

Covell Village
Fact Sheet #4
Measure J and Baseline Project Features

The Covell Village applications will be the first submitted to the voters under the requirements of Measure J, the Citizen's Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance. Although the City Council has approved the General Plan Amendment for Covell Village, the approval is not effective unless and until ratified by the voters.

The special election is scheduled for November 8, 2005. The last day to register to vote is October 24, 2005.

The Measure J election will determine whether the Council's approval of the Covell Village applications will go into effect. The election also establishes the Baseline Project Features that cannot be changed without further voter approval.

The Covell Village application package also includes components that are not part of the Measure J approval. These include details in the Development Agreement and, when approved, the Planned Development zoning for the property. These documents may be amended without voter approval if the changes are consistent with the baseline project features. Similarly, the City may grant design review applications or conditional use permits without voter review. Details on implementation of these Measure J requirements are included in Section B-3 of the approved Development Agreement.

Measure J sunsets in December 2010. Before that, the City Council must put the ordinance on the ballot for the voters to decide whether to amend or renew it. Even if Measure J is not renewed, its provisions will continue to apply to Covell Village.

The full text of Measure J is at <http://www.city.davis.ca.us/topic/topic.cfm?story=measure-j> or go to www.cityofdavis.org and search for "Measure J." The General Plan Amendment, baseline project features and site plan are at www.cityofdavis.org/covell.