

Bretton Woods Phase 3A - Cottages

Project Narrative

Prepared 06 February 2020

The Cottages at Bretton Woods is Phase 3A of the full build-out of the Bretton Woods community. Bretton Woods is a new active adult development project located at the northwest corner of Covell Boulevard & Risling Court and was recently annexed into the City of Davis city limits. This Tentative Subdivision Map further subdivides Lot 7 as indicated on the current Large Lot Tentative Map (PA#19-12 / TM#1-19). This Entitlement Package for the Cottages at Bretton Woods includes a Tentative Subdivision Map to subdivide the property into 58 parcels for future residential development. This residential product type is envisioned for cottage homes which will have a shared property line with a shared wall/fence. The Cottages Subdivision Map includes a total of 63 parcels (58 residential lots and 5 lettered lots) as follows:

Lot AA BB:	Driveway access and pathway connection
Lot CC:	Tot Lot which connects with Sycamore Park
Lot DD:	Pathway Connection on the southern end of the development which connects to the community pathway
Lot EE:	Private right-of-way for vehicular travel as well as off-street parking lots for visitor parking

A Final Planned Development and Design Review package will be submitted to the City in a subsequent submittal package as part of this entitlement review.

Requested Entitlements

- Tentative Subdivision Map of 63 parcels.
- Preliminary Grading, Drainage and Utility Design Approval.
- Preliminary Landscape Planting Plan Approval
- Final Planned Development
- Design Review

Background

An EIR was prepared in April 2018 and subsequently voter approval was required since the General Plan Amendment for the property would re-designate the site from Agricultural and Urban Agriculture Transition Area to urban uses under the Citizens' Right to Vote on Future Uses of Open Space and Agricultural Lands Ordinance (Measure R). The original planning application (PA#15-56) for the property was approved, which consisted of an approved General Plan Amendment (#05-16) to re-designate the land use for the property as follows: Residential-Medium Density, Neighborhood Mixed Use, Residential-High Density and Urban Agricultural Transition Area. The current Project Approvals also include the Rezoning as a Preliminary Planned Development (#03-16), Development Agreement (#03-16) and Environmental Impact Report and Mitigation Monitoring and Reporting Program (MMRP) (Resolution No.18-093) were

approved on June 12, 2018, subject to a Measure R vote, which was passed in November 2018. As of June 22, 2019, the property has been annexed into the City of Davis (#1-16). The large lot tentative map to subdivide the property into 9 large lot parcels (PA#19-12 / TM#1-19) was approved by Planning Commission on July 10, 2019.

Physical Features

The approximately 74 acre property is currently undeveloped and has previously been used for dry farming of oat hay. The property is bordered by the Binning Ranch Subdivision consisting of seven 12 to 20 acre residential lots to the north, the Sutter Davis Hospital campus and Risling Court to the east, existing agricultural land to the west, and West Covell Boulevard to the south.

Environmental Review

As mentioned above, a project-level Environmental Impact Report (EIR) was required for the project pursuant to the requirements of the California Environmental Quality Act (CEQA). The Final EIR was completed in April 2018 and was prepared by DeNovo Planning Group. The Environmental Impact Report and MMRP were approved as part of Resolution No.18-093.

Phase 3A Cottages at Bretton Woods Tentative Subdivision Map

The tentative subdivision map is to approve subdividing the property into 63 parcels for future development.

Preliminary Civil Engineering and Landscape Architecture Design

Included in this application is the preliminary grading and drainage plan, street sections and layout, and master utility plans for sewer, domestic water and reclaimed water infrastructure. The intract streets within the Cottages are intended to be private right-of-way (designed as a 31 foot right-of-way which includes a sidewalk on one side of the street) with a public utility easement for public utility services and maintenance. Vehicular on-street parking is prohibited and no bike lanes within the street are provided which allows for the reduction of the right-of-way width. As an alternative, off-street parking has been provided for 26 vehicular spaces intended for visitor parking. Each residential unit includes a single car garage and a driveway for visitor parking. The development of the Cottages also includes connectivity to the surrounding bicycle and pedestrian pathways within and adjacent to the subdivision (refer to the conceptual landscape plan). Please refer to the conceptual landscape plan and details included as part of the Phase 1 & 2 entitlement application for design concepts of Sycamore Park and the associated Tot Lot. All homes are within 450 feet to a greenway access as well as the on-street pathway system.

Waiver of Tentative Map Requirements

The following items are requested to be waived for the purposes of this Tentative Subdivision Map:

- School Site / Facilities – not applicable for this map
- Solar Access – not applicable for this map

Easements and Dedications

No additional offsite easements or dedications are proposed as a part of this map. For reference, refer to the previously submitted materials as part of the Phase 1&2 Tentative Subdivision Map that outlines easements and dedications and the areas within the development and the associated responsibilities of the Homeowners Association and the City of Davis.

Drainage Design

As part of the Phase 1&2 Tentative Map and subsequent Rough Grading plans, Cunningham Engineering has prepared a CLOMR-F application with a technical report for the area wide drainage and flood management. The CLOMR-F is currently approved by the City and was submitted to FEMA on January 31, 2020 for review and approval.

Existing Project Approvals

The tentative subdivision map is consistent with the Medium Density Residential designation as specified in Preliminary Planned Development Ordinance No. 2533 (#03-16). The development standards in the final planned development shall be in substantial conformance with the Preliminary Planned Development which will be submitted to the City as a separate application. The development standards will also conform to the unit size descriptions in the Baseline Project Features which were approved as part of the General Plan Amendment #05-16 Resolution Number 18-094. As mentioned above, the large lot tentative map to subdivide the property into 9 large lot parcels (PA#19-12 / TM#1-19) was approved by Planning Commission on July 10, 2019.

Phasing and Implementation:

The project anticipates constructing the infrastructure improvements for the intracts as well as the off-sites concurrently with the Phase 1 improvements. Backbone improvements for the offsite drainage will be constructed with the first phase of construction. The open space areas within each phase will be constructed concurrently with that phase. Future entitlement submittals will be submitted separately for the Activity and Wellness Center, the Designated Single Family / Multi-family lot, the Senior Affordable and the Specialized Senior Care site.

Future Anticipated Approvals:

Specific to this tentative subdivision map approval, a subsequent Final Subdivision Map will be processed through the City of Davis for review and approval in order to record the creation of 65 legal parcels for the property. Grading, drainage, utility and landscape improvement plans (in-tract and off-site improvements) will be submitted to the City to design and construct the infrastructure improvements for the Project. Yolo County Conservancy approval of the mitigation plan will also be required under the Yolo County Habitat Conservation Plan prior to development of the site.

The full build-out of the Bretton Woods project will require additional entitlements, permits and other approvals for the designated single family / multi-family site, activity and wellness center, senior affordable and Specialized Senior Care land uses. Future entitlement applications and building permit applications will also be required for the full build-out of the property.