

## Exhibit A

### Relevant Bretton Woods Conditions of Approval for this Reconsideration

As marked on pages 22, 24, 27 and 29

- 14) West Covell Blvd shall be repaved, including grinding, overlay and thermoplastic striping including the widening from Risling Court to the western border of the project site as shown in Ordinance 2534. The reconstruction shall be from face of curb to face of curb from Highway 113 to 1200 feet west of Shasta Drive.

D. The subdivider shall submit improvement plans for the construction/reconstruction of all on site streets, including but not limited to pavement installation or restoration, crosswalk, median, roadway striping, sidewalk, drain inlets, curb and gutter improvements. Including the following specific on site improvements:

- 1) All existing and proposed monuments, including boundaries of public and private maintenance areas.
- 2) All locations of joint trenches and other dry utilities. Details shall include but not be limited to the following; gas meters, fiber optic conduit and electrical boxes for each unit and service points, conduit wire sizes and pole numbers for street lights.
- 3) All off street parking lots spaces, as shown in Phase 3A, shall be striped and labeled, as necessary.
- 4) All curb and gutter along landscaped areas shall be full depth curbs extending at least 4 inches into the soil subgrade below the bottom of the base material per the geotechnical report.
- 5) Any trees planted in landscaped areas between curb, gutter, and sidewalk shall have silva cells or root barriers installed under the sidewalk.
- 6) On site drainage improvements shall be designed to comply with the City of Davis Stormwater Management and Discharge Control Ordinance.

- 7) Multi use Paths shall be constructed as follows:
  - i. Ag Buffer: 12 foot wide concrete path with 2 foot wide decomposed granite shoulders.
  - ii. Greenways: 10 foot wide path constructed of concrete with no shoulders.
  - iii. Walking paths not built with asphalt or concrete shall be decomposed granite.

- 8) All roadways constructed within the project will be constructed of rubberized asphalt concrete pursuant to City adoption of standards consistent with the manufacturer's specifications.
- 9) In the event that the public water main needs to be placed in an area other than the public right of way (such as through an open space corridor, landscaped area, etc.) an access road shall be designed and constructed to allow for the operations, maintenance and replacement of the public water line along the entire alignment.

- 6) At least 50% of all plant species (excluding all trees) shall be on the UC Davis Arboretum “All Stars” List. The final list shall be to the satisfaction of the City Open Space Program Manager.
- 7) There shall be 10 places for public art and seating areas located within Lot A of Subdivision Map 5165.
- 8) The subdivider shall provide funding for a habitat restoration specialist to evaluate all portions of the landscaping and irrigation plans that are meant to be habitat, and to monitor installation of the habitat plants and irrigation to ensure the survival of the habitat. Selection of the habitat restoration specialist shall be the sole decision of the City of Davis.
- 9) The City Owned portion of the Ag Buffer, shown as Lot A and the 50 foot Agricultural Transition Zone (located immediately north of the northern property line) on Subdivision Map No. 5165, and the area immediately north of the City water tank, as shown on Exhibit B, shall be landscaped and irrigated with the following features.
  - i. A portion of the required 350 Native Oak trees as are necessary to create a habitat. A minimum of 75% of the required oak trees shall be Valley Oaks. Blue Oaks and Live Oaks shall comprise the remaining 25%. No Black Oaks shall be planted in the project.
  - ii. No fruit trees are permitted on Lot A or the 50 foot Agricultural Transition Zone (located immediately north of the northern property line) on Subdivision Map No. 5165.
  - iii. 5 habitat nodes using assorted flowering plant species deemed beneficial to native pollinators, native plants and shrubs to encourage indigenous wildlife and pollinators.
  - iv. Construct a 12 feet wide concrete walking trail from the southerly end of Lot A to the northerly end, and across the entire length of the 50 foot Agricultural Transition Zone (located immediately north of the northern property line)
  - v. Final review and approval of the landscaping plans shall be with the City Open Space Program Manager and the City Arborist.
  - vi. Community gardens shall be permitted and must be available to the entire community of Davis
- 10) The drainage channel, shown on Lot 8, the 125’ off site channel easement and ag buffer to the west, and the 150’ off site drainage channel easement and ag buffer to the north on Subdivision Map No. 5165, and the portion of the drainage channel immediately to the north of the City water tank, as shown on Exhibit B, shall be landscaped as follows:
  - i. The remaining portion of the required 350 Native Oak trees that are not planted on Lot A or the 50 foot Agricultural Transition Zone (located immediately north of the northern property line)

access and/or general traffic purposes and all off-site utilities determined necessary by the City Engineer.

- B. The improvement plans for the first phase shall include:
- 1) Complete infrastructure improvements for Lots 1 and 2 of Subdivision Map No. 5165 including roadways, utility stubs for sewer, water and dry utilities.
  - 2) Complete installation of all off-site drainage improvements,(i.e. the drainage channel, eastern detention area, western detention area, overflow area. Does not include on-site drainage infrastructure for future phases)
  - 3) Commencement of planting of the oak forest within Lot A and the 50 foot Agricultural Transition Zone (located immediately north of the northern property line) on Subdivision Map No. 5165 and in the upper 2/3 of the drainage channel (Lot 8, the 125' off site channel easement and ag buffer to the west, and the 150' off site drainage channel easement and ag buffer to the north on Subdivision Map No. 5165) in all areas immediately adjacent to the proposed phase,
  - 4) Development of the dog park and tot lot/sycamore grove park,
  - 5) Construction of the 10 foot wide Portland concrete paths with no shoulders on each side located within the greenways associated with phase 1
  - 6) Complete all Covell Blvd improvements as required in Condition 34.E., and
  - 7) Complete infrastructure for approximately one half of the residential development.

- C. The improvement plans for the second phase shall include:
- 1) Complete infrastructure for the balance of the subdivision,
  - 2) Completion of the planting of the oak forest within Lot A, Lot 8, the 125' off site channel easement and ag buffer to the west, and the 150' off site drainage channel easement and ag buffer to the north on Subdivision Map No. 5165,
  - 3) Development of all remaining pocket parks,
  - 4) Complete installation of all greenways and 10 foot wide Portland concrete pedestrian paths (with no shoulders).

D. The Phase 2 final subdivision map shall not be recorded until construction has commenced for the Community Clubhouse and the Transit Center.

E. No later than recordation of the final map creating the 200th market-priced lot, the project subdivider (s) shall contribute fair share funding to cover their proportionate cost of the following intersection improvements:

- 1) West Covell Boulevard/SR 113 NB Ramps – widen the northbound off-ramp to consist of three lanes (i.e., one left, one shared left/through/right, and one right-turn lane) approaching West Covell Boulevard. The fair share funding shall be submitted to Caltrans.
- 2) West Covell Boulevard/Sycamore Lane – lengthen eastbound left turn lane from 150 to 275 feet. The fair share funding shall be submitted to the City of Davis.
- 3) West Covell Boulevard/Risling Court/Shasta Drive – lengthen the southbound right-turn lane from 85 to 200 feet. The fair share funding shall be submitted to the City of Davis.

northern property line) on Subdivision Map No. 5165, including all landscaping, public art, habitat and trail features. Lot A and the 50 foot Agricultural Transition Zone (located immediately north of the northern property line) on Subdivision Map No. 5165 shall be owned by the city of Davis upon acceptance of said improvements.

- C. Western Detention Basin and Drainage Improvements. Preservation and maintenance of all landscaping and improvements to the off-site drainage channels adjacent to and west or north of the property and detention basins located to the northwest of the project within easements created by Subdivision Map 5165 and within the boundaries of Yolo County.
- D. Parks. The maintenance and ownership of the 5 Park Sites. The documents creating the ownership of said parks shall ensure that all parks are open and accessible to the general public.
- E. Internal Greenways and Trails. Lots created for the purposes of greenways and trails. The documents creating the ownership of said greenway and trails shall ensure that all greenways and trails are open and accessible to the general public.
- F. Streets, Parking lots and Enforcement. All of the streets and parking lots within Phase 3A, Tentative Subdivision Map No. 5200, shall be owned by the homeowner's association. Maintenance of the streets and off street parking lots and enforcement of illegal parking on said streets and within said parking lots, as shown on tentative subdivision map no. 5200, shall be the responsibility of the Homeowner's Association.

41. A copy of the draft CC&R language shall be provided for review and approval by the City Attorney for compliance with the conditions of approval prior to recordation of the final map. The provisions shall be as follows:

- A. All buildings, yards, structures, signs, parking areas, fencing, and other improvements shall be maintained in such a manner that does not detract from the appearance of the surrounding area. Parking lots shall be maintained in an attractive and suitable fashion with any potholes, significantly cracked or uneven paving and any other significant damage repaired in a timely fashion throughout the life of the project. Enforcement of illegal parking within the parking stalls shall be the responsibility of the homeowner's association.
- B. The property shall be maintained in accordance with the approved plans which include site plans, architectural elevations, exterior materials and colors, landscaping and grading on file in the Community Development & Sustainability Department, the conditions contained herein, Municipal Code regulations and PD # (03-16) regulations.
- C. A deed restriction, reciting the restrictions in Municipal Code 40A.01.030 shall be included in the deed transferring any right, title or interest in the property to a transferee.
- D. A deed provision alerting all buyers that a legal cellular monopole is located within 1000 feet of the eastern boundary of the subdivision.
- E. A minimum of 80% of the residential units built collectively on Large Lots 3,4,5,6,and 7, shall be age restricted in perpetuity for the development and operation of a senior housing development for households that include one or more "elderly" or "senior" resident at least 55 years of age, in accordance with all applicable laws and regulations.
- F. The subdivider shall develop and implement appropriate age verification procedures to ensure compliance with the CC &Rs and provide to the City a copy of the verification procedures. The project shall utilize pertinent California Civil Code sections defining a qualified permanent resident to include the disabled children or grandchildren of a senior resident.