

DEPARTMENT OF COMMUNITY DEVELOPMENT & SUSTAINABILITY

23 Russell Boulevard, Suite 2 – Davis, California 95616
530/757-5610 – FAX: 530/757-5660 – TDD: 530/757-5666



VIA EMAIL

March 26, 2018

HighBridge Properties, c/o Paul Gradeff
901 A Street, Suite C
San Rafael, CA 94901

Subject: **Lincoln40 City Council Action Letter** -- Planning Application (PA) #16-01 for Gateway / Olive Drive Specific Plan Amendment #1-16 Relative to General Plan Amendment #3-16; Zoning Amendment #2-16, Affordable Housing Plan #3-16; Lot Merger #1-16; Vacation of Right of Way #3-16, Design Review #10-16, Demolition #4-16; Development Agreement; and Environmental Impact Report #3-16

Dear Paul,

This is to inform you that on March 13, 2018, the City Council by unanimous vote (5-0) took the following actions on the Lincoln40 project:

1. Certified the Environmental Impact Report prepared for the project and adopt the Findings of Fact and Mitigation Monitoring Plan; and
2. Approved the below listed Lincoln40 project planning applications, subject to findings and conditions of approval attached to this letter: a) Gateway / Olive Drive Specific Plan Amendment that consists of General Plan, Specific Plan, Zoning, and Design Guidelines; b) Development Agreement (DA); c) Affordable Housing Plan; d) Lot Merger; e) Vacation of Hickory Lane Right of Way (ROW); f) Design Review; and g) Demolition.

In addition, the Council directed modifications to the Development Agreement (DA) relative to Community Enhancement, which is reflected in the attached DA document, and added the condition of approval below.

Sustainability. Project will maximize photovoltaics to the greatest extent feasible. Unless otherwise prohibited by applicable law and regulation, the balance of the electricity for the Project shall be purchased through the Valley Clean Energy Alliance's "100% Green" tariff, when it becomes available, provided the rates are competitive within 10% of PG&E's utility rates, or the next highest "Green" tariff rate within 10% of PG&E's rates.

If you have any questions regarding the City Council action, please contact me as usual.

Sincerely,

Ike Njoku, Planner & Historical Resources Manager

cc: Kevin Fong, Public Works Department
Tim Scott, Building Division
Patrick Sandholdt, Fire Department
Rob Cain, Parks and Community Services

Attachments – Lincoln40 Ordinance, Resolutions, and Conditions of approval