annexation and tax-sharing with the county as opposed to using the more than 200 acres currently available within the city borders.

The 100-acre vacant Hunt-Wesson site, within the city, *is* an example of a viable infill site. This could provide housing that is affordable, without the many infrastructure impacts and costs that Covell Village would bring.

Covell Village is in direct conflict with the citizens 2001 General Plan. It would not provide housing affordable to most Davis residents; its houses average \$700,000. There is a massive 4,000 unit Spring Lake development in progress 5 miles north of Davis on Pole Line Road. If the 1,864 unit Covell Village subdivision were approved, we would have enormous infrastructure impacts and costs, serious air quality deterioration, and intolerable traffic and gridlock.

Covell Village would actually delay a Trader Joe's coming to Davis for *years* since we have 3 viable sites within Davis where it can open sooner, *not* requiring annexation of hundreds of acres of farmland.

Covell Village is a developer-driven project which is too big, brings too many impacts, and would cost Davis citizens financially and in terms of their quality of life. Covell Village is bad planning and more sprawl. Join me in voting NO on Measure X.



Mark DuPree, Chair
City of Davis Planning Commission

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



citizens@dcn.org. See our website: citizenplanning.org.
No on Measure X, 2015 Renoir Ave, Davis CA, 95616