

RESOLUTION NO. 26-053, SERIES 2026

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAVIS APPROVING
A VESTING TENTATIVE SUBDIVISION MAP, AFFORDABLE HOUSING PLAN, AND
FINAL PLANNED DEVELOPMENT WITH DESIGN GUIDELINES FOR THE
WILLOWGROVE PROJECT UPON ANNEXATION TO THE CITY OF DAVIS FOR THE
PROPERTY (ASSESSOR'S PARCEL NUMBER: 071-130-007) COMPRISING
APPROXIMATELY 232 ACRES LOCATED NORTH OF THE INTERSECTION
OF EAST COVELL BOULEVARD AND ALHAMBRA DRIVE
(PA#23-32 - VTM#02-25, AHP#03-25, FPD#04-25)**

WHEREAS, Davis Eastside, LLC, the Developer of the site ("Developer"), desires to carry out the development of the Willowgrove Project ("Project" or "Willowgrove") to develop a residential community with for-sale attached and detached residences, condominiums, affordable rental apartments, open space and recreational areas, neighborhood retail, stormwater facilities, and related site improvements; and

WHEREAS, the Project is generally located on the parcel consisting of approximately 232 acres (APN: 071-130-007 hereinafter the "affected property") in the County of Yolo, north of the intersection of East Covell Boulevard and Alhambra Drive and east of the existing Wildhorse neighborhood and the Palomino Place project; and the Project proposes to annex the affected property into the City of Davis (City); and

WHEREAS, the City of Davis desires to foster a safe, sustainable, healthy and diverse community; maintain Davis as a cohesive, compact community surrounded by and containing farmland, greenbelts, natural habitats and natural resources; and preserve and create an array of distinct neighborhoods and housing types; and

WHEREAS, the Willowgrove Vesting Tentative Subdivision Map ensures the orderly development of the site for attached and detached single family residences, townhomes, condominiums, affordable rental apartments, neighborhood retail, community and neighborhood parks, greenbelts, open space, stormwater facilities, and related site improvements; and

WHEREAS, the Willowgrove Affordable Housing Plan provides housing for underserved populations and exceeds the City's affordable housing requirements by providing 250 permanently affordable units to lower income households including affordable units for people with intellectual and developmental disabilities; and the Social Services Commission reviewed the Affordable Housing Plan at a public meeting on February 23, 2026 and voted unanimously to recommend approval; and

WHEREAS, the Willowgrove Final Planned Development and Design Guidelines implement the Preliminary Planned Development zoning to allow for innovative designs, establishes appropriate standards for the development for diverse neighborhoods and structures and suitable residential environment; and

WHEREAS, a Final Environmental Impact Report (SCH #2024070522) prepared for the Project, consisting of the Draft EIR, responses to comments, and revisions, and mitigation monitoring and reporting program, adequately analyzes the environmental effects of the

project, pursuant to the California Environmental Quality Act (CEQA; Public Resources Code § 21000 et seq.); and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 8, 2026 to consider the Vesting Tentative Subdivision Map, Affordable Housing Plan, Final Planned Development, and Design Review Standards and voted 7 to 0 approving Planning Commission Resolution No. 26-003 to recommend City Council approval of the amendment; and

WHEREAS, the City Council held a duly noticed public hearing on May 5, 2026, to receive comments and consider the proposed Vesting Tentative Subdivision Map, Affordable Housing Plan, Final Planned Development, and Design Review Standards.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby resolve as follows:

SECTION 1. FINDINGS

1. The proposed project is consistent with the Environmental Impact Report (EIR) (SCH#2024070522), which was prepared for the project and certified by the City Council. The Draft EIR was prepared and circulated for public review in accordance with CEQA requirements, adequately analyzed the significant and potentially significant environmental impacts of the project, identified appropriate mitigation, project alternatives, and significant and unavoidable impacts. Public comments were received and a response to comments was included in the Final EIR. It included minor corrections and clarifications, but the modifications do not alter the conclusions of the EIR. A statement of overriding considerations for significant and unavoidable impacts was adopted. The EIR represents the independent judgment of the lead agency.
2. The proposed division of land is suitable for the site, is not detrimental to public health or safety, and complies with requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, requirements of the Subdivision Map Act, the City's Subdivision Ordinance, applicable requirements of the City of Davis Municipal Code, in that the proposed map has been reviewed for compliance with applicable requirements, necessary improvements are already in place or will be installed, and necessary agreements will be executed, and ensure protection of the public welfare.
3. None of the criteria under Section 66474 of the Subdivision Map Act requiring denial of a tentative map or parcel map apply to this project.
4. The proposed project includes development of affordable housing units which will comply with the City of Davis Affordable Housing Ordinance.
5. The proposed project would be consistent with the pre-general plan designation and pre-zoning of the site, contingent upon the required citizen ballot measure related to the general plan amendment. The project will create a residential environment of sustained desirability and stability in harmony with the character of the surrounding

neighborhood, the recreational uses are appropriate in area, location, and overall planning for the purposes intended with surrounding areas protected from adverse effects, and the commercial development is justified at the location proposed and adequate facilities will be provided. The auto, bicycle, and pedestrian system is adequately designed for the anticipated traffic.

SECTION 2. APPROVAL

1. Approve the Vesting Tentative Map (VTM#02-25) for the Willowgrove Project, as depicted and further described in the Vesting Tentative Subdivision Map No. 5276 and the related exhibits, attached hereto as Exhibit A and subject to the conditions of approval in Exhibits B and C, which allow development of for-sale attached and detached residences, condominiums, affordable rental apartments, open space and recreational areas, neighborhood retail, stormwater facilities, and related site improvements.
2. Approve the Affordable Housing Plan (AHP#03-25) for the Willowgrove Project, attached hereto as Exhibit D and subject to the conditions of approval in Exhibit E, which provide for a minimum of 250 permanently affordable rental apartment units.
3. Approve the Final Planned Development and Design Guidelines (FPD#04-25) for the Willowgrove Project, attached hereto as Exhibit F and subject to the conditions of approval in Exhibit G.
4. Any conditions directly addressing an element incorporated into the above exhibits shall be controlling. All other plans, specifications, details, and information contained within Exhibits A-G shall be specifically applicable to the project and shall be construed as if directly stated within the conditions of approval. Unless otherwise expressly stated, the applicant/developer shall be solely responsible for satisfying each condition prior to the Final Map, Issuance of Permits, a final Building Permit Inspection issuance of a Certificate of Occupancy, or initiation of use, as is applicable. The agency and/or City department(s) responsible for ensuring implementation of each condition is indicated in each condition.

PASSED AND ADOPTED by the City Council of the City of Davis on this 5th day of May, 2026, by the following vote:

AYES: Chapman, Deos, Partida, Vaitla, Neville

NOES: None

Signed by:

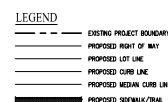
 35C0AF4A64BD4AD...
 Donna Neville
 Mayor

ATTEST:

Signed by:

 B5E67BF781AF4AD...
 Zoe S. Mirabile, CMC
 City Clerk

CITY OF DAVIS
APN 071-130-008



NOTE:
ALL ZONING AND LAND USE INFORMATION IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO PLANNED
DEVELOPMENT DOCUMENTS FOR ALL ZONING REQUIREMENTS.

WILLOWGROVE

CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
1
OF 29 SHEETS

DHR CAPITAL LLC
APN 042-120-024-000

DHR CAPITAL LLC
APN 042-120-025

GILL FARM TRUST
APN 042-120-029

WILLOW GROVE GOLF CLUB LLC
APN 071-140-035-000

WILLOW GROVE SUBDIVISION UNIT NO. 2 & NO. 3
APN 071-140-035-000

CITY OF DAVIS
APN 071-140-034

BIRNING BANCH HOLDING CO LLC
APN 071-140-011

CITY OF DAVIS
APN 071-130-008

MARIANI NUT COMPANY
APN 071-130-002

PARCEL 5
APN 071-130-007-000

EXISTING CONDITIONS MAP WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA

SCALE: 1" = 100' DATE: APRIL 23, 2026

NOTES
1. EXISTING ZONING: AGRICULTURAL, INTENSIVE
PLANNED ZONING: PLANNED DEVELOPMENT



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SHEET NO.
2
OF 28 SHEETS

DHR CAPITAL LLC
APN 042-120-024-000

DHR CAPITAL LLC
APN 042-120-025

GILL FARM TRUST
APN 042-120-029

WILLOW GROVE CLUB LLC
APN 071-140-032-000

WILLOW GROVE SUBDIVISION UNIT NO.2 & NO.3

BIRNING RANCH HOLDING CO LLC
APN 071-140-011

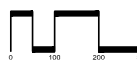
CITY OF DAVIS
APN 071-130-008

MARIANI NUT COMPANY
APN 071-130-002

LEGEND
--- EXISTING PROJECT BOUNDARY
--- PROPOSED PARCEL LINE
--- PROPOSED EASEMENT LINE

LARGE LOT MAPPING PLAN WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: APRIL 23, 2026



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SHEET NO.
3
OF 28 SHEETS

JOB NO.: M086-010

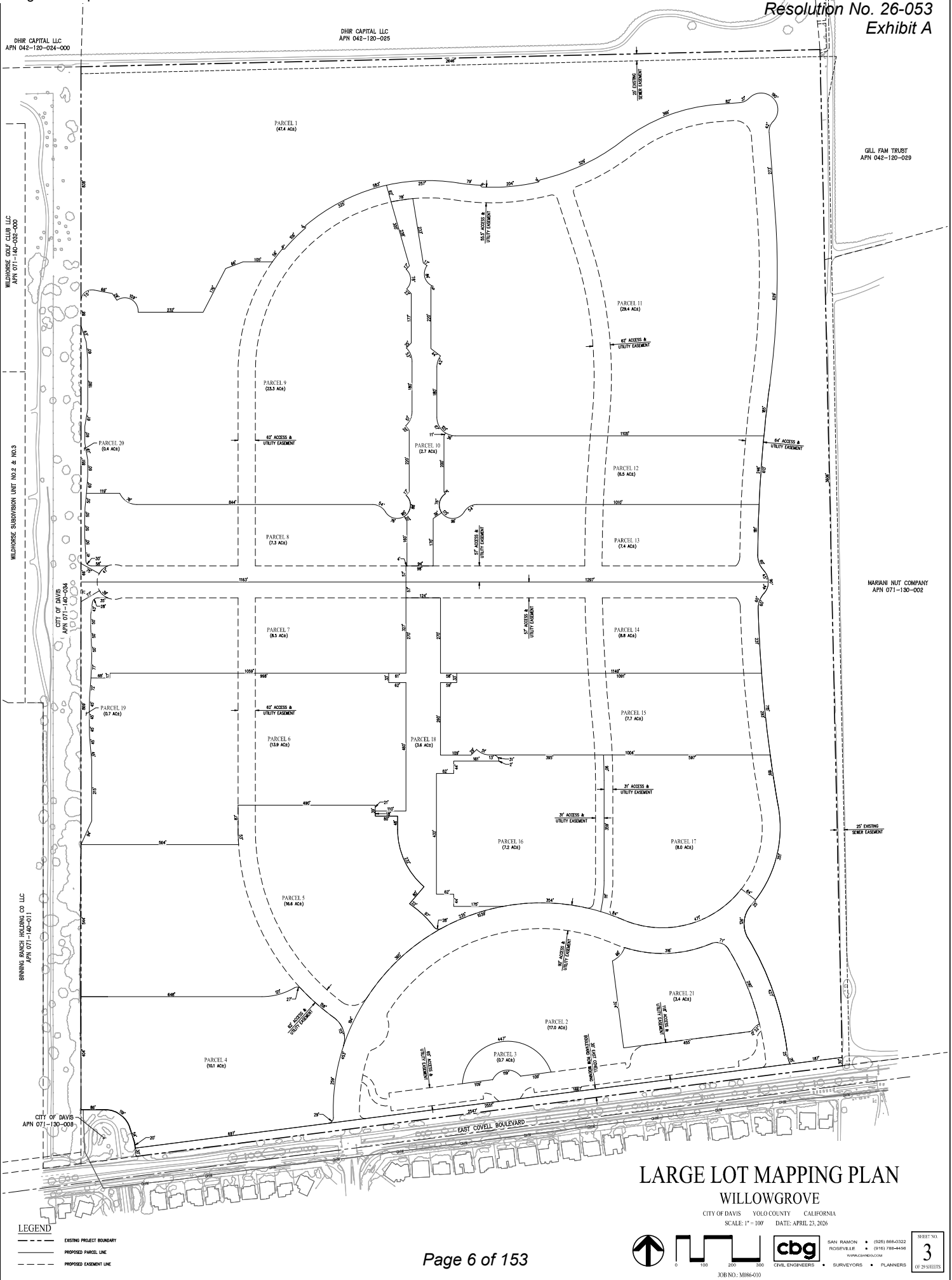
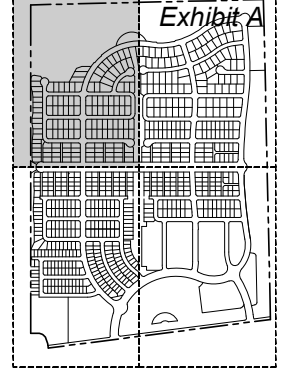
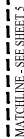


Exhibit A



SHEET INDEX



ABBREVIATIONS:

AC	ACRE(S)
R	RADIUS
SF	SQUARE FEET
T	TOTAL LENGTH
CED	COMMUNITY FACILITIES DISTRICT

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NORTH WEST
LOT DIMENSION PLAN
WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: APRIL 23, 2026

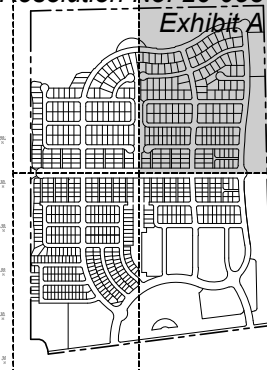


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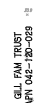
SHEET NO.

4

JOB NO.: M086-010



SHEET INDEX



MARIANI NUT COMPANY
APN 071-130-002

PARCEL TABLE		
PARCEL	PURPOSE	OWNERSHIP
F	URBAN AGRICULTURE TRANSITION AREA	CITY
G	URBAN AGRICULTURE TRANSITION AREA	CITY
H	PARK	CITY
I	URBAN AGRICULTURAL TRANSITION AREA	CITY
J	GREEN BELT	CITY
S	PRIVATE DRIVE	HDA
T	PRIVATE DRIVE	HDA
U	EDUCATED PERSON	UHA

ABBREVIATIONS:

AC	ACRE(S)
R	RADIUS
SF	SQUARE FEET
T	TOTAL LENGTH
CEC	COMMUNITY FACILITIES DISTRICT

NORTH EAST
LOT DIMENSION PLAN
WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: APRIL 23, 2026



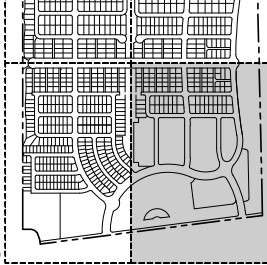
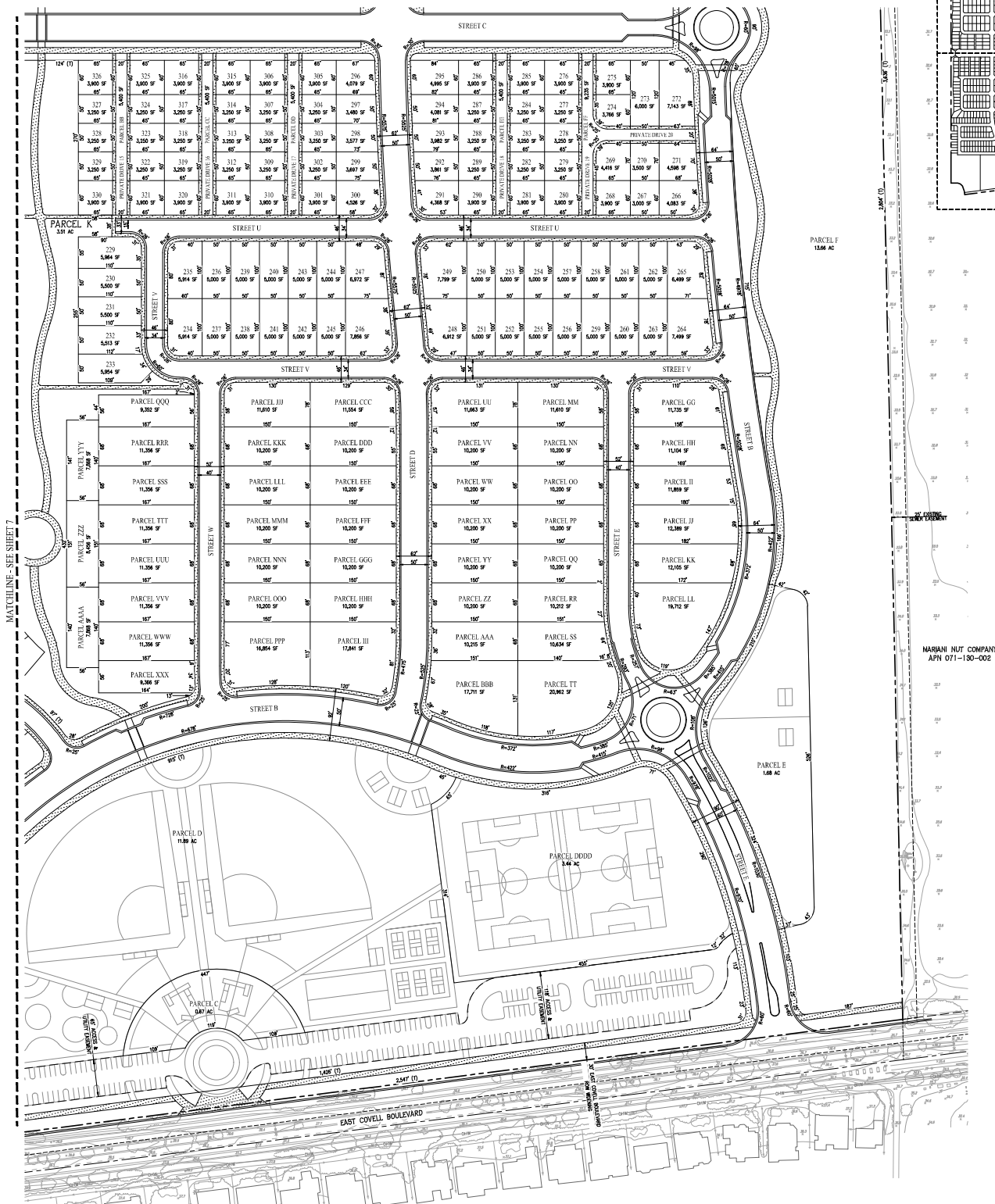
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SHEET NO.

5

MATCHLINE - SEE SHEET 5



SHEET INDEX

HARRIS NUT COMPANY
APN 071-130-002

PARCEL TABLE		
PARCEL	PURPOSE	OWNERSHIP
C	NEIGHBORHOOD RETAIL	THIRD PARTY
D	PARK	CITY
E	PARK	CITY
F	URBAN AGRICULTURE TRANSITION AREA	CITY
K	GREENBELT	CITY
BB	PRIVATE DRIVE	HOA
CC	PRIVATE DRIVE	HOA
DD	PRIVATE DRIVE	HOA
EE	PRIVATE DRIVE	HOA
FF	PRIVATE DRIVE	HOA
GG	HOA*	THIRD PARTY
HH	HOA*	THIRD PARTY
II	HOA*	THIRD PARTY
JJ	HOA*	THIRD PARTY
KK	HOA*	THIRD PARTY
LL	HOA*	THIRD PARTY
MM	HOA*	THIRD PARTY
NN	HOA*	THIRD PARTY
OO	HOA*	THIRD PARTY

PARCEL TABLE		
PARCEL	PURPOSE	OWNERSHIP
PP	HOA*	THIRD PARTY
QQ	HOA*	THIRD PARTY
RR	HOA*	THIRD PARTY
SS	HOA*	THIRD PARTY
TT	HOA*	THIRD PARTY
UU	HOA*	THIRD PARTY
VV	HOA*	THIRD PARTY
WW	HOA*	THIRD PARTY
XX	HOA*	THIRD PARTY
YY	HOA*	THIRD PARTY
ZZ	HOA*	THIRD PARTY
AAA	HOA*	THIRD PARTY
BBB	HOA*	THIRD PARTY
CCC	HOA*	THIRD PARTY
DDD	HOA*	THIRD PARTY
EEE	HOA*	THIRD PARTY
FFF	HOA*	THIRD PARTY
GGG	HOA*	THIRD PARTY
HHH	HOA*	THIRD PARTY

PARCEL TABLE		
PARCEL	PURPOSE	OWNERSHIP
III	HOA*	THIRD PARTY
JJJ	HOA*	THIRD PARTY
KKK	HOA*	THIRD PARTY
LLL	HOA*	THIRD PARTY
MMM	HOA*	THIRD PARTY
NNN	HOA*	THIRD PARTY
OOO	HOA*	THIRD PARTY
PPP	HOA*	THIRD PARTY
QQQ	HOA*	THIRD PARTY
RRR	HOA*	THIRD PARTY
SSS	HOA*	THIRD PARTY
TTT	HOA*	THIRD PARTY
UUU	HOA*	THIRD PARTY
VVV	HOA*	THIRD PARTY
WWW	HOA*	THIRD PARTY
XXX	HOA*	THIRD PARTY
YYY	HOA*	THIRD PARTY
ZZZ	HOA*	THIRD PARTY
AAA	HOA*	THIRD PARTY
BBB	HOA*	THIRD PARTY

ABBREVIATIONS:
AC ACRES
R RADIUS
S SQUARE FEET
T TOTAL LENGTH
CITY COMMUNITY FACILITIES DISTRICT

SOUTH EAST
LOT DIMENSION PLAN
WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: APRIL 23, 2026

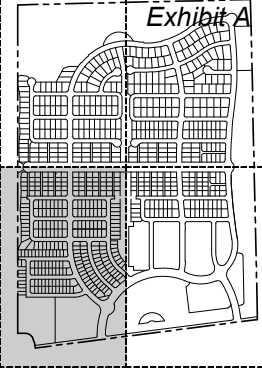


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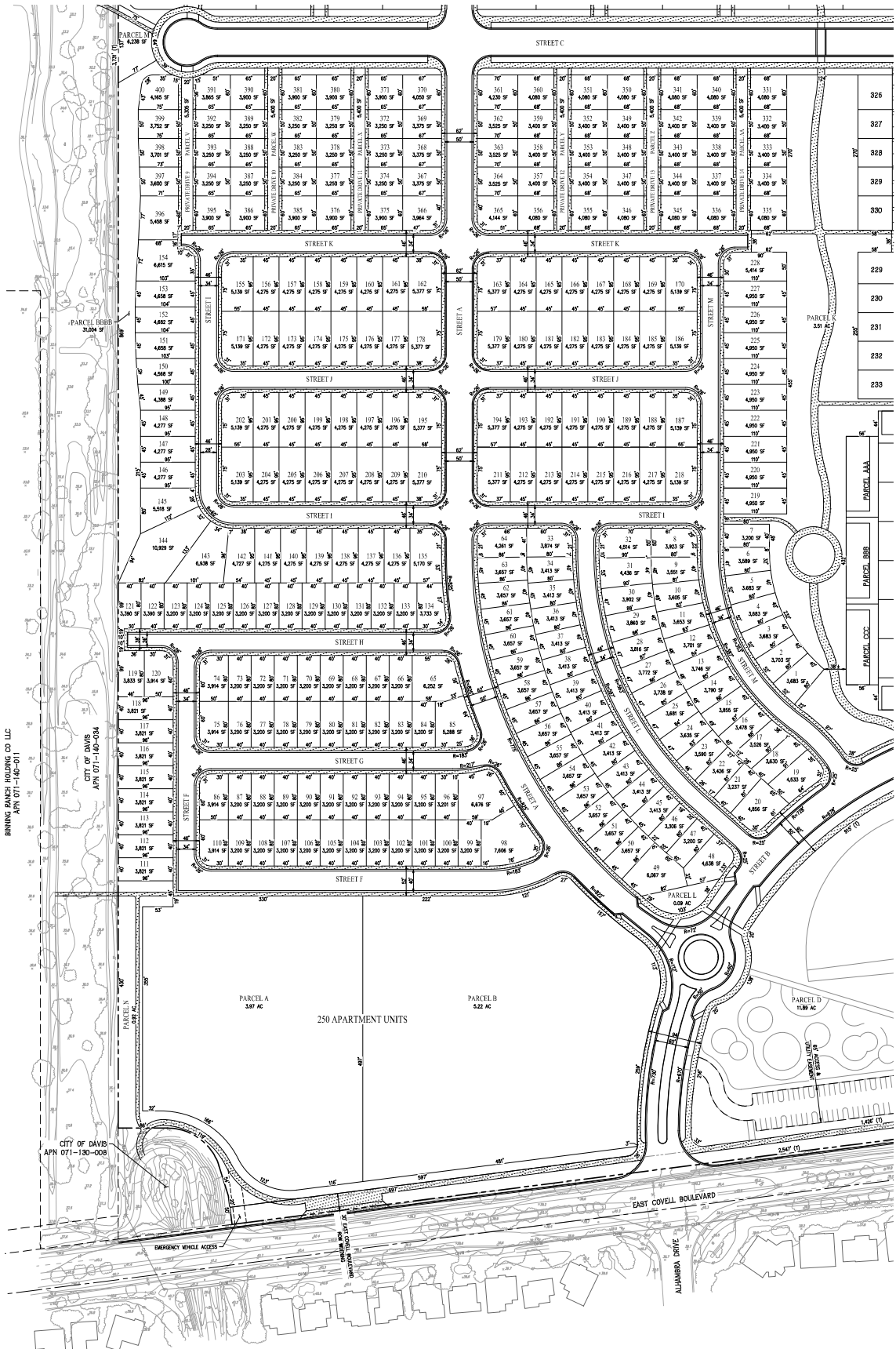
SHEET NO.
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OF 28 SHEETS

HOA* HIGH DENSITY RESIDENTIAL FOR CONDOMINIUM PARCELS GO THROUGH AAAA FOR UP TO 288 CONDOMINIUM UNITS. THE PRECISE DISTRIBUTION OF THE UNITS TO BE DETERMINED AT THAT TIME. PARCEL BOUNDARIES FOR PARCELS GO THROUGH AAAA ARE BASED ON THE INFORMATION PROVIDED. IF THE PRODUCT THAT RESULTS CHANGES TO PARCEL BOUNDARIES, THE BUREAU MUST OBTAIN APPROVAL OF A FINAL MAP IN SUBMITTING, CONFORMING TO THE SMALL LOT TOWNSHIP MAP OR PROCESS A NEW SMALL LOT TOWNSHIP MAP.

MATCHLINE - SEE SHEET 4



SHEET INDEX

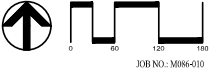


PARCEL TABLE		
PARCEL	PURPOSE	OWNERSHIP
A	AFFORDABLE HOUSING	THIRD PARTY
B	AFFORDABLE HOUSING	THIRD PARTY
D	PARK	CITY
K	GREENBELT	CITY
L	LANDSCAPING	CITY
M	LANDSCAPING	CITY
N	GREENBELT	CITY
V	PRIVATE DRIVE	HOA
W	PRIVATE DRIVE	HOA
X	PRIVATE DRIVE	HOA
Y	PRIVATE DRIVE	HOA
Z	PRIVATE DRIVE	HOA
AA	PRIVATE DRIVE	HOA
BBB	WILDLIFE BUFFER OPEN SPACE	CITY

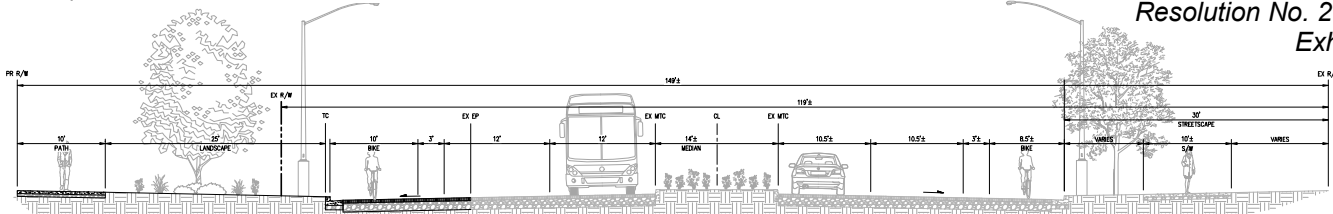
ABBREVIATIONS:
AC ACRES
R RADIUS
T SQUARE FEET
F TOTAL LENGTH
CDD COMMUNITY FACILITIES DISTRICT

SOUTH WEST
LOT DIMENSION PLAN
WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: APRIL 23, 2026

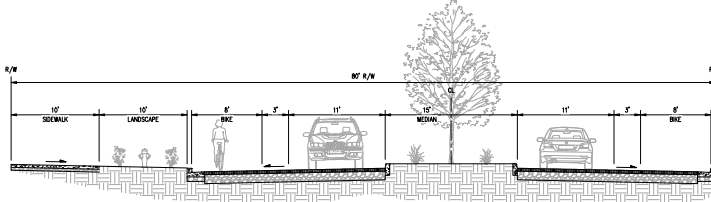


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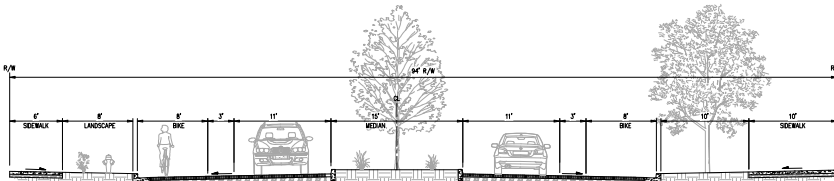


*NOTE: EAST COVILL BOULEVARD STREET SECTION DEPICTS FOUR LANES TO ENSURE ADEQUATE RIGHT OF WAY CAN BE ACCOMMODATED. WIDENING TO FOUR LANES IS REQUIRED UNDER CUMULATIVE CONDITIONS ONLY. PROJECT IMPROVEMENTS TO EAST COVILL BOULEVARD ARE LIMITED TO ADDITION OF (1) 400-FOOT EASTBOUND LEFT-TURN LANE AT THE EASTBOUND APPROACH TO THE EAST COVILL BOULEVARD/ALHAMBRA DRIVE WESTBOUND PROJECT ACCESS INTERSECTION, AND (2) 200-FOOT WESTBOUND RIGHT-TURN LANE AT THE WESTBOUND APPROACH TO THE EAST COVILL BOULEVARD/ALHAMBRA DRIVE WESTBOUND PROJECT ACCESS. THIS SMALL LOT MAPS MAY BE APPROVED WITH THE ADJUSTMENT OF THESE TWO TURNING LANES. INCLUSION OF FOUR LANES REQUIRED UNDER CUMULATIVE CONDITIONS IS NOT INTENDED TO REQUIRE PROJECT TO ADD ADDITIONAL LANES TO EAST COVILL BOULEVARD.

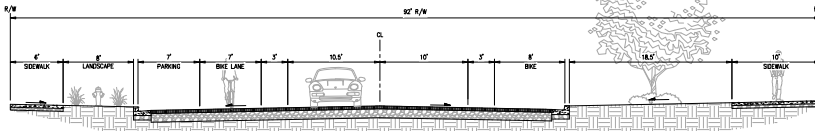
SECTION A-A - EAST COVILL BOULEVARD
NOT TO SCALE



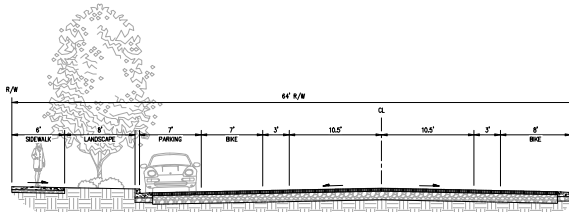
SECTION B-B - EAST ENTRY
NOT TO SCALE



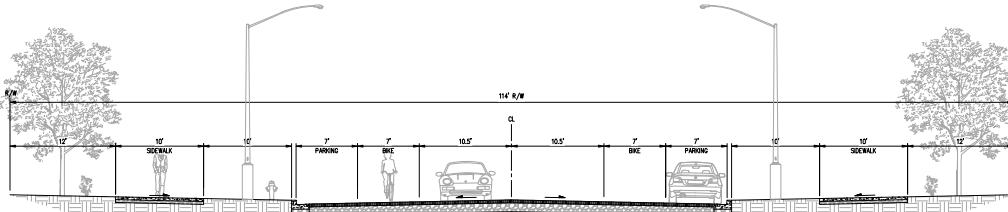
SECTION C-C - WEST ENTRY
NOT TO SCALE



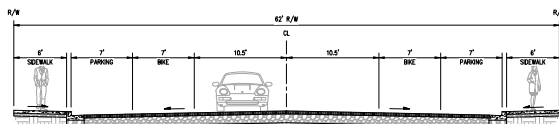
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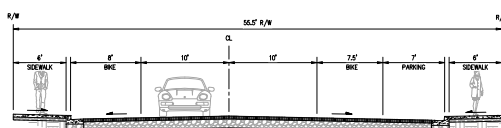
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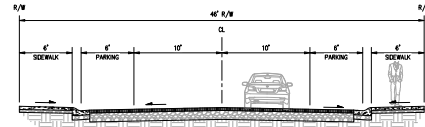
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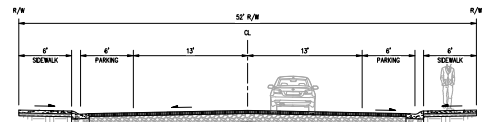
SECTION G-G - MODIFIED LOCAL
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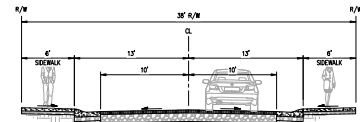
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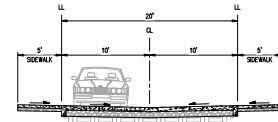
SECTION I-I - LOCAL
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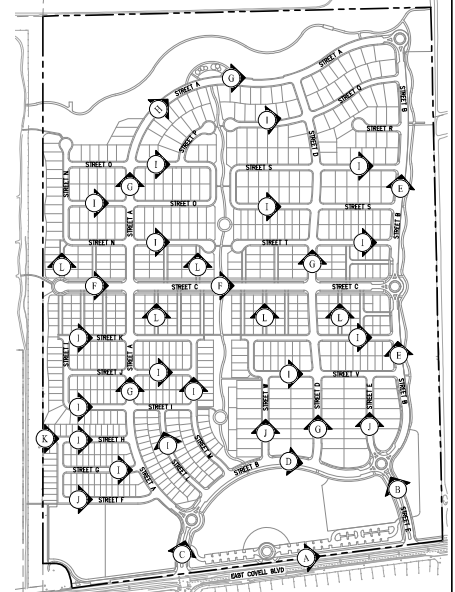
SECTION J-J - LOCAL
NOT TO SCALE



SECTION K-K - LOCAL
NOT TO SCALE



SECTION L-L - PRIVATE DRIVE
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

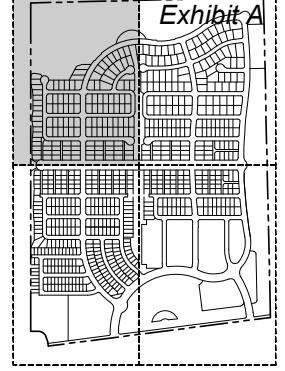
STREET SECTIONS WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: NO SCALE DATE: APRIL 23, 2026



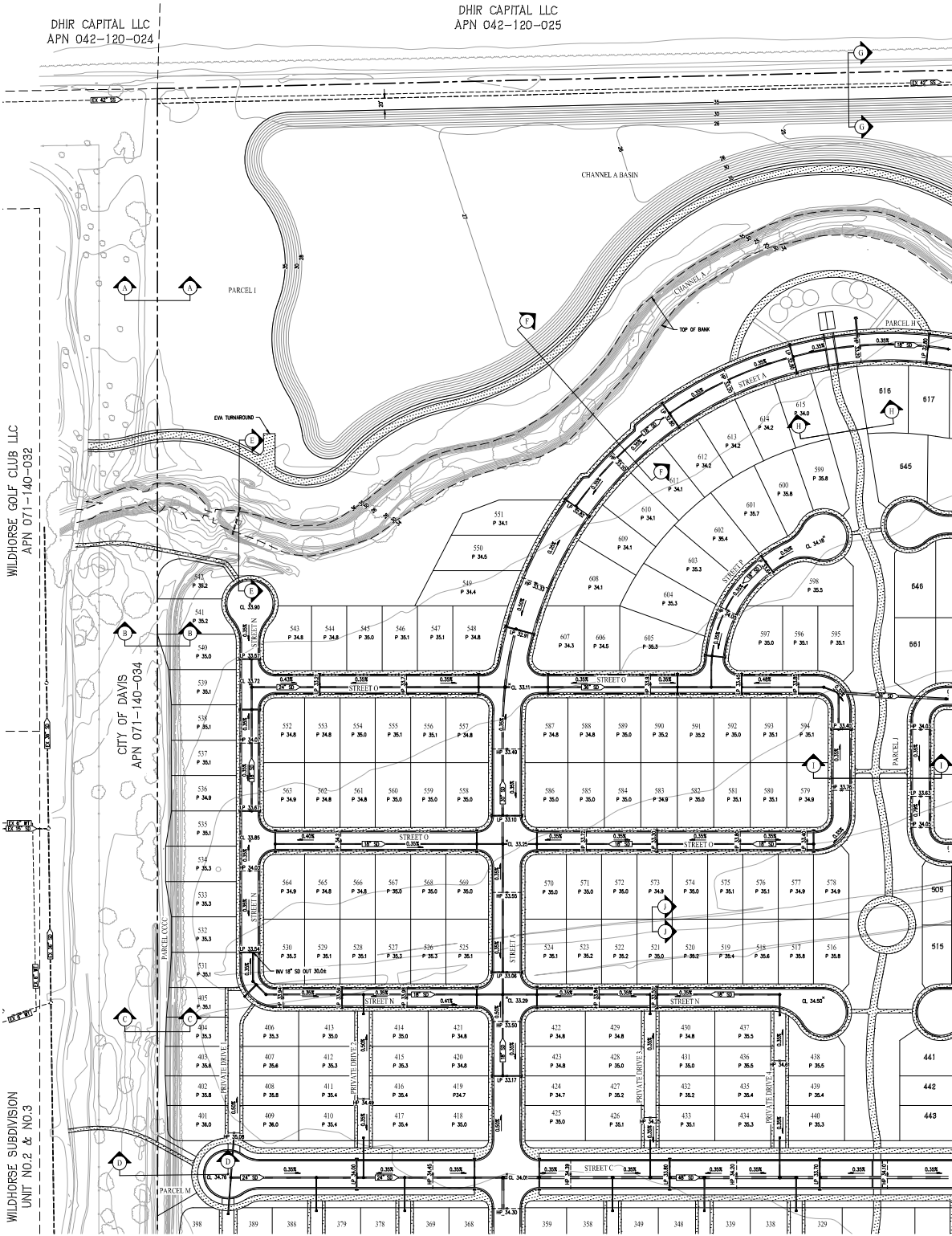
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SHEET NO.
8
OF 29 SHEETS



SHEET INDEX

NOTE:
SEE SHEETS 13-14 FOR GRADING CROSS-SECTIONS.



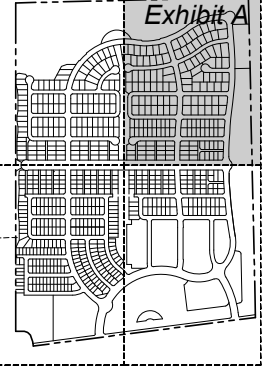
MATCHLINE - SEE SHEET 12

NORTH WEST PRELIMINARY GRADING & DRAINAGE PLAN WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: APRIL 23, 2026



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CIVIL ENGINEERS SURVEYORS PLANNERS
PROJECT NO. 2022-0022
PHONE 925-444-4444
SHEET NO. 9 OF 28 SHEETS



SHEET INDEX

NOTE:
SEE SHEETS 13-14 FOR GRADING CROSS-SECTIONS.

GILL FARM TRUST
APN 042-120-029

MARIANI NUT COMPANY
APN 071-130-002

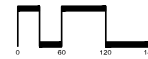
DHIR CAPITAL LLC
APN 042-120-025



MATCHLINE - SEE SHEET 11

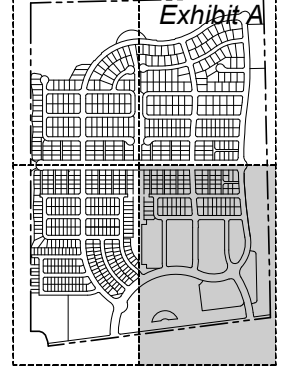
NORTH EAST
PRELIMINARY GRADING
& DRAINAGE PLAN
WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: APRIL 23, 2026



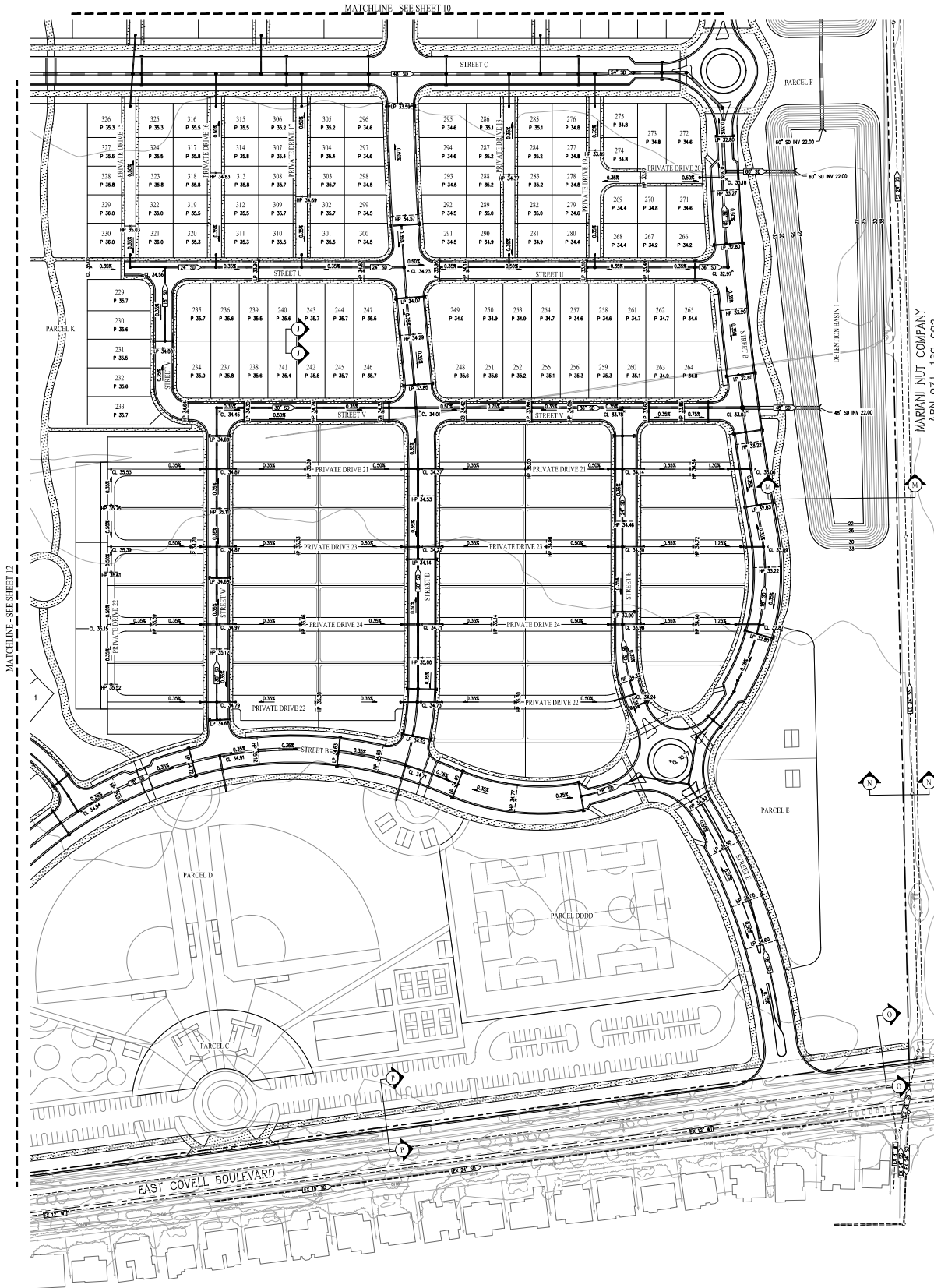
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SHEET NO.
10
OF 29 SHEETS



SHEET INDEX

NOTE:
SEE SHEETS 13-14 FOR GRADING CROSS-SECTIONS.



SOUTH EAST
PRELIMINARY GRADING
& DRAINAGE PLAN
WILLOWGROVE

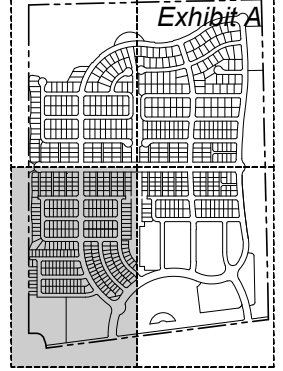
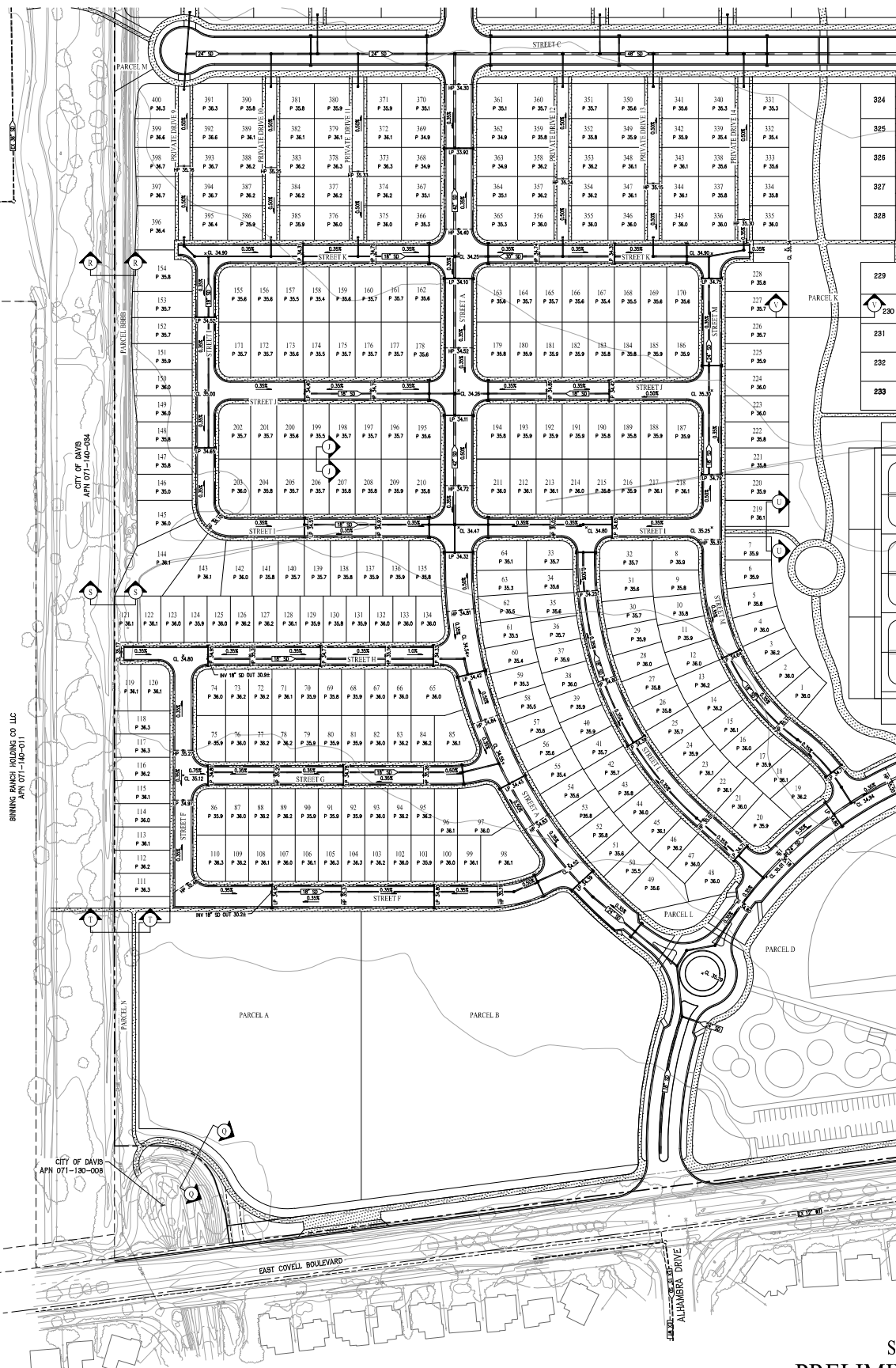
CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: APRIL 23, 2026



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SHEET NO.
11
OF 29 SHEETS

MATCHLINE - SEE SHEET 9

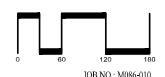


NOTE:
SEE SHEETS 13-14 FOR GRADING CROSS-SECTIONS.

MATCHLINE - SEE SHEET 11

SOUTH WEST PRELIMINARY GRADING & DRAINAGE PLAN WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: APRIL 23, 2026

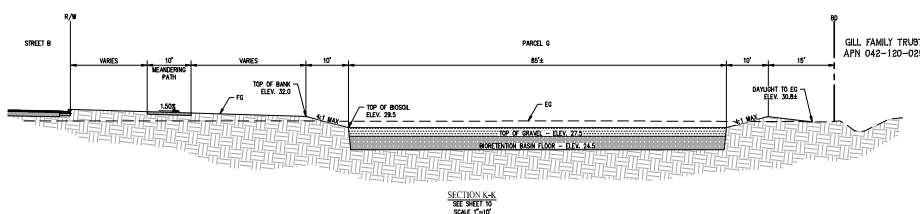
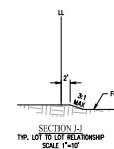
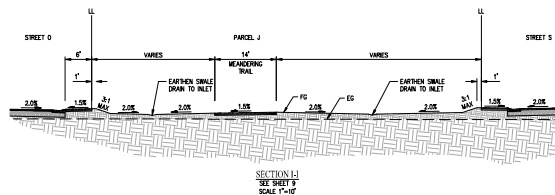
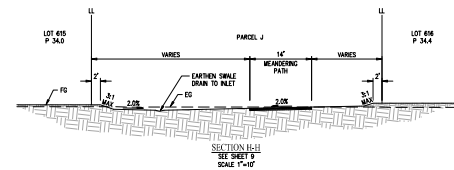
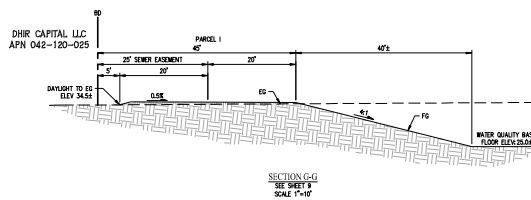
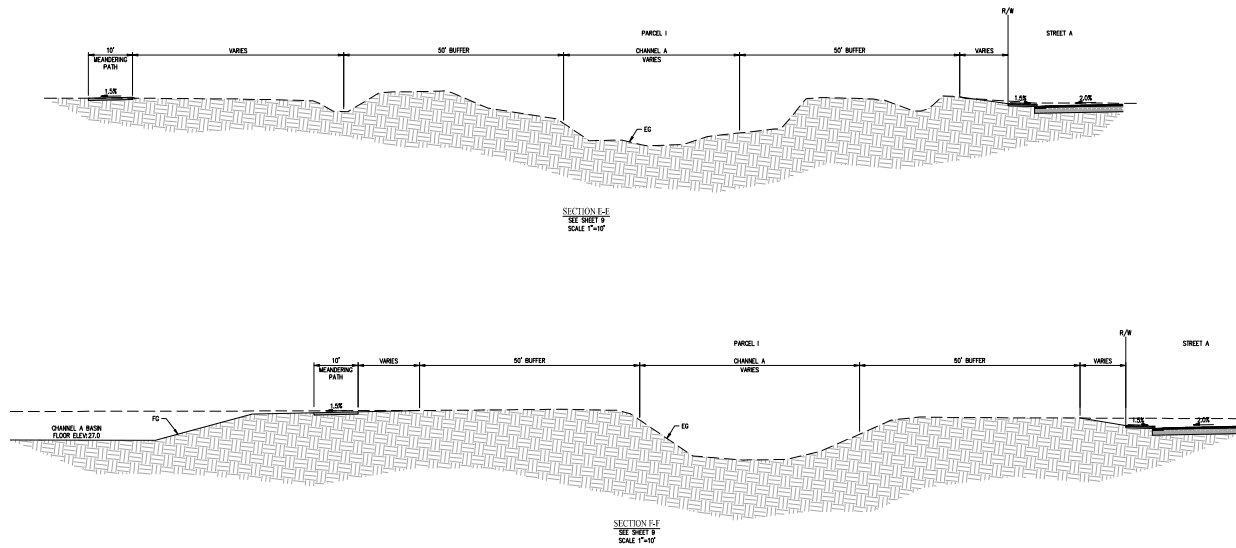
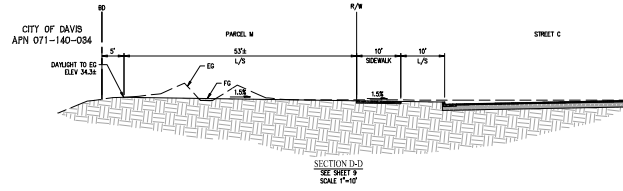
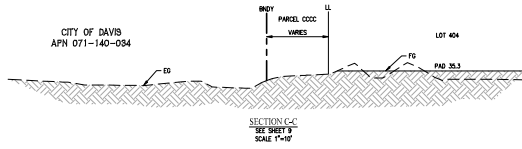
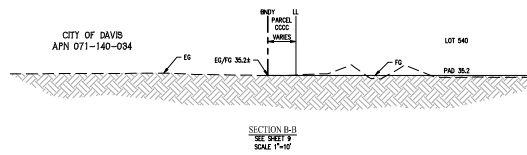
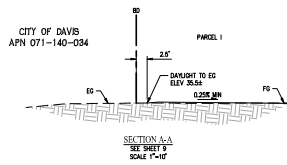




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SHEET NO.
12
OF 29 SHEETS



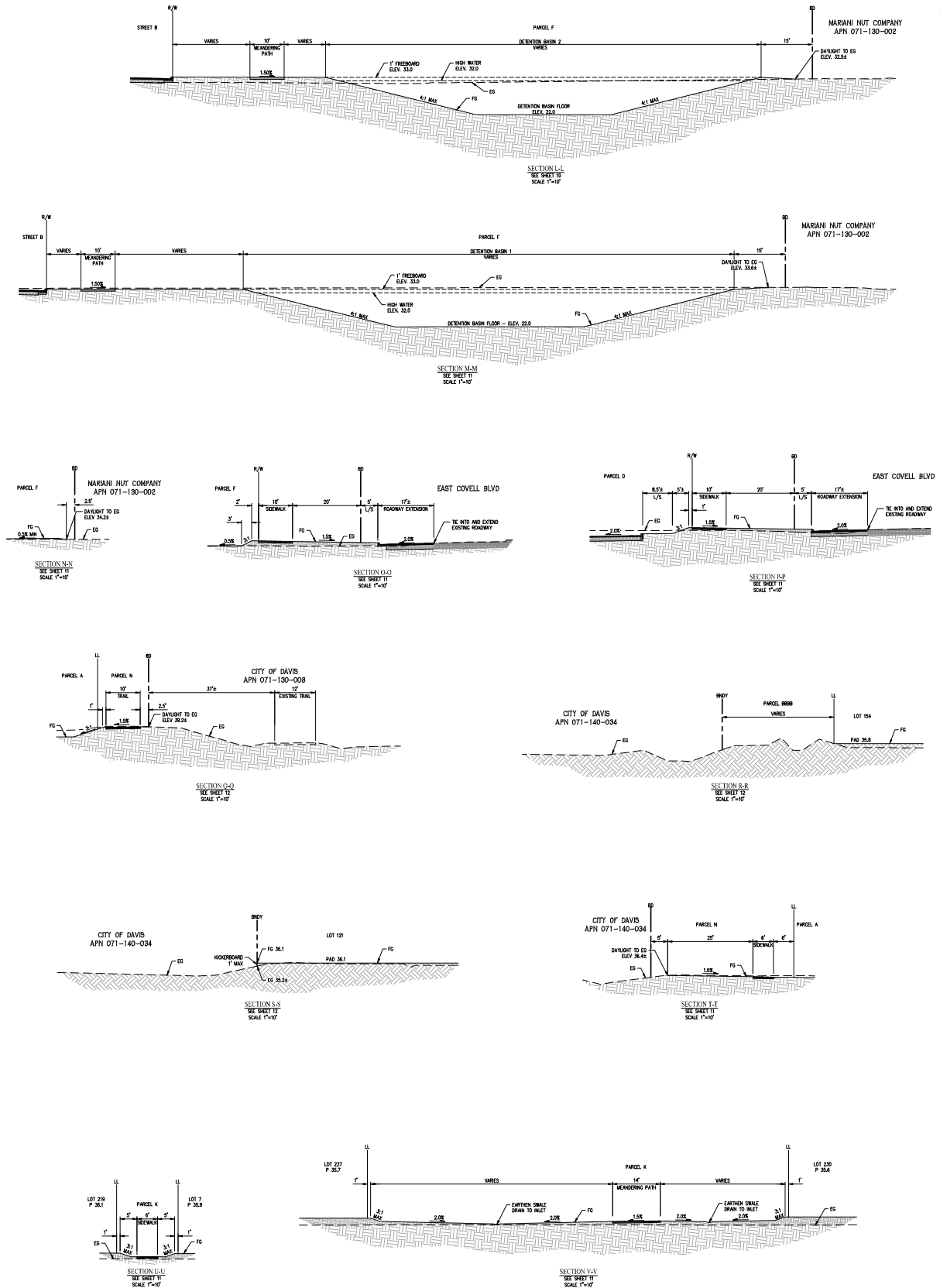
PRELIMINARY GRADING SECTIONS WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: NO SCALE DATE: APRIL 23, 2026



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SHEET NO.
13
OF 28 SHEETS



PRELIMINARY GRADING SECTIONS WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: NO SCALE DATE: APRIL 23, 2026



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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
14
OF 28 SHEETS

DHR CAPITAL LLC
APN 042-120-024

DHR CAPITAL LLC
APN 042-120-025

WILLOWGROVE GOLF CLUB LLC
APN 071-140-028

WILLOWGROVE SUBDIVISION UNIT
APN 071-140-028

CITY OF DAVIS
APN 071-140-028

BIRNING BANCH HOLDING CO LLC
APN 071-140-011

CITY OF DAVIS
APN 071-130-008

GILL FARM TRUST
APN 042-120-029

MARIANI NUT COMPANY
APN 071-130-002

LEGEND

	PHASE BOUNDARY		STORM DRAIN LINE		EXISTING STORM DRAIN LINE
	STORM DRAIN LINE		EXISTING WATER LINE		EXISTING SANITARY SEWER LINE
	WATER LINE		EXISTING WATER LINE		EXISTING WATER LINE

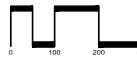
NOTES

1. THE PHASING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

UTILITY PHASING PLAN
WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA

SCALE: 1" = 100' DATE: APRIL 23, 2026



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SHEET NO.
15
OF 28 SHEETS

JOB NO.: M086-010

DHR CAPITAL LLC
APN 042-120-025

DHR CAPITAL LLC
APN 042-120-024

GILL FARM TRUST
APN 042-120-029

MARIANI NUT COMPANY
APN 071-190-002

BINNING RANCH HOLDING CO LLC
APN 071-140-011

CITY OF DAVIS
APN 071-130-008

WILLOWGROVE GOLF CLUB LLC
APN 071-140-028

WILLOWGROVE SUBDIVISION UNIT
NO. 2 & NO. 3



UTILITY PHASING PLAN
WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: APRIL 23, 2026

LEGEND

PHASE BOUNDARY	STORM DRAIN LINE	EXISTING STORM DRAIN LINE
SANITARY SEWER LINE	EXISTING SANITARY SEWER LINE	
WATER LINE	EXISTING WATER LINE	

NOTES

1. THE PHASING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

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SAN: RANDON ROBINSON, LIC. 00281-RIR-0022 (0915) 788-4444 WWW.CBGANDCO.COM

SURVEYORS PLANNERS

SHEET NO. 16 OF 28 SHEETS

JOB NO.: M086-010

DHR CAPITAL LLC
APN 042-120-024-000

DHR CAPITAL LLC
APN 042-120-025

GILL FAN TRUST
APN 042-120-029

MARIAN NUT COMPANY
APN 071-130-006

WILDCORSE GOLF CLUB LLC
APN 071-140-001

WILDCORSE SUBDIVISION UNIT NO. 2 & NO. 3
APN 071-140-004

BIRNING BANCH HOLDING CO. LLC
APN 071-140-011

CITY OF DAVIS
APN 071-130-008

LEGEND

EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER

NOTES

1. PROPOSED UTILITIES ARE SHOWN FOR PRELIMINARY
AND SUBJECT TO CHANGE DURING FINAL DESIGN.

PRELIMINARY SEWER PLAN

WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA

SCALE: 1" = 100' DATE: APRIL 23, 2026



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PLANNERS

SHEET NO.
17
OF 29 SHEETS

DHR CAPITAL LLC
APN 042-120-024

DHR CAPITAL LLC
APN 042-120-025

GILL FAN TRUST
APN 042-120-029

MARIAN NUT COMPANY
APN 071-130-002

WILLOWGROVE GOLF CLUB LLC
APN 071-140-022

WILLOWGROVE SUBDIVISION UNIT NO. 2 & NO. 3
CITY OF DAVIS
APN 071-140-034

BIRNING RANCH HOLDING CO. LLC
APN 071-130-011

CITY OF DAVIS
APN 071-130-008

LEGEND

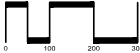
- EXISTING POTABLE WATER
- PROPOSED POTABLE WATER

NOTES

1. PROPOSED UTILITIES ARE SHOWN FOR PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. FINAL MANHOLE SIZES, VALVE LOCATIONS, WATER METER, BACKFLOW PREVENTER, DOUBLE CHECK DETENTION VALVE, PROTECTION ASSEMBLY, GREASE TRAP, TRANSFORMER & FIRE HYDRANT LOCATIONS TO BE DETERMINED.

PRELIMINARY
POTABLE WATER PLAN
WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: APRIL 23, 2026



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SHEET NO.
18
OF 28 SHEETS

DHR CAPITAL LLC
APN 042-180-024

DHR CAPITAL LLC
APN 042-180-025

GILL FAN TRUST
APN 042-180-029

MARIAN NUT COMPANY
APN 071-130-006

WILLOW GROVE CLUB LLC
APN 071-140-028

WILLOW GROVE SUBDIVISION UNIT
NO. 2 & 3

CITY OF DAVIS
APN 071-140-034

BIRNING BANCHE HOLDING CO. LLC
APN 071-140-011

CITY OF DAVIS
APN 071-130-008

DMA 3

DMA 2

DMA 1

TCM 1

PRELIMINARY STORMWATER CONTROL PLAN WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA

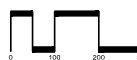
SCALE: 1" = 100' DATE: APRIL 23, 2026

LEGEND

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- DRAINAGE MANAGEMENT AREA BOUNDARY
- DMA 1
- TCM 1

NOTES

1. THE STORMWATER CONTROL PLAN SHALL BE IN COMPLIANCE WITH THE CITY OF DAVIS MANUAL OF STANDARD QUALITY CONTROL STANDARDS FOR NEW DEVELOPMENT AND REDEVELOPMENT, DATED JUNE 2008.



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SHEET NO.
19
OF 29 SHEETS

DHR CAPITAL LLC
APN 042-120-024

DHR CAPITAL LLC
APN 042-120-025

GILL FARM TRUST
APN 042-120-029

MARIANI NUT COMPANY
APN 071-190-002

WILLOWGROVE GOLF CLUB LLC
APN 071-140-023

WILLOWGROVE SUBDIVISION UNIT
APN 071-140-024

BIRNING BANCH HOLDING CO LLC
APN 071-140-011

CITY OF DAVIS
APN 071-130-008

LEGEND

PROJECT BOUNDARY
PHASE 2 BACKBONE

NOTES

1. THE PHASING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.



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CIVIL ENGINEERS
SURVEYORS
PLANNERS

SHEET NO.
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OF 28 SHEETS

PHASE 2 BACKBONE PHASING PLAN WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: APRIL 23, 2026

JOB NO.: M086-010



DHR CAPITAL LLC
APN 042-120-024

WILLOWGROVE CLUB LLC
APN 071-140-028

WILLOWGROVE SUBDIVISION UNIT
APN 071-140-028

CITY OF DAVIS
APN 071-140-028

BIRNING BUNCH HOLDING CO LLC
APN 071-140-011

CITY OF DAVIS
APN 071-130-008

GILL FARM TRUST
APN 042-120-029

MARIANI NUT COMPANY
APN 071-130-002



DHIR CAPITAL LLC
APN 042-120-024

WILLOWGROVE GOLF CLUB LLC
APN 071-140-023

WILLOWGROVE SUBDIVISION UNIT
APN 071-140-024

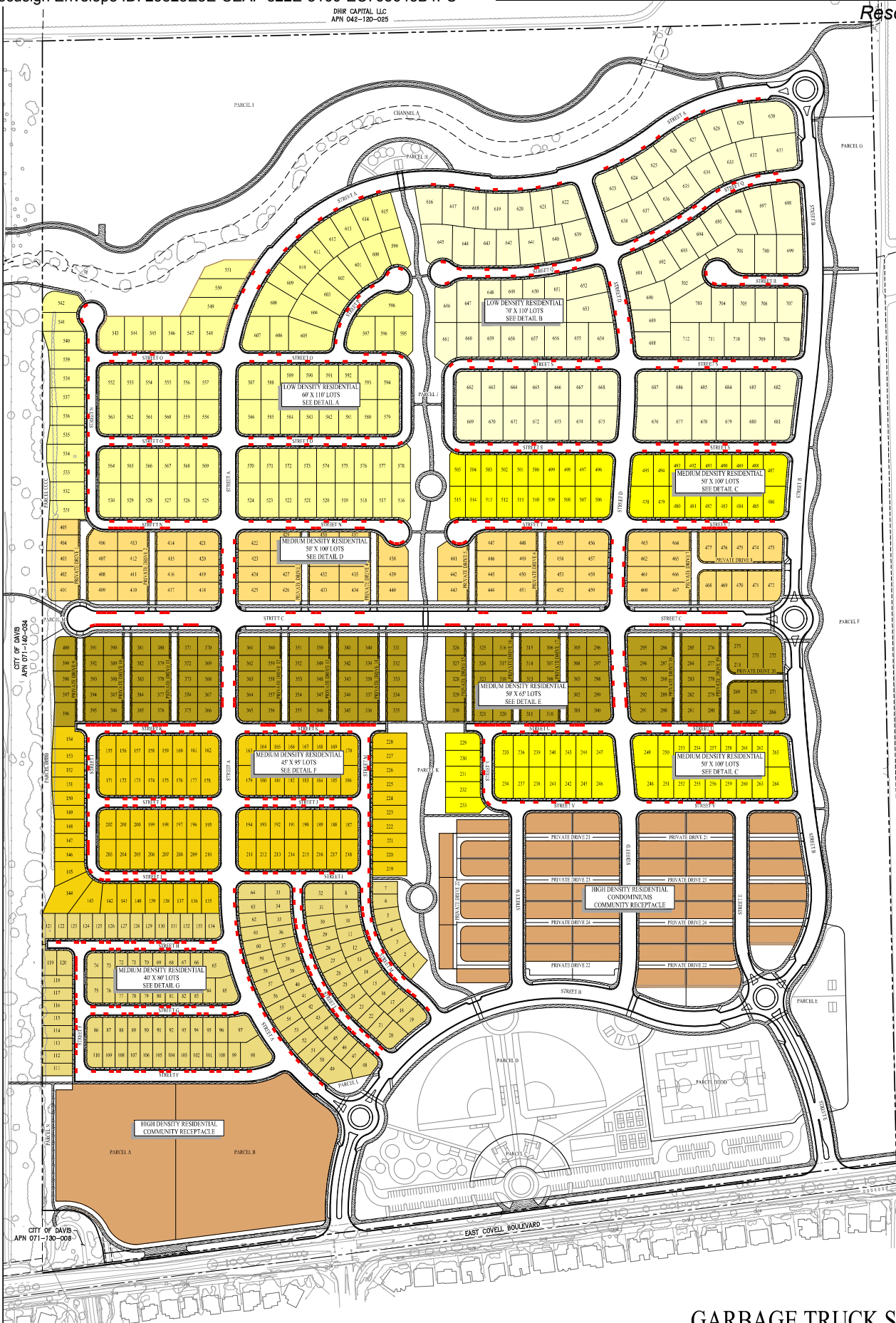
CITY OF DAVIS
APN 071-140-024

BIRNING BUNCH HOLDING CO LLC
APN 071-140-011

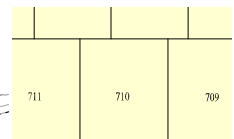
CITY OF DAVIS
APN 071-130-008

GILL FARM TRUST
APN 042-120-029

MARIANI NUT COMPANY
APN 071-130-002



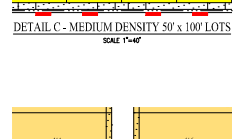
DETAIL A - LOW DENSITY 60' x 110' LOTS
SCALE 1"=40'



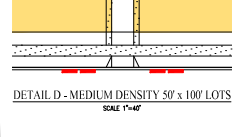
DETAIL B - LOW DENSITY 70' x 110' LOTS
SCALE 1"=40'



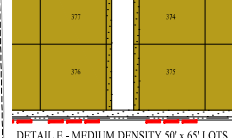
DETAIL C - MEDIUM DENSITY 50' x 100' LOTS
SCALE 1"=40'



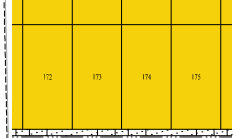
DETAIL D - MEDIUM DENSITY 50' x 100' LOTS
SCALE 1"=40'



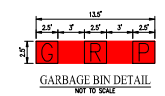
DETAIL E - MEDIUM DENSITY 50' x 65' LOTS
SCALE 1"=40'



DETAIL F - MEDIUM DENSITY 45' x 95' LOTS
SCALE 1"=40'



DETAIL G - MEDIUM DENSITY 40' x 80' LOTS
SCALE 1"=40'



GARBAGE BIN DETAIL
NOT TO SCALE

LEGEND

- GARBAGE RECEPTACLE (2.5' x 2.5')
- RECYCLING RECEPTACLE (2.5' x 2.5')
- GREEN WASTE RECEPTACLE (2.5' x 2.5')
- PROPOSED RIGHT OF WAY
- PROPOSED TOP OF CURB
- 3 RECEPTACLES

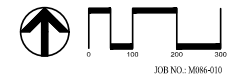
NOTES

1. RECEPTACLES ARE ASSUMED TO BE A MAXIMUM OF 2.5' x 2.5'.
2. DRIVEWAYS SHOWN ARE FOR PLANNING PURPOSES ONLY.

GARBAGE TRUCK SERVICE PLAN

WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: APRIL 23, 2026



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24
OF 29 SHEETS

DHR CAPITAL LLC
APN 042-120-024

DHR CAPITAL LLC
APN 042-120-025

GILL FARM TRUST
APN 042-120-029

WILHORSE GOLF CLUB LLC
APN 071-140-023

WILHORSE SUBDIVISION UNIT NO.2 & NO.3
CITY OF DAVIS
APN 071-140-034

BINNING RANCH HOLDING CO LLC
APN 071-140-011

CITY OF DAVIS
APN 071-130-008

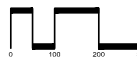
MARIANI NUT COMPANY
APN 071-130-002

LEGEND
SU ACCESS ONLY
WB-50 AND SU ACCESS

TURNING RADIUS EXHIBIT

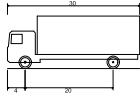
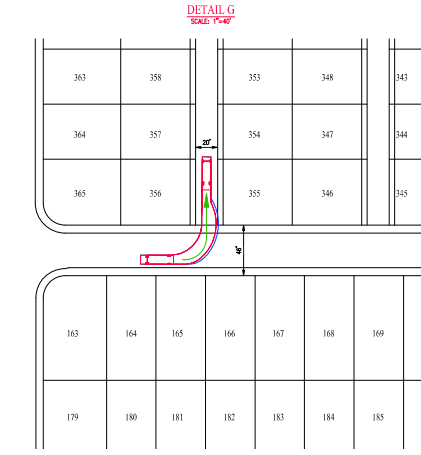
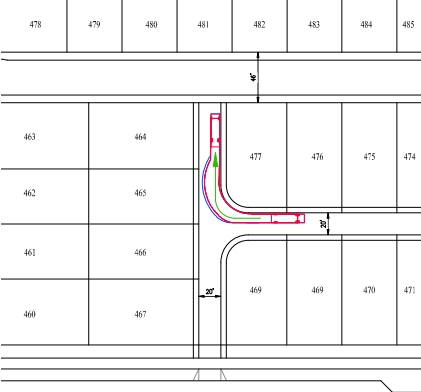
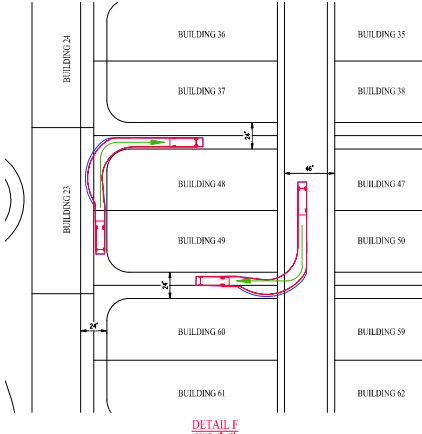
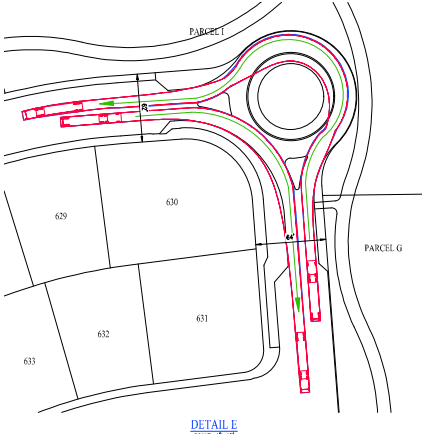
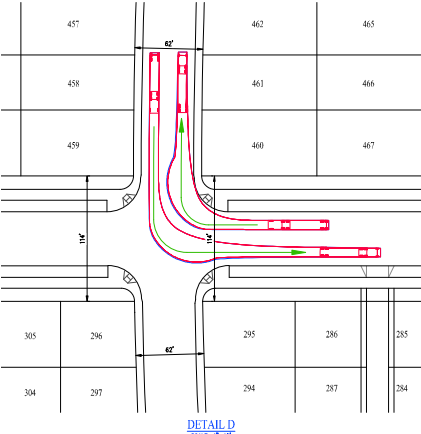
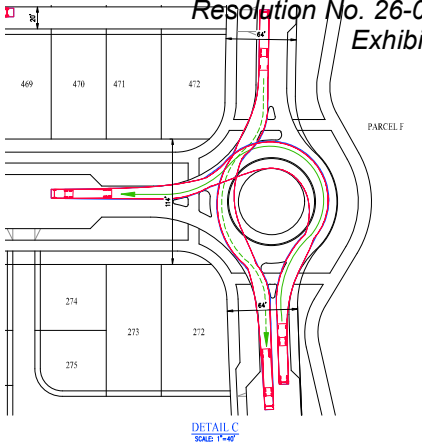
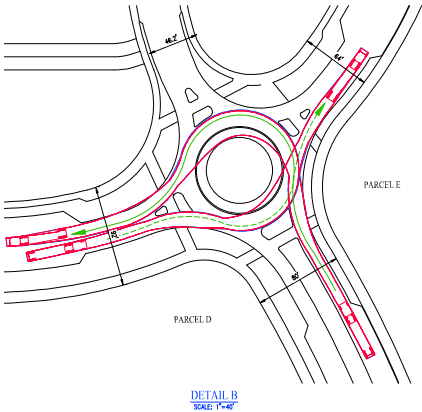
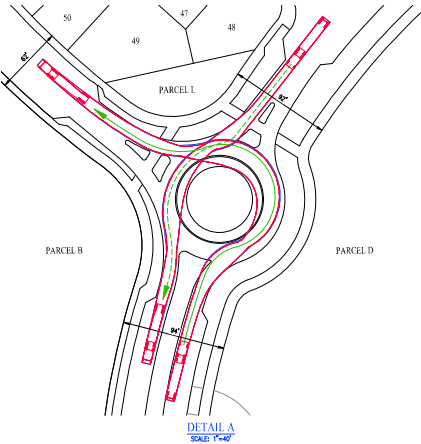
WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: APRIL 23, 2026

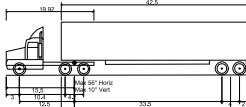


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SHEET NO.
25
OF 28 SHEETS

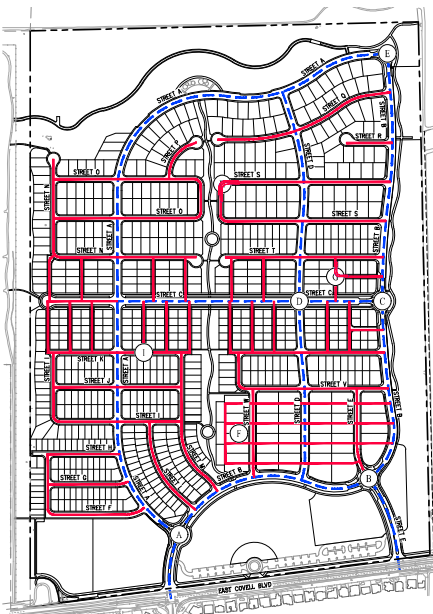


SU - Single Unit Truck
Overall Length 30,000ft
Overall Width 8,000ft
Overall Body Height 11,281ft
Min Body Ground Clearance 1,367ft
Track Width 8,000ft
Lock-to-lock time 5.25s
Max Steering Angle (Virtual) 31.70°



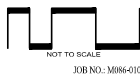
WB-50 - Intermediate Semi-Trailer
Overall Length 55,000ft
Overall Width 8,500ft
Overall Body Height 12,052ft
Min Body Ground Clearance 1,334ft
Track Width 8,500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 17.90°

LEGEND
SU ACCESS ONLY
WB-50 AND SU ACCESS
INDICATES PATH OF TRAVEL

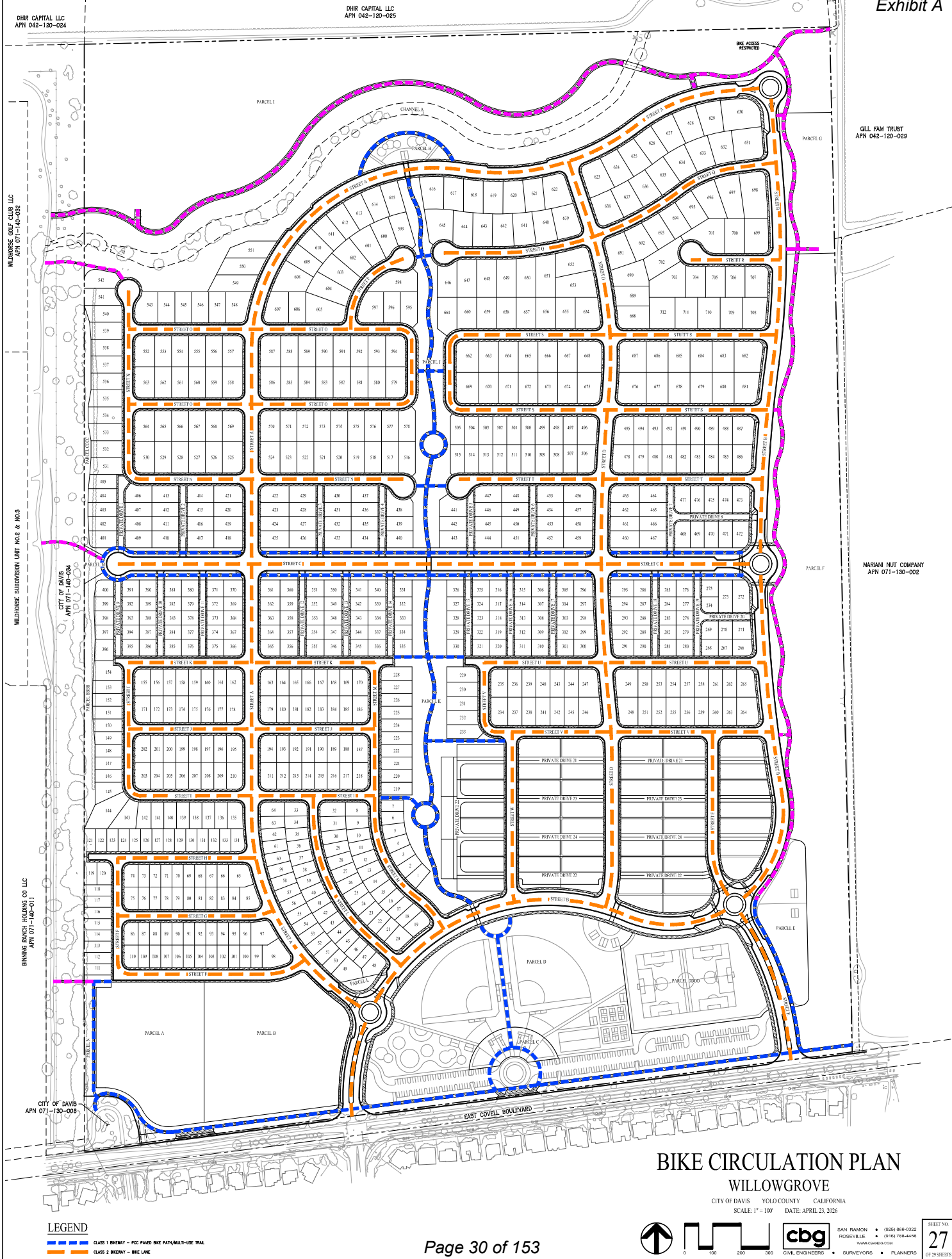


TURNING RADIUS DETAILS
WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: NO SCALE DATE: APRIL 23, 2026



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SHEET NO. 26 OF 28 SHEETS

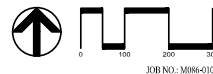


LEGEND
 CLASS 1 BIKWAY - PAVED PATH/MULTI-USE TRAIL
 CLASS 2 BIKWAY - BIKE LANE
 CLASS 3 BIKWAY - BIKE LINE
 GRAVEL UNPAVED TRAIL

BIKE CIRCULATION PLAN

WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA
 SCALE: 1" = 100' DATE: APRIL 23, 2026



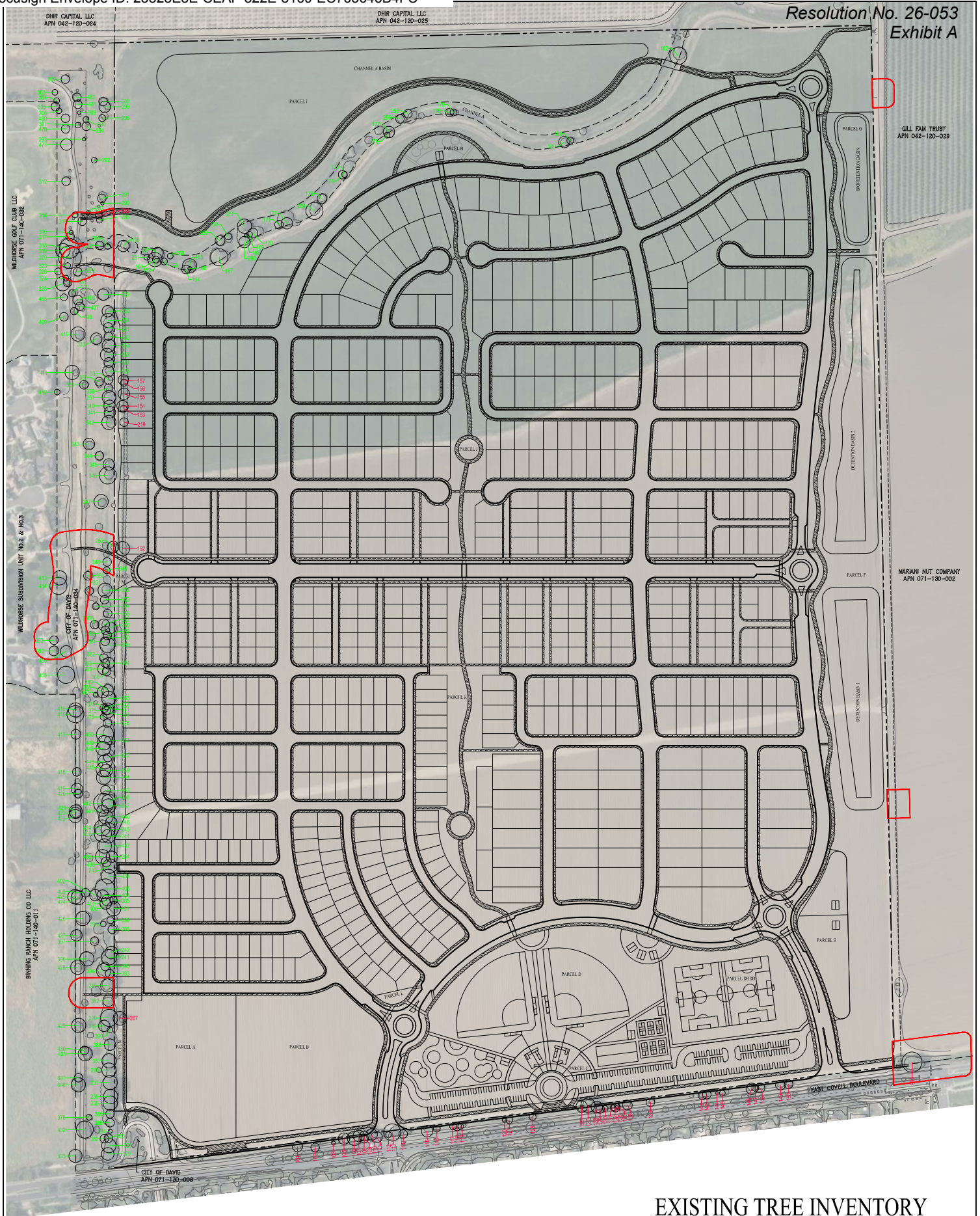
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SHEET NO.
27
OF 28 SHEETS

JOB NO.: M086-010



LEGEND

- PROJECT BOUNDARY
- OFFSITE STUDY AREA (SEE NOTE 3)
- EXISTING TREE TO PRESERVE
- EXISTING TREE TO REMOVE

NOTES

1. ALL TREES INSIDE AREAS EXPECTING IMPROVEMENTS ARE MARKED FOR REMOVAL.
2. ALL TREES OUTSIDE AREAS EXPECTING IMPROVEMENTS ARE MARKED FOR PRESERVATION.
3. OFFSITE STUDY AREA BASED ON WILLOWGROVE PROJECT BIOLOGICAL RESOURCES ASSESSMENT PREPARED BY HELIX ENVIRONMENTAL PLANNING DATED APRIL 2025.

EXISTING TREE INVENTORY
WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA

SCALE: 1" = 100' DATE: APRIL 23, 2026



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SHEET NO.
28
OF 28 SHEETS

ONSITE STUDY AREA									
TREE NO.	COMMON NAME	MULTI-STEMS (IN)	TOTAL DBH (IN)	DLR (FT)	STRUCTURE	VIGOR	REMOVE		
101	GOLDEN RAIN	8.6, 7.7, 6.9, 6.8	18	25	FAIR	FAIR	YES		
102	GOLDEN RAIN	7.9, 6.5, 4.8	15	20	FAIR	FAIR	YES		
103	GOLDEN RAIN	5.9	7	18	FAIR	FAIR	YES		
105	GOLDEN RAIN	7.3, 7.2, 4.5, 4.2, 3.3, 3.2, 2	20	25	FAIR	FAIR-POOR	YES		
106	TREE OF HEAVEN	30, 30, 30	25	45	FAIR	FAIR-POOR	YES		
107	TREE OF HEAVEN	7.5, 3.3, 3.3	20	23	FAIR	FAIR	YES		
108	TREE OF HEAVEN	13.1, 8.8, 7.8, 4.8, 4.4, 4.3, 3.8, 3.2	17	35	FAIR	FAIR-POOR	YES		
109	COAST LIVE OAK	11.9	15	25	FAIR	FAIR	YES		
110	TREE OF HEAVEN	12.9	20	35	FAIR	FAIR-POOR	YES		
111	GOLDEN RAIN	10.1, 11.1, 10.1	20	25	FAIR-POOR	FAIR-POOR	YES		
112	UNKNOWN	7.1, 6.9, 6.8	10	30	FAIR	FAIR	YES		
113	CHINESE ELM	6.2, 7.5, 7.4, 4	30	30	FAIR	FAIR-POOR	YES		
114	GOLDEN RAIN	7.7, 5.8, 5.3, 4.8	15	25	FAIR	FAIR-POOR	YES		
115	CHINESE ELM	8.2, 7.7, 6.8, 5.5, 4, 4	20	30	FAIR	FAIR-POOR	YES		
116	TREE OF HEAVEN	6.2, 5.9	12	24	FAIR	FAIR-POOR	YES		
117	BROADFORD PEAR	5, 4, 3.9	12	25	FAIR	FAIR-POOR	YES		
118	GOLDEN RAIN	5.8, 5.7	15	15	FAIR	FAIR	YES		
119	GOLDEN RAIN	5.1	10	12	FAIR	FAIR	YES		
120	GOLDEN RAIN	5.7, 4.4	7	15	FAIR	FAIR-POOR	YES		
121	GOLDEN RAIN	8.1, 6.1, 5.1, 5	12	17	FAIR	FAIR-POOR	YES		
125	GOLDEN RAIN	6.3, 6.2, 5.2, 5.1, 4.2	12	15	FAIR	FAIR-POOR	YES		
126	COMMON HACKBERRY	9.4, 8.9, 7.3, 3.5	20	35	FAIR	FAIR	YES		
127	CHINESE ELM	19.2, 18.6, 11.5, 7, 6	25	40	FAIR	FAIR-POOR	YES		
128	GOLDEN RAIN	8.5, 6.9	20	20	FAIR	FAIR-POOR	YES		
129	GOLDEN RAIN	5.4	15	25	FAIR	FAIR	YES		
130	GOLDEN RAIN	5, 4.8, 4.1, 4	10	20	FAIR	FAIR-POOR	YES		
131	GOLDEN RAIN	6.1	10	15	FAIR	FAIR	YES		
132	GOLDEN RAIN	6.5, 5.4, 5.1	15	24	FAIR	FAIR-POOR	YES		
135	GOLDEN RAIN	5.4, 1.4	10	15	FAIR	FAIR	YES		
136	GOLDEN RAIN	5.8, 4.9	6	20	FAIR	FAIR	YES		
138	GOLDEN RAIN	5.8, 5.4, 5.1	17	25	FAIR	FAIR-POOR	YES		
139	GOLDEN RAIN	7.5, 3.29, 2.8, 2.8	15	20	FAIR-POOR	FAIR-POOR	YES		
141	GOLDEN RAIN	8.3, 6.8, 6, 5.7	15	25	FAIR	FAIR	YES		
142	GOLDEN RAIN	8.1, 7.7, 7	15	25	FAIR	FAIR	YES		
144	GOLDEN RAIN	5.1	5	20	FAIR-POOR	FAIR	YES		
145	GOLDEN RAIN	5	10	20	FAIR-POOR	FAIR-POOR	YES		
146	GOLDEN RAIN	7.7, 6.9, 5.6, 3.8, 3	20	30	FAIR	FAIR-POOR	YES		
147	GOLDEN RAIN	6.8, 5.1, 3, 3	12	30	FAIR	FAIR	YES		
148	GOLDEN RAIN	10.1, 8, 8	17	30	FAIR	FAIR	YES		
149	GOLDEN RAIN	9.1	10	20	FAIR	FAIR	YES		
150	GOLDEN RAIN	6.4, 6.2	15	20	FAIR-POOR	FAIR-POOR	YES		
151	BLACK WALNUT	12.1, 12, 11	25	25	FAIR	FAIR-POOR	NO		
152	BLACK WALNUT	11.2, 7.4, 7.3, 6.8	25	30	FAIR	FAIR-POOR	YES		
153	BLACK WALNUT	7.7	12	25	FAIR	FAIR	YES		
154	BLACK WALNUT	6.2, 6.2, 6.1	20	25	GOOD-FAIR	FAIR	YES		
155	UNKNOWN	7.4	20	20	GOOD-FAIR	FAIR	YES		
156	BLACK WALNUT	8.1	12	15	FAIR	FAIR	YES		
157	BLACK WALNUT	12.7	18	25	GOOD-FAIR	FAIR	YES		
159	UNKNOWN	10.3, 10.1, 10	20	40	GOOD-FAIR	FAIR	NO		
161	WILLOW	6.2, 5, 3	25	25	FAIR-POOR	FAIR-POOR	NO		
162	WILLOW	6.1, 4.2, 4, 3	12	20	FAIR	FAIR-POOR	NO		
163	ASH	7.8, 5.7, 5, 3	12	20	GOOD-FAIR	FAIR	NO		
164	BLACK WALNUT	10.4, 6.9	15	20	FAIR	FAIR	NO		
165	ASH	10.2, 9.5, 9, 9	25	25	FAIR-POOR	FAIR-POOR	NO		
166	ASH	5.9	7	23	FAIR	FAIR	NO		
167	COTTONWOOD	24.2, 22, 20.1, 20	30	50	FAIR-POOR	FAIR-POOR	NO		
168	ASH	5.8, 3	7	20	FAIR	FAIR	NO		
169	ASH	11.8	10	30	FAIR	FAIR	NO		
170	ASH	10.2, 10.1	17	30	FAIR	FAIR	NO		
171	ASH	8.4, 8.4	15	27	GOOD-FAIR	FAIR	NO		
172	ASH	11.2, 4	10	25	FAIR	FAIR	NO		
173	WILLOW	8.6, 7.2	17	25	FAIR	FAIR	NO		
174	COTTONWOOD	8.8, 8.8, 6.5, 6	15	47	FAIR-POOR	FAIR-POOR	NO		
175	COTTONWOOD	9.9	10	27	FAIR	FAIR	NO		
176	ASH	10.2	10	25	GOOD-FAIR	FAIR	NO		
177	ASH	9.2	20	25	GOOD-FAIR	FAIR	NO		
178	ASH	10.2, 9.7	15	25	FAIR-POOR	FAIR-POOR	NO		
179	ASH	5.6, 4, 4, 3.5	12	25	FAIR	FAIR	NO		
180	COTTONWOOD	24	20	30	FAIR	FAIR-POOR	NO		
181	COTTONWOOD	11	12	25	FAIR	FAIR	NO		
182	ASH	18.4, 18.8, 8.5, 8.3, 7	30	30	FAIR	FAIR	NO		
206	BLACK WALNUT	13.7, 13, 10	20	25	FAIR-POOR	FAIR-POOR	NO		
219	BLACK WALNUT	5.8, 5.7	15	15	FAIR	FAIR	YES		
231	CHINESE TALLOW	6	10	20	FAIR	FAIR	NO		
234	WILLOW	13	30	25	FAIR-POOR	FAIR-POOR	NO		
235	BLACK WALNUT	30.4	25	40	FAIR	FAIR	NO		
236	BLACK WALNUT	22.6, 19.8	25	40	FAIR	FAIR	NO		
237	BLACK WALNUT	24.2, 20.6, 18.3	25	40	FAIR	FAIR	NO		
238	BLACK WALNUT	24.5, 19.5	25	40	FAIR	FAIR	NO		
239	BLACK WALNUT	36, 28.7	30	45	FAIR	FAIR-POOR	NO		
241	ENGLISH WALNUT	18.4, 12.6, 12.5, 12.4	27	40	FAIR	FAIR	NO		
242	BLACK WALNUT	12.8, 10.8, 9.7, 8, 5.3	20	25	FAIR-POOR	FAIR-POOR	NO		
243	BLACK WALNUT	10.6, 10.4, 9, 9, 7.4	25	20	FAIR	FAIR-POOR	NO		
244	BLACK WALNUT	25.8, 17.4, 14.4	24	40	FAIR	FAIR	NO		
245	BLACK WALNUT	12.4, 12, 11.3	25	40	GOOD-FAIR	FAIR	NO		
246	BLACK WALNUT	5.3, 5.2, 4.2, 4.1, 4	20	35	FAIR	FAIR	NO		
247	BLACK WALNUT	12.6, 9.9	25	35	FAIR	FAIR	NO		
248	BLACK WALNUT	11.4, 9.9	25	20	FAIR	FAIR-POOR	NO		
249	BLACK WALNUT	12.2, 10.8	22	25	FAIR-POOR	FAIR-POOR	NO		
250	BLACK WALNUT	13.1, 13.1, 11.1, 9.5, 8.2	27	40	FAIR	FAIR	NO		
251	BLACK WALNUT	16.7, 16.2, 10.4	24	35	FAIR	FAIR	NO		
252	BLACK WALNUT	21.1	23	32	FAIR	FAIR	NO		
253	BLACK WALNUT	24.4	23	30	FAIR	FAIR	NO		
254	BLACK WALNUT	23.6	25	35	FAIR	FAIR	NO		
255	ASH	12.7, 10.9	15	20	FAIR-POOR	POOR	NO		
256	CALIFORNIA DATE PALM	26	15	30	GOOD-FAIR	GOOD-FAIR	NO		
257	ASH	20.4, 16.5, 11.2	25	35	FAIR-POOR	FAIR-POOR	NO		
258	ASH	16, 8.4	12	25	FAIR-POOR	FAIR-POOR	NO		
259	COTTONWOOD	11.9, 10, 6.1	17	33	FAIR	FAIR-POOR	NO		
260	ASH	7.2, 5.9, 5.8	10	25	FAIR	FAIR-POOR	NO		
261	ASH	15, 14, 8.5, 8, 7.6, 7, 4, 4, 4, 4	20	30	FAIR-POOR	FAIR-POOR	NO		
263	BLACK WALNUT	12, 11, 9.5	25	40	FAIR	FAIR-POOR	NO		
264	BLACK WALNUT	11, 10, 9, 7	20	20	FAIR	FAIR-POOR	NO		
265	OLIVE	11.3, 7, 5	13	20	FAIR	FAIR	NO		
266	CHINESE TALLOW	10.4, 14.3	15	25	FAIR	FAIR	NO		
267	BLACK WALNUT	12.2, 9.7, 8.5, 8.1	24	35	FAIR	FAIR	YES		
280	WILLOW	17, 15	20	25	POOR	POOR	NO		
280	SYCAMORE	6.2	6	30	FAIR	FAIR	NO		
291	BLACK WALNUT	10, 10, 9, 9	15	13	FAIR	FAIR-POOR	NO		
292	SYCAMORE	6.9, 4, 4	10	20	FAIR	FAIR-POOR	NO		
293	VALLEY OAK	5.1, 2.5	6	25	FAIR	FAIR	NO		
294	VALLEY OAK	7.2, 3.9	15	35	FAIR	FAIR	NO		
296	VALLEY OAK	14, 12	12	35	FAIR	FAIR	NO		
298	VALLEY OAK	6.2	10	35	FAIR	FAIR	NO		
299	VALLEY OAK	11, 11, 9, 8	20	35	FAIR	FAIR-POOR	NO		
300	VALLEY OAK	14, 8	15	40	FAIR	FAIR	NO		
302	VALLEY OAK	12	15	35	FAIR	FAIR	NO		
303	VALLEY OAK	6.2	10	20	FAIR	FAIR	NO		
304	VALLEY OAK	8.1, 5, 5	10	35	FAIR	FAIR	NO		
305	VALLEY OAK	10, 9.3	15	35	FAIR	FAIR	NO		
306	VALLEY OAK	10.6, 4, 4	10	35	FAIR	FAIR	NO		
307	VALLEY OAK	6.8	10	23	FAIR	FAIR	NO		
309	VALLEY OAK	5	6	20	FAIR	FAIR	NO		
312	SYCAMORE	10.4	15	30	GOOD-FAIR	GOOD-FAIR	NO		
318	WILLOW	28, 20, 20, 10	35	45	FAIR	FAIR-POOR	NO		
319	WILLOW	13, 10, 10, 9, 8	25	30	FAIR	FAIR-POOR	NO		
324	SYCAMORE	10.4, 6.9	10	30	GOOD-FAIR	FAIR	NO		
325	SYCAMORE	11.7	25	35	GOOD-FAIR	GOOD-FAIR	NO		
326	SYCAMORE	8	12	20	GOOD-FAIR	GOOD-FAIR	NO		
328	TOYON	5.3, 4, 3.5, rest 3	12	17	GOOD-FAIR	FAIR	NO		
329	BLACK WALNUT	17, 17, 16	20	45	FAIR	FAIR	NO		
330	ENGLISH WALNUT	10.1, 8, 7, 6.7, 6.6, 6.5	20	25	FAIR	FAIR	NO		
331	BLACK WALNUT	13.9, 11.3, 8	17	20	FAIR	FAIR	NO		
332	ENGLISH WALNUT	9, 9, 8, 6, 5	15	20	GOOD-FAIR	FAIR	NO		
333	VALLEY OAK	8.8, 5.1, 6, 5	20	35	FAIR	FAIR	NO		
334	BLACK WALNUT	15.4, 14.6, 8.9, 8.2	17	30	GOOD-FAIR	FAIR	NO		
335	BLACK WALNUT	21.3, 12.1	20	30	GOOD-FAIR	FAIR	NO		
336	BLACK WALNUT	6, 6, 5	15	15	POOR	POOR	NO		
337	VALLEY OAK	8, 7, 7, 6	30	30	FAIR	FAIR	NO		
338	BLACK WALNUT	6.5, 6.4, 6.1, 5, 4	15	17	FAIR	FAIR-POOR	NO		
339	COAST LIVE OAK	10, 5	15	20	GOOD-FAIR	FAIR	NO		

OFFSITE STUDY AREA									
TREE NO.	COMMON NAME	MULTI-STEMS (IN)	TOTAL DBH (IN)	DLR (FT)	STRUCTURE	VIGOR	REMOVE		
340	ENGLISH WALNUT	8.8, 8.5, 8.4, 5	20	20	FAIR	FAIR	NO		
341	BLACK WALNUT	13.1	20	25	FAIR	FAIR-POOR	NO		
342	BLACK WALNUT	8.9, 8.8	25	23	FAIR	FAIR-POOR	NO		
343	VALLEY OAK	12.5, 12, 9	20	35	FAIR	FAIR-POOR	NO		
344	VALLEY OAK	14, 5.5	15	25	FAIR	FAIR	NO		

EXHIBIT B

CONDITIONS OF APPROVAL

Willowgrove Planning Application (PA) #23-32: Vesting Tentative Subdivision Map (Large Lot) #02-26

PROJECT APPROVAL

1. **Large Lot Map Approval.** This approved tentative map for Willowgrove Tentative Large Lot Subdivision Map PA#23-32 shall expire in accordance with the time frames contained in City of Davis Ordinance No. 2689. The approval is for 21 (twenty-one) large lots.
2. **Indemnification.** The Applicant, to the fullest extent permitted by law, shall defend, indemnify, save and hold harmless the City of Davis, its officers, employees, or agents, with legal counsel of the City's choosing, from any and all claims, demands, causes of action, suits, actions, proceedings, costs, expenses, liability, judgment, awards, decrees, settlements, loss, damage or injury of any kind, claim in any manner arising out of or pertaining to the approval of the subdivision by the City of Davis, including but not limited to, approval of a condition of approval by the City. The City shall promptly notify the Applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter.
3. **Conditions of Approval.** The approved Tentative Map Exhibit shall govern the design and construction of the project. When exhibits and/or written conditions of approval are in conflict, the written conditions shall prevail, unless specifically stated in the conditions of approval. The fact that exhibits were included with City Staff Reports, or not appropriately corrected when signed by the department does not override and invalidate the approved written conditions of approval. All other plans, specifications, and information contained within the approved Exhibit shall be specifically applicable to the project and shall be construed as if directly stated within the conditions of approval. Unless otherwise expressly stated, the developer shall be solely responsible for satisfying each condition and each condition must be satisfied at the time listed in the condition. The agency and/or city department responsible for ensuring implementation of each condition is indicated within each condition.
4. **Final Map.** The final map incorporating all conditions of approval for this project shall be coordinated and submitted to the Public Works Department. All plans, including the final map, shall be coordinated for consistency prior to approval of the final map.
5. **Map Recordation.** Prior to approval of the recordation of the final map, all Conditions of Approval shall be completed to the satisfaction of the City of Davis Public Works Department or any other city departments or outside agencies as applicable.

- 6. No Development.** No development or improvement, including but not limited to grading, utilities, drainage, road improvements, is approved with this Large Lot Tentative Subdivision Map #02-26 (PA#23-32).

SUBDIVISION MAP

- 7. Easements.** The developer shall provide a flood easement, a drainage access and maintenance easement and a perimeter agricultural buffer easement to the City of Davis for the improvements to be constructed on Lot 1 and any other related portions of the minimum 100-foot wide portion of the agricultural buffer. Said easements will be for the purpose of ensuring compliance with Project requirements and maintaining functionality of the drainage corridor and Agricultural Buffer. Public access shall be discouraged in this area.
- 8. Irrevocable Offer of Dedication.** The subdivider shall offer an irrevocable offer of dedication (IOD) to the City of Davis for all future street right of way, including right of way for landscaping, and the list of Lettered Lots included below and as shown on the tentative map and in conformance with Exhibit A. Bonding is not required for the Final Large Lot Map.

A. Project applicant shall dedicate to the City: Lots D, E, H, F, G, I, J, K, L, M, N, BBBB, CCCC, and DDDD, in substantial conformance as depicted on the approved Vesting Tentative Subdivision Map and as follows.

- Lots D, E, H, and DDDD comprising approximately 19.2 acres shall be dedicated for city parks with park improvements constructed, subject to review and approval of the Parks and Community Services Department and Public Works Department, prior to acceptance of the lots by the City.
- Lots F, G, I, BBBB, and CCCC comprising approximately 45.4 acres shall be dedicated for city urban agricultural transition area with associated improvements constructed, subject to review and approval of the Community Development Department and Public Works Department, prior to acceptance of the lots by the City.
- Lots J, K, M, and N comprising approximately 8.7 acres shall be dedicated for city greenbelts with greenbelt improvements constructed, subject to review and approval of the Parks and Community Services Department and Public Works Department, prior to acceptance of the lots by the City.
- Lot L comprising approximately 0.09 acres shall be dedicated as landscape area with improvements constructed, subject to review and approval of the Public Works Department, prior to acceptance by the City.

- A 62-foot wide IOD from the eastern end of Street A to the eastern property line.
- A 114-foot wide IOD from the eastern end of Street C to the eastern property line.
- 30 feet of additional right of way on Covell Blvd and all backbone road right of way, as shown on Sheet 1 of Large Lot Tentative Subdivision Map, shall be offered concurrently with the final subdivision map. All rights of way shall be offered by means of an Irrevocable Offer of Dedication (IOD).
- All access and utility easements shall be vacated, or quitclaimed, and right of way shall be offered as an IOD to the City of Davis across the old access and utility easement areas. All right of way in the dedication shall be from the back of sidewalk to back of sidewalk.
- A 10-foot public utility easement shall be dedicated behind the back of sidewalk for all lots along a public street.

B. City acceptance of the IODs and transfer of ownership will occur when the following items have been completed:

- 1) All subdivision improvements have been installed to the satisfaction of the Director of Public Works.
- 2) All required landscaping and restoration of any disturbed areas has been established to the satisfaction of the Director of Public Works for at least one year beyond the term of any Subdivision Landscaping Agreement. All utilities within the future ROW have been installed, relocated, or abandoned to the satisfaction of the City Engineer.
- 3) The Applicant has provided a title report confirming the IOD area is free of liens, encroachments, or private maintenance obligations.

9. Retail Site. Provide the following on the Parcel C (retail site).

- A. An access and parking easement shall be granted across parking lot/park parcel for the benefit of the retail site on Parcel C.
- B. A no access restriction to Covell Boulevard shall also be recorded on Parcel C.

10. No Contaminations. Any land to be dedicated to the City shall be free of toxic contamination. The developer shall disclose any information related to the property pertaining to any possible contaminant exposure of the site prior to acceptance of the property.

EXHIBIT C

CONDITIONS OF APPROVAL

Willowgrove Planning Application (PA) #23-32: Vesting Tentative Subdivision Map (Small Lot) #02-25

PROJECT APPROVAL

- 1. Approval.** The Willowgrove Vesting Tentative Subdivision Map #02-25 (PA#23-32) for a residential community consisting of up to 1,250 dwelling units with single-family residences, condominium or townhouse units, affordable rental apartments, neighborhood retail, parks, greenbelts, and open space areas, and associated improvements and facilities, as depicted in the Exhibits attached to City Council Resolution No. 26-053 is hereby approved, subject to the conditions listed below.

This approval is contingent upon approval of the related Pre-General Plan Amendment, Pre-Zoning, Measure J/R/D vote and Annexation for the Willowgrove project. Expiration of the approved Vesting Tentative Subdivision Map for Willowgrove shall be as provided in the Willowgrove Development Agreement, Ordinance No. 2689.

- 2. Indemnification.** The Applicant, to the fullest extent permitted by law, shall defend, indemnify, save and hold harmless the City of Davis, its officers, employees, or agents, with legal counsel of the City's choosing, from any and all claims, demands, causes of action, suits, actions, proceedings, costs, expenses, liability, judgment, awards, decrees, settlements, loss, damage or injury of any kind claim in any manner arising out of or pertaining to the approval of the subdivision by the City of Davis, including but not limited to, approval of a condition of approval by the City. The City shall promptly notify the Applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter.
- 3. Controlling Conditions.** The approved Vesting Tentative Subdivision Map shall govern the design and construction of the project. In the event of a conflict between these written conditions of approval and exhibits or other documents, the written conditions shall control, unless specifically stated in the conditions of approval. The fact that exhibits were included with City Staff Reports, or signed by the department will not override or invalidate the approved written conditions of approval. All other plans, specifications, and information contained within the approved Vesting Tentative Subdivision Map shall be specifically applicable to the project and shall be interpreted as if it were directly stated within the written conditions of approval. Unless otherwise expressly stated, the Applicant shall be solely responsible for satisfying each condition and each condition must be satisfied at the time listed in the condition. The agency and/or city department responsible for ensuring implementation of each condition is indicated within each condition. To the extent that a condition of approval imposes a standard or obligation that runs with a parcel,

satisfaction of said condition will be ongoing and is the responsibility of the subsequent property owner.

4. **Consistency with Conditions.** Final maps, grading plans and improvement plans incorporating all conditions of approval for this subdivision project shall be coordinated and submitted to the Public Works Engineering and Transportation Department. All plans, including final map, grading, landscape, irrigation, utility improvement plans, shall be coordinated for consistency prior to approval of the improvement plans or final map. A copy of these conditions of approval shall be submitted with the permit applications or included as notes in the construction documents.

If grading plans are found to be complete, the grading permit may be issued prior to the review and approval of the improvement plans or final map, with the relevant grading permits marked "For Grading Permit Only." If the Applicant elects to choose this option, the Applicant shall accept all risk and potential changes to the grading plans in the event the final improvement plans differ from the grading permit.

5. **Substantial Compliance.** All Conditions of Approval and Mitigation Measures shall be completed in substantial conformance with the requirement to the satisfaction of the City of Davis Public Works Engineering and Transportation Department, the Community Development Department, or any other city departments or outside agencies as applicable to the respective permits or maps at the time listed in the condition.

GRADING / DRAINAGE PLANS

6. **Grading Plans.** Prior to any grading or disking on the site, the developer shall submit a final grading plan prepared by a registered civil engineer that is consistent with the exhibits and conditions incorporated as a part of this entitlement, and in full compliance with all applicable City of Davis Standard Plans, Standard Specifications, design criteria, and Public Works requirements for review and approval by the Public Works Department.

Upon acceptance of the final grading plans, the applicant shall obtain a grading permit from the Public Works Department. A separate grading permit shall be required for any off-site borrow disposal, or staging site, if within the City limits. Any grading conducted outside of the city limits shall be subject to the review and approval of the jurisdiction where the grading will occur. The grading permit associated with the subdivision will not impart any development rights beyond grading in general. Prior to issuance of any site improvement permit such as grading, encroachment, or building permit, all stormwater quality plans shall be approved by the Public Works Department.

The Applicant/Developer shall be responsible for all costs associated with design, construction, inspection, correction, and acceptance of public improvements. The

City Engineer shall have final authority over the design, phasing, and construction requirements for all public improvements.

The project grading and drainage plans shall include the following:

Flood Control Features

- 6.A. In conjunction with the submittal of grading plans, the project applicant shall submit a design-level geotechnical engineering report on the stormwater detention and conveyance system to the City Engineer demonstrating how the system would function to adequately treat stormwater runoff. Stormwater detention and conveyance plans shall be reviewed and approved by the City Engineer. (*EIR MM4.6-3*)

Because Channel A (Davis Drain) is a Central Valley Flood Protection Board (CVFPB)-regulated stream, all improvements within the regulated area—including grading, culverts, outfalls, storm drain connections, landscaping, and utility crossings—shall comply with California Code of Regulations Title 23. No improvement plans affecting Channel A shall be approved until the Applicant obtains either a CVFPB encroachment permit or a written waiver from the CVFPB Executive Officer.

- 6.B. The project applicant shall submit a final Stormwater Control Plan for the proposed project to the City of Davis Public Works Department. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: a written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final report and associated design-level recommendations provided in the drainage report shall be included in the improvements plans prior to their approval by the City of Davis Public Works Department. (*EIR MM4.8-4*)
- 6.C. The project shall result in no net change to peak flows, total runoff volume, or downstream water surface elevations for the 2-, 10-, 100-, and 200-year storm events. Because portions of the site are located within FEMA Zone A and subject to SB 5 Urban Level of Flood Protection requirements, the Applicant shall prepare a detailed hydrologic and hydraulic analysis establishing the 100- and 200-year water surface elevations affecting the site, including backwater effects from Willow Slough Bypass and the Yolo Bypass. The Applicant shall establish baseline of hydrology conditions for the 2-, 10-, 100-, and 200-year storm events. The baseline conditions, as defined above, shall be submitted to the City Engineer for approval.

Prior to approval of grading or improvement plans, the Applicant shall demonstrate, through hydrologic and hydraulic analysis prepared by a Registered Civil Engineer, that proposed grading, fill, and drainage improvements will not increase 100-year or 200-year water surface elevations on adjacent or upstream properties. The analysis shall be subject to approval by the City Engineer.

Finished floor elevations shall be set a minimum of 1.0 foot above the 200-year water surface elevation, or higher if required by the City Engineer. The 100-year and 200-year floodplains, BFEs, and finished floor elevations shall be shown on the grading plans.

All hydrologic and hydraulic modeling shall be submitted in digital format acceptable to the City Engineer.

- 6.D. All detention basins shall be designed and constructed to ensure that the required performance standards are met.

Detention basins shall be sized to manage both the 100-year and 200-year storm events, including routing of off-site flows where applicable. Basin freeboard, side slopes, access, and maintenance features shall comply with City standards.

Water Quality and Erosion Control

- 6.E. The Applicant shall obtain an NPDES General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit), which pertains to pollution from grading and project construction. Compliance *with* the Permit requires the project applicant to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Storm Water Pollution Prevention Plan (SWPPP) prior to ground disturbance. The SWPPP would incorporate Best Management Practices (BMPs) in order to prevent, or reduce to the greatest extent feasible, adverse impacts to water quality from erosion and sedimentation. A copy of the SWPPP including BMP implementation provisions shall be submitted to the City Engineer and Chief Building Official. (*EIR MM4.8-1*)
- 6.F. Should any portion of the project be sold to other Applicants or entities; it is the primary Applicant's responsibility to notify the new owner of the obligation to submit a SWPPP to the SWRCB and to obtain a new WDID# for each respective new owner and associated parcel(s). It is also the primary Applicant's responsibility to immediately notify the City of Davis in writing of any sale at the time of closing but no more than 7 days after closing.
- 6.G. The Applicant shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board

(RWQCB) in accordance with the National Pollution Discharge Elimination System (NPDES) General Construction Permit requirements through the State's SMARTS system. A Storm Water Pollution Protection Plan (SWPPP) shall be prepared by a State Certified Qualified SWPPP Applicant (QSD) for review and approval by the City and State, as part of the project's drainage improvement plans prior to the disturbance of earth upon the project site.

The SWPPP shall be designed to control pollutant discharges utilizing Best Management Practices (BMPs) and technology to reduce erosion and *sediments*. BMPs may consist of a wide variety of measures taken to reduce pollutants in stormwater runoff from the project site during active construction activities. Measures shall include temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) that will be employed to control erosion from disturbed areas. Final selection of BMPs will be subject to approval by the City of Davis and the RWQCB.

The SWPPP will be kept on site for the duration of construction activity and will be made available upon request to representatives of the RWQCB or the City. A final copy of the SWPPP shall be provided to the City of Davis. (*EIR MM4.4-11(b), Yolo HCP/NCCP AMM10*)

- 6.H. An Erosion Control plan shall be prepared by a registered Civil Engineer, for review and approval by the Public Works Department, prior to approval of the grading plan. This plan shall incorporate the following requirements:
- a) This plan will include erosion control measures to be applied during the duration of construction activity with more specific focus during the wet season in the months of October through April. These measures may include limitations on earth moving activities in sensitive areas during wind events in excess of 15 mph during the active construction phase of this development.
 - b) The plan will include methods for protecting denuded earth slopes by re-vegetating or applying long term soil binders. Re-vegetation will be accomplished by a method, which reseeds and temporarily protects the ground so that 90% germination is achieved.
 - c) When building construction will be delayed beyond the next rainy season, the Applicant shall provide permanent erosion control measures on each individual lot, including the multifamily, park and open space sites.
 - d) The Applicant shall provide details of using good housekeeping measures including a properly sized and maintained stabilized

construction entrance, street frontage sweeping and maintenance, downstream drainage inlet protection, concrete washout, construction materials management, demolition and site trash management, and spill response measures.

Post-Construction Stormwater Management

- 6.I. The proposed development shall be designed to comply with the City's Stormwater Management and Discharge Control Ordinance (DMC Chapter 30), to the satisfaction of the Public Works Department and shall meet the standards of the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment. (*EIR MM4.8-2*)
- 6.J. For projects that create or replace more than 5,000 square feet or more of impervious surfacing, the developer shall submit a full Stormwater Quality Plan (SWQ) to the satisfaction of the Public Works Department prior to issuance of improvement plans or grading plans. The SWQ plan shall contain all of the information necessary to ensure compliance with the City's NPDES Phase II MS4 General Permit. (*EIR MM4.8-2*)
- 6.K. The SWQ plan shall contain all of the following components:
 - i. A site plan showing all locations and methods utilized for site design measures to reduce runoff consistent with Section E.12.b. and E.12.e.(ii)(d) of the Phase II Small MS4 General Permit (Permit).
 - ii. A site plan showing the location and methods for all source control measures are required in Section E.12.d. of the Permit.
 - iii. Completed required forms for project submittals from the City of Davis Stormwater Phase II – Development Standards, November 30, 2015, signed and dated.
 - iv. A complete stormwater quality plan consistent with Section E.12.e.(ii)(b) of the permit to include all of the following:
 - a. Total site area.
 - b. The amount of pre-project vs. post project impervious surfacing
 - c. The direction of all rainwater flow on site with identified Drainage Management Areas (DMA's) clearly shown.
 - d. All treatment control measures and if required bioretention areas consistent with Section E.12.e.(ii)(f) clearly identified including cross section details of treatment measures showing soil composition and substrate details.
 - e. All final calculations using SMARTS excel calculator tool showing sizing compliance with all of all treatment control measures for each DMA (Section E.12.e.(ii)(c)).
 - f. If the project creates or replaces more than 1 acre of impervious surfacing and the post project runoff exceeds the pre-project runoff, then the plan shall show the locations, method and

calculations for hydromodification measures for the 2 year 24 hour storm event (2.26 inches) (Section E.12.f.(ii)(a)).

- g. The plan shall show that the runoff from impervious areas for the 85th percentile 24 hour storm even for Davis (0.65 inches) shall be retained or infiltrated on site.
 - h. The SWQ Plan shall provide landscaping details for all treatment control measures and bioretention areas including supporting irrigation.
- 6.L. The Final Stormwater Control Plan will require an analysis of groundwater depth to the satisfaction of the City Engineer. To address the depth of groundwater, the final design may be per the preliminary stormwater control plan or may require shallowing the basin to the satisfaction of the City Engineer. All designs must adhere to requirements in Section E.12. of the Phase II Small MS4 General Permit.
- 6.M. Emergency Access During 200-Year Flood Event: The Applicant shall demonstrate that emergency vehicle access is maintained during the 200-year flood event, consistent with SB 5 requirements.
- Roadway elevations and access routes shall be shown on the improvement plans.
- 6.N. Prior to approval of the Final Map, the Applicant shall execute and record a Stormwater Treatment Control Measure Operations & Maintenance Agreement, subject to approval by the City Engineer for any privately maintained stormwater features. The agreement shall identify the long-term owner responsible for all stormwater treatment and hydromodification facilities and grant the City inspection and enforcement rights.

Biological Surveys/Permits

7. **Yolo HCP/NCCP.** The Applicant shall provide evidence that all required State and Federal biological resource protection permits have been obtained, or that the permit is not required because it is covered by the Yolo County Habitat Conservation Plan, prior to approval of any grading or improvement plan. To ensure avoidance and minimization of impacts to the species covered by the Yolo HCP/NCCP, which could be impacted by the project, the project applicant shall obtain coverage under the Yolo HCP/NCCP for on-site, and as may be determined necessary by Yolo Habitat Conservancy, for off-site infrastructure work, for each phase of development. In addition to payment of any applicable HCP/NCCP fees, the applicant shall implement Yolo HCP/NCCP Avoidance and Minimization Measures (*EIR MM4.4-2 through 4.4-11, 4.4-14, and 4.4-15*)
8. **Preconstruction Surveys.** Preconstruction surveys for active nests of special-status birds not included in the Yolo County Habitat Conservation Plan shall be

conducted by a qualified biologist in all areas of suitable habitat within 500 feet of project activity. Surveys shall be conducted within 14 days before commencement of any construction activities that occur during the nesting season (February 15 to August 31) in a given area.

If any active nests, or behaviors indicating that active nests are present, are observed, appropriate buffers around the nest sites shall be determined by a qualified biologist to avoid nest failure resulting from project activities. The size of the buffer shall depend on the species, nest location, nest stage, and specific construction activities to be performed while the nest is active.

The buffers may be adjusted if a qualified biologist determines it would not be likely to adversely affect the nest. If buffers are adjusted, monitoring will be conducted to confirm that project activity is not resulting in detectable adverse effects on nesting birds or their young. No project activity shall commence within the buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use.

- 9. Biological Measures.** The Applicant shall implement the following measures to avoid or minimize impacts on biological resources, prior to issuance by the City Engineer of a grading permit:

9.A. Crotch's Bumblebee (EIR MM4.4-2)

- a) The provisions contained herein only apply if Crotch's bumble bee remains a candidate species or is listed under CESA at the commencement of construction. Following CDFW's status report on Crotch's bumble bee, if the California Fish and Game Commission finds that the petitioned action is not warranted, the provisions contained herein shall not be required. If feasible, initial ground-disturbing activities associated with the proposed project (e.g., grading, vegetation removal, staging) shall take place between September 1 and March 31 (i.e., outside the colony active period) to avoid potential impacts on special-status bumble bees. If completing all initial ground-disturbing activities between September 1 and March 31 is not feasible, then at a maximum of 14 days prior to the commencement of construction activities, a qualified biologist with 10 or more years of experience conducting biological resource surveys within California or previously approved by CDFW, and familiar with Crotch's bumble bee life history, shall conduct a preconstruction survey for special-status bumble bees in the area(s) proposed for impact.
- b) The survey shall occur during the period from one hour after sunrise to two hours before sunset, with temperatures between 65 degrees Fahrenheit and 90 degrees Fahrenheit, with low wind and zero rain. If the timing of the start of construction makes the survey infeasible due to the temperature requirements, the surveying biologist shall select the most appropriate days

based on the National Weather Service seven-day forecast and shall survey at a time of day that is closest to the temperature range stated above. The survey duration shall be commensurate with the extent of suitable floral resources (which represent foraging habitat) present within the area proposed for impact, and the level of effort shall be based on the metric of a minimum of one person-hour of searching per three acres of suitable floral resources/foraging habitat. A meandering pedestrian survey shall be conducted throughout the area proposed for impact in order to identify patches of suitable floral resources. Suitable floral resources for Crotch's bumble bee include species in the following families: Apocynaceae, Asteraceae, Boraginaceae, Fabaceae, and Lamiaceae. Suitable floral resources for western bumble bee include species in the following families: Asteraceae, Fabaceae, Rhamnaceae, and Rosaceae, as well as plants in the genera *Eriogonum* and *Penstemon*.

At a minimum, preconstruction survey methods shall include the following:

- Search areas with floral resources for foraging bumble bees. Observed foraging activity may indicate a nest is nearby, and therefore, the survey duration shall be increased when foraging bumble bees are present;
- If special-status bumble bees are observed, watch any special-status bumble bees present and observe their flight patterns. Attempt to track their movements between foraging areas and the nest;
- Visually look for nest entrances. Observe burrows, any other underground cavities, logs, or other possible nesting habitat;
- If floral resources or other vegetation preclude observance of the nest, small areas of vegetation may be removed via hand removal, line trimming, or mowing to a height of a minimum of four inches to assist with locating the nest;
- Look for concentrated special-status bumble bee activity;
- Listen for the humming of a nest colony; and
- If bumble bees are observed, attempt to photograph the individual and identify it to species.

The biologist conducting the survey shall record when the survey was conducted, a general description of any suitable foraging habitat/floral resources present, a description of observed bumble bee activity, a list of bumble bee species observed, a description of any vegetation removed to facilitate the survey, and their determination of if survey observations suggest a special-status bumble bee nest(s) may be present or if construction activities could result in take of special-status bumble bees. The report shall be submitted to the City of Davis Community Development Department and Public Works Utilities and Operations Department prior to the commencement of construction activities.

- c) If bumble bees are not located during the preconstruction survey or the bumble bees located are definitively identified as a common species (i.e., not special-status species), then further mitigation or coordination with the CDFW is not required.
- d) If any sign(s) of a bumble bee nest is observed, and if the species present cannot be established as a common bumble bee, then construction shall not commence until either (1) the bumble bees present are positively identified as common (i.e., not a special-status species), or (2) the completion of coordination with CDFW to identify appropriate mitigation measures, which may include, but not be limited to, waiting until the colony active season ends, establishment of nest buffers, or obtaining an Incidental Take Permit (ITP) from CDFW.
- e) If special-status bees are located, and after coordination with CDFW take of special-status bumble bees cannot be avoided, the project proponent shall obtain an ITP from CDFW, and the project proponent shall implement all conditions identified in the ITP. Mitigation required by the ITP may include, but not be limited to, the project proponent translocating nesting substrate in accordance with the latest scientific research to another suitable location (i.e., a location that supports similar or better floral resources as the impact area), enhancing floral resources on areas of the project site that will remain appropriate habitat, worker awareness training, and/or other measures specified by CDFW.

9.B. Monarch Butterfly (EIR MM4.4-3)

- a) Any construction activities within 25 feet of milkweed should occur outside of the summer breeding season (from approximately November 1 through March 15 [USFWS 2021]). If construction activities will occur during the breeding season and directly or indirectly impact milkweed during the summer breeding for Monarch butterflies (approximately March 16 through October 31), pre-construction surveys shall be conducted by a qualified biologist within one week before the onset of construction. If no Monarch butterfly life stage is identified in or immediately adjacent to the Study Area (within 25 feet), no further surveys or actions would be required.
- b) A report summarizing the results of the survey shall be submitted for review and approval to the City of Davis Community Development Department and Public Works Utilities and Operations Department.
- c) If eggs, caterpillars, or pupae are found, the plants shall be avoided with a 25-foot buffer until metamorphosis is completed and adult butterflies emerge and leave the host plant. Orange construction fencing, flagging, or a similar visible barrier must be used if construction is occurring on-site to demarcate the avoidance area. A biologist shall conduct periodic

inspections of the occupied Monarch habitat to determine its life-stage. Monarch butterflies typically take around 30 days to complete their lifecycle from egg to newly hatched adult.

9.C. Western Pond Turtle (EIR MM4.4-4, Yolo HCP/NCCP AMM14)

- a) Prior to grading or site disturbance, the Applicant shall verify with the Community Development Department and Yolo Habitat Conservancy whether there is modeled upland habitat. If modeled upland habitat will be impacted, a qualified biologist must be present and will assess the likelihood of western pond turtle nests occurring in the disturbance area (based on sun exposure, soil conditions, and other species habitat requirements). If a qualified biologist determines that there is a moderate to high likelihood of western pond turtle nests within the disturbance area, the qualified biologist will monitor all initial ground disturbing activity for nests that may be unearthed during the disturbance, and will move out of harm's way any turtles or hatchlings found.
- b) There are no specific design requirements for western pond turtle habitat, however, the Applicant must follow design requirements for the valley foothill riparian and lacustrine and riverine natural communities, which require a 100-foot (minimum) permanent buffer zone from the canopy drip-line (the farthest edge on the ground where water will drip from the tree canopy, based on the outer boundary of the tree canopy).

9.D. Giant Garter Snake (EIR MM4.4-5, Yolo HCP/NCCP AMM15)

- a) The project proponent will avoid effects on areas where planning-level surveys indicate the presence of suitable habitat for giant garter snake. To avoid effects on giant garter snake aquatic habitat, the project proponent will conduct no in-water/in-channel activity and maintain a permanent 200-foot non-disturbance buffer from the outer edge of potentially occupied aquatic habitat.
- b) If the project proponent cannot avoid effects of construction activities, the project proponent will implement the measures below to minimize effects of construction projects (measures for maintenance activities are described after the following list).
 - Conduct preconstruction clearance surveys using USFWS-approved methods within 24 hours prior to construction activities within identified giant garter snake aquatic and adjacent upland habitat. If construction activities stop for a period of two weeks or more, conduct another preconstruction clearance survey within 24 hours prior to resuming construction activity.

- Restrict all construction activity involving disturbance of giant garter snake habitat to the snake's active season, May 1 through October 1. During this period, the potential for direct mortality is reduced because snakes are expected to move and avoid danger.
- In areas where construction is to take place, encourage giant garter snakes to leave the site on their own by dewatering all irrigation ditches, canals, or other aquatic habitat (i.e., removing giant garter snake aquatic habitat) between April 15 and September 30. Dewatered habitat must remain dry, with no water puddles remaining, for at least 15 consecutive days prior to excavating or filling of the habitat. If a site cannot be completely dewatered, netting and salvage of giant garter snake prey items may be necessary to discourage use by snakes.
- Provide environmental awareness training for construction personnel, as approved by the Conservancy. Training may consist of showing a video prepared by a qualified biologist, or an in-person presentation by a qualified biologist. In addition to the video or in-person presentation, training may be supplemented with the distribution of approved brochures and other materials that describe resources protected under the Yolo HCP/NCCP and methods for avoiding effects.
- A qualified biologist will prepare a giant garter snake relocation plan which must be approved by the Conservancy prior to work in giant garter snake habitat. The qualified biologist will base the relocation plan on criteria provided by CDFW or USFWS, through the Conservancy.
- If a live giant garter snake is encountered during construction activities, immediately notify the project's biological monitor and USFWS and CDFW. The monitor will stop construction in the vicinity of the snake, monitor the snake, and allow the snake to leave on its own. The monitor will remain in the area for the remainder of the work day to ensure the snake is not harmed or, if it leaves the site, does not return. If the giant garter snake does not leave on its own, the qualified biologist will relocate the snake consistent with the relocation plan described above.
- Employ the following management practices to minimize disturbances to habitat:
 - Install temporary fencing to identify and protect adjacent marshes, wetlands, and ditches from encroachment from construction equipment and personnel.
 - Maintain water quality and limit construction runoff into wetland areas through the use of hay bales, filter fences, vegetative buffer strips, or other accepted practices. No plastic, monofilament, jute, or similar erosion-control matting that could entangle snakes or other wildlife will be permitted.

- c) Ongoing maintenance covered activities by local water and flood control agencies typically involve removal of vegetation, debris, and sediment from water conveyance canals as well as re-sloping, rocking, and stabilizing the canals that serve agricultural water users. Maintenance of these conveyance facilities can typically occur only from mid-January through April when conveyance canals and ditches are not in service by the agency, although some drainages are used for storm conveyance during the winter and are wet all year.

This timing is during the giant garter snake's inactive period. This is when snakes may be using underground burrows and are most vulnerable to take because they are unable to move out of harm's way. Maintenance activities, therefore, will be limited to the giant garter snake's active season (May 1 to October 1) when possible.

- d) All personnel involved in maintenance activities within giant garter snake habitat will first participate in environmental awareness training for giant garter snake, as described above for construction-related activities. To minimize the take of giant garter snake, the local water or flood control agency will limit maintenance of conveyance structures located within modeled giant garter snake habitat (Appendix A, Covered Species Accounts) to clearing one side along at least 80 percent of the linear distance of canals and ditches during each maintenance year (e.g., the left bank of a canal is maintained in the first year and the right bank in the second year). To avoid collapses when re-sloping canal and ditch banks composed of heavy clay soils, clearing will be limited to one side of the channel during each maintenance year.
- e) For channel maintenance activities conducted within modeled habitat for giant garter snake, the project proponent will place removed material in existing dredged sites along channels where prior maintenance dredge disposal has occurred. For portions of channels that do not have previously used spoil disposal sites and where surveys have been conducted to confirm that giant garter snakes are not present, removed materials may be placed along channels in areas that are not occupied by giant garter snake and where materials will not re-enter the canal because of stormwater runoff. (Conservancy, USFWS, and CDFW).

9.E. Tri Colored Blackbird (EIR MM4.4-6, Yolo HCP/NCCP AMM21)

- a) The project proponent will retain a qualified biologist to identify and quantify (in acres) tricolored blackbird nesting and foraging habitat (as defined in Yolo HCP/NCCP Appendix A) within 1,300 feet of the footprint of the covered activity. If a 1,300-foot buffer from nesting habitat cannot be maintained, the qualified biologist will check records maintained by the Conservancy (which will include CNDDDB data, and data from the tricolored

blackbird portal) to determine if tricolored blackbird nesting colonies have been active in or within 1,300 feet of the project footprint during the previous five years.

- b) If there are no records of nesting tricolored blackbirds on the site, the qualified biologist will conduct visual surveys to determine if an active colony is present, during the period from March 1 to July 30, consistent with current survey protocol for the species.
- c) Operations and maintenance activities or other temporary activities that do not remove nesting habitat and occur outside the nesting season (March 1 to July 30) do not need to conduct planning or construction surveys or implement any additional avoidance measures.
- d) If an active tricolored blackbird colony is present or has been present within the last five years within the planning-level survey area, the project proponent will design the project to avoid adverse effects within 1,300 feet of the colony site(s), unless a shorter distance is approved by the Conservancy, USFWS, and CDFW.
- e) If a shorter distance is approved, the project proponent will still maintain a 1,300-foot buffer around active nesting colonies during the nesting season but may apply the approved lesser distance outside the nesting season. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

9.F. Burrowing Owl (EIR MM4.4-7, Yolo HCP/NCCP AMM18)

- a) The Applicant shall retain a qualified biologist to conduct planning-level surveys and identify western burrowing owl habitat (as defined in Appendix A, Covered Species Accounts) within or adjacent to (i.e., within 500 feet of) a covered activity. If habitat for this species is present, additional surveys for the species by a qualified biologist are required, consistent with CDFW guidelines (Appendix L).
- b) If burrowing owls are identified during the planning-level survey, the project proponent will minimize activities that will affect occupied habitat as follows. Occupied habitat is considered fully avoided if the project footprint does not impinge on a nondisturbance buffer around the suitable burrow. For occupied burrowing owl nest burrows, this nondisturbance buffer could range from 150 to 1,500 feet (Table 4-2, Recommended Restricted Activity Dates and Setback Distances by Level of Disturbance for Burrowing Owls [incorporated as Table 4.4-5 of this chapter]), depending on the time of year and the level of disturbance, based on current guidelines (California Department of Fish and Game 2012). The Yolo HCP/NCCP generally

defines low, medium, and high levels of disturbances of burrowing owls as follows.

- **Low:** Typically 71-80 dB, generally characterized by the presence of passenger vehicles, small gas-powered engines (e.g., lawn mowers, small chain saws, portable generators), and high-tension power lines. Includes electric hand tools (except circular saws, impact wrenches and similar). Management and enhancement activities would typically fall under this category. Human activity in the immediate vicinity of burrowing owls would also constitute a low level of disturbance, regardless of the noise levels.
- **Moderate:** Typically 81-90 dB, and would include medium- and large-sized construction equipment, such as backhoes, front end loaders, large pumps and generators, road graders, dozers, dump trucks, drill rigs, and other moderate to large diesel engines. Also includes power saws, large chainsaws, pneumatic drills and impact wrenches, and large gasoline-powered tools. Construction activities would normally fall under this category.
- **High:** Typically 91-100 dB, and is generally characterized by impacting devices, jackhammers, compression (“jake”) brakes on large trucks, and trains. This category includes both vibratory and impact pile drivers (smaller steel or wood piles) such as used to install piles and guard rails, and large pneumatic tools such as chipping machines. It may also include large diesel and gasoline engines, especially if in concert with other impacting devices. Felling of large trees (defined as dominant or subdominant trees in mature forests), truck horns, yarding tower whistles, and muffled or underground explosives are also included. Very few covered activities are expected to fall under this category, but some construction activities may result in this level of disturbance.

Recommended Restricted Activity Dates and Setback Distances by Level of Disturbance for Burrowing Owls

Level of Disturbance (feet) from Occupied Burrows

Time of Year	Low	Medium	High
April 1-August 15	600	1,500	1,500
August 16-October 15	600	600	1,500
October 16-March 31	150	300	1,500

Source: Yolo Habitat Conservancy. Yolo County Habitat Conservation Plan/Natural Community Conservation Plan [Table 4-2]. April 2018.

The project proponent may qualify for a reduced buffer size, based on existing vegetation, human development, and land use, if agreed upon by CDFW and USFWS (California Department of Fish and Game 2012).

- c) If the project does not fully avoid direct and indirect effects on nesting sites (i.e., if the project cannot adhere to the buffers described above), the project proponent will retain a qualified biologist to conduct preconstruction surveys and document the presence or absence of western burrowing owls that could be affected by the covered activity. Prior to any ground disturbance related to covered activities, the qualified biologist will conduct the preconstruction surveys within three days prior to ground disturbance in areas identified in the planning-level surveys as having suitable burrowing owl burrows, consistent with CDFW preconstruction survey guidelines. The qualified biologist will conduct the preconstruction surveys three days prior to ground disturbance. Time lapses between ground disturbing activities will trigger subsequent surveys prior to ground disturbance.
- d) If the biologist finds the site to be occupied by western burrowing owls during the breeding season (February 1 to August 31), the project proponent will avoid all nest sites, based on the buffer distances described above, during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups that forage on or near the site following fledging). Occupancy of burrowing owl habitat during preconstruction surveys is confirmed at a site when at least one burrowing owl or sign (fresh whitewash, fresh pellets, feathers, or nest ornamentation) is observed at or near a burrow entrance. Construction may occur inside of the disturbance buffer during the breeding season if the nest is not disturbed and the project proponent develops an AMM plan that is approved by the Conservancy, CDFW, and USFWS prior to project construction, based on the following criteria:
- The Conservancy, CDFW, and USFWS approves the AMM plan provided by the project proponent.
 - A qualified biologist monitors the owls for at least three days prior to construction to determine baseline nesting and foraging behavior (i.e., behavior without construction).
 - The same qualified biologist monitors the owls during construction and finds no change in owl nesting and foraging behavior in response to construction activities.
 - If the qualified biologist identifies a change in owl nesting and foraging behavior as a result of construction activities, the qualified biologist will have the authority to stop all construction related activities within the non-disturbance buffers described above. The qualified biologist will report this information to the Conservancy, CDFW, and USFWS within 24 hours, and the Conservancy will require that these activities immediately cease within the non-disturbance buffer. Construction cannot resume within the buffer until the adults and juveniles from the occupied burrows have

moved out of the project site, and the Conservancy, CDFW, and USFWS agree.

- If monitoring indicates that the nest is abandoned prior to the end of nesting season and the burrow is no longer in use by owls, the project proponent may remove the non-disturbance buffer, only with concurrence from CDFW and USFWS. If the burrow cannot be avoided by construction activity, the biologist will excavate and collapse the burrow in accordance with CDFW's 2012 guidelines to prevent reoccupation after receiving approval from the wildlife agencies.
- e) If evidence of western burrowing owl is detected outside the breeding season (December 1 to January 31), the project proponent will establish a non-disturbance buffer around occupied burrows, consistent with the table in provision b) above, as determined by a qualified biologist. Construction activities within the disturbance buffer are allowed if the following criteria are met to prevent owls from abandoning important overwintering sites:
- A qualified biologist monitors the owls for at least three days prior to construction to determine baseline foraging behavior (i.e., behavior without construction).
 - The same qualified biologist monitors the owls during construction and finds no change in owl foraging behavior in response to construction activities.
 - If there is any change in owl roosting and foraging behavior as a result of construction activities, these activities will cease within the buffer.
 - If the owls are gone for at least one week, the project proponent may request approval from the Conservancy, CDFW, and USFWS for a qualified biologist to excavate and collapse usable burrows to prevent owls from reoccupying the site if the burrow cannot be avoided by construction activities. The qualified biologist will install one-way doors for a 48-hour period prior to collapsing any potentially occupied burrows. After all usable burrows are excavated, the buffer will be removed and construction may continue.

Monitoring must continue as described above for the nonbreeding season as long as the burrow remains active.

- f) A qualified biologist will monitor the site, consistent with the requirements described above, to ensure that buffers are enforced and owls are not disturbed. Passive relocation (i.e., exclusion) of owls has been used in the past in the Plan Area to remove and exclude owls from active burrows during the nonbreeding season. Exclusion and burrow closure will not be conducted during the breeding season for any occupied burrow.

If the Conservancy determines that passive relocation is necessary, the project proponent will develop a burrowing owl exclusion plan in consultation with CDFW biologists. The methods will be designed as described in the species monitoring guidelines (California Department of Fish and Game 2012) and consistent with the most up-to-date checklist of passive relocation techniques. This may include the installation of one-way doors in burrow entrances by a qualified biologist during the nonbreeding season. These doors will be in place for 48 hours and monitored twice daily to ensure that the owls have left the burrow, after which time the biologist will collapse the burrow to prevent reoccupation.

Burrows will be excavated using hand tools. During excavation, an escape route will be maintained at all times. This may include inserting an artificial structure, such as piping, into the burrow to prevent collapsing until the entire burrow can be excavated and it can be determined that no owls are trapped inside the burrow. The Conservancy may allow other methods of passive or active relocation, based on best available science, if approved by the wildlife agencies. Artificial burrows will be constructed prior to exclusion and will be created less than 300 feet from the existing burrows on lands that are protected as part of the reserve system.

9.G. Swainson's hawk and white-tailed kite (EIR MM4.4-8, Yolo HCP/NCCP AMM16)

- a) The project proponent will retain a qualified biologist to conduct planning-level surveys and identify any nesting Swainson's hawk or White-Tailed Kite habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent will retain a qualified biologist to conduct preconstruction surveys for active nests consistent with guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000), between March 15 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey shall be submitted to the Conservancy and CDFW. If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-

tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. Up to 20 Swainson's hawk nest trees (documented nesting within the last 5 years) may be removed during the permit term, but they must be removed when not occupied by Swainson's hawks.

- b) For covered activities that involve pruning or removal of a potential Swainson's hawk or white-tailed kite nest tree, the project proponent will conduct preconstruction surveys that are consistent with the guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000). If active nests are found during preconstruction surveys, no tree pruning or removal of the nest tree will occur during the period between March 1 and August 30 within 1,320 feet of an active nest, unless a qualified biologist determines that the young have fledged and the nest is no longer active.

9.H. Migratory Bird Treaty Act and California Fish & Game Code (EIR MM4.4-9)

- a) Construction activities shall occur from September 1 through December 15, outside of the avian nesting season. If construction activities take place during the typical bird breeding/nesting season (February 15 through August 31), a preconstruction nesting bird survey shall be conducted by a qualified biologist throughout the project site and all accessible areas within a 500-foot radius of proposed construction areas, at most, 14 days prior to the commencement of construction. If a break in construction activity of more than 14 days occurs, then subsequent surveys shall be conducted. A report summarizing the survey(s) shall be provided to the City of Davis Community Development Department and Public Works Utilities and Operations Department within 30 days of the completed survey and is valid for one construction season. If nests are not found, further mitigation is not required.
- b) If active raptor nests are found, construction activities shall not take place within 500 feet of the nest until the young have fledged. If active songbird nests are found, a 100-foot non-disturbance buffer shall be established. The non-disturbance buffers may be reduced if a smaller, sufficiently protective buffer is approved by the City after taking into consideration the natural history of the species of bird nesting, the proposed activity level adjacent to the nest, the nest occupants' habituation to existing or ongoing activity, and nest concealment (i.e., whether visual or acoustic barriers occur between the proposed activity and the nest). A qualified ornithologist may visit the nest, as needed, to determine when the young have fledged

the nest and are independent of the site or the nest can be left undisturbed until the end of the nesting season.

- c) If the nest buffer is reduced but construction activities cause a nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest in a way that would be considered a result of construction activities, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop the agitated behavior. The revised non-disturbance buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified ornithologist in consultation with the City.
- d) Construction activities may only resume within the non-disturbance buffer after a follow-up survey by the ornithologist has been conducted and a report has been prepared indicating that the nest (or nests) are not active any longer, and that new nests have not been identified.

9.I. Sensitive Natural Communities (EIR MM4.4-10(a) and 4.4-11, Yolo HCP/NCCP AMM9)

The project proponent will avoid construction disturbance on areas where planning-level surveys indicate the presence of the sensitive natural communities and provide buffers, as follows:

- a) Alkali prairie and vernal pools: The area necessary to provide the hydrologic conditions needed to support the wetlands within these natural communities (250 feet). Covered activities will avoid vernal pools or alkali seasonal wetlands by 250 feet, or other distance based on site specific topography to avoid indirect hydrologic effects. A buffer of less than 250 feet around vernal pools or alkali seasonal wetlands will be subject to wildlife agency concurrence that effects will be avoided. Considerations that may warrant a buffer of less than 250 feet may include topography (i.e., if the surrounding micro-watershed extends less than 250 feet from the pool or wetland), intervening hydrologic barriers such as roads or canals, or other factors indicating that the proposed disturbance area does not contribute to the pool's hydrology. Other considerations may include temporary disturbance during the dry season where measures are implemented to avoid disturbance of the underlying claypan or hardpan, and the area is returned to pre-project conditions prior to the following rainy season.
- b) Valley foothill riparian: One hundred feet from canopy drip-line. If avoidance is infeasible, a lesser buffer or encroachment into the sensitive natural community may be allowed if approved by the Conservancy and the wildlife agencies, based on the criteria listed in AMM1. Transportation or utility crossings may encroach into this sensitive natural community provided effects are minimized and all other applicable AMMs are followed.

- c) Lacustrine and riverine: Outside urban planning units, 100 feet from the top of banks. Within urban planning units, 25 feet from the top of the banks.
- d) Fresh emergent wetland: Fifty feet from the edge of the natural community.

9.J. Valley Foothill Riparian Habitat (EIR MM4.4-10(b))

- a) Prior to the commencement of ground-disturbing activities within 100 feet of Valley Foothill Riparian habitat, the project proponent shall apply for a Section 1600 Lake or Streambed Alteration Agreement (LSAA) from CDFW. The information provided shall include a description of all the activities associated with the proposed project, not just those closely associated with the drainages and/or riparian vegetation. The applicant shall comply with all requirements of the permit. Written verification of the Section 1600 LSAA shall be submitted to the City of Davis Community Development Department and Public Works Department.

9.K. Aquatic Resources-Section 404 (EIR MM4.4-11(c))

- a) Prior to the commencement of construction that could result in impacts to potentially regulated aquatic features, the project proponent shall submit an aquatic resources delineation to the U.S. Army Corps of Engineers (USACE) for verification purposes. If USACE takes jurisdiction over the riverine habitat, then the applicant shall apply for a Section 404 permit and Waters that will be impacted shall be replaced or rehabilitated on a “no-net-loss” basis. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the USACE. Written verification of the Section 404 permit shall be submitted to the City of Davis Community Development Department and Public Works Department.
- b) The application to the USACE shall include the following:
 - 1)the removal of the existing irrigation pump and associated infrastructure located within the channel,
 - 2)the removal of the existing farm culvert crossing,
 - 3) the installation of native trees, shrubs, grasses and forbs within the 50 foot riparian corridor.

Final approval for compliance with this condition shall be with the USACE and USFW. If it is determined that the USACE does not have jurisdiction, all the measures listed above must be implemented.

9.L. Aquatic Resources-Section 401 (EIR MM4.4-11(d))

- a) Prior to the commencement of construction that could result in impacts to potentially regulated aquatic features, the project proponent shall apply for a Section 401 water quality certification/waste discharge requirement from

the Regional Water Quality Control Board (RWQCB), and adhere to the certification conditions. Written verification of the Section 401 permit shall be submitted to the City of Davis Community Development Department and Public Works Department.

All biological avoidance and minimization measures shall be coordinated with the City Engineer to ensure consistency with approved grading limits, construction access routes, and stormwater protection requirements.

10.Tree Preservation and Replacement. The Applicant shall implement the following measures to avoid or minimize impacts on existing trees protected by the City of Davis Municipal Code:

A. Tree Preservation Plan. Prior to the issuance of a grading permit and consistent with Exhibit J of the Willowgrove Development Agreement, Sheets 28 and 29 of the Tentative Subdivision Map include an Existing Tree inventory prepared by a professional arborist and identify removal of only 51 on-site trees. A City tree permit shall not be required for trees identified for impact or removal on Sheets 28 and 29 of the Vesting Tentative Subdivision Map, and the planting of over 2,500 new public and private trees at the Project site. While many of the trees being planted are required under other sections of City Code (referenced in 2.B), the remaining tree plantings are adequate mitigation under City Code for the removal of those trees and no additional in-lieu fee shall be required. For all other trees on Sheets 28 and 29 not identified for removal, a tree preservation plan illustrating the location of the trees identified shall be prepared and shall be submitted to the Community Development Department and Public Works Department for review and approval, which shall ensure the following measures are addressed:

- On-site Preserved Trees shall be cordoned off with chain link fence and be shown on the grading plan with installation prior to the beginning of construction as specified;
- Soil compaction under trees is to be avoided;
- The fence shall prevent equipment traffic and storage under the trees and should extend beyond the drip-line;
- Excavation within this zone shall be accomplished by hand, and roots ½" and larger shall be preserved;
- Proper fertilization and irrigation prior to and during the construction period shall be provided as specified;
- New landscaping under existing trees shall be carefully planned to avoid any grade changes and any excess moisture in trunk area. Existing plants which have compatible irrigation requirements and which complement the trees' color, texture and form are to be saved;

- Trenching within the drip-line shall be performed only with prior approval of the Public Works Department. Boring is preferred when feasible;
- All paving plans and specifications shall clearly prohibit the use of soil sterilants adjacent to preserved trees; and
- Grade changes greater than one foot within the drip-line shall be avoided, and nothing other than a saw shall be used for root cutting.

Compliance with the tree protection plan shall be required before and during any site disturbance and construction activity and before and after issuance of grading permits. Notes shall be included on the plans which clearly state all protection procedures for trees that are to be preserved.

Any tree care practices, such as cutting of roots, pruning the top, etc., shall be adequately described and shall have the approval of a representative of the Public Works Department. In the event of damage to existing trees, a penalty clause shall be replacement tree(s) of equal size in D.B.H. unless specified otherwise by the Public Works Department. (*EIR MM4.4-13*)

B. Tree Removal. Tree removal and mitigation shall be consistent with Exhibit J of Ordinance No. 2689.

If not otherwise exempted by Condition 10, the Applicant shall obtain a tree removal application and prepare a site plan indicating all trees slated for removal on the plan, including those with encroachments within 30-feet of the drip line of trees and develop a tree replacement plan that shall be reviewed and approved by the City prior to issuance of the grading permit. (*EIR MM4.4-13*)

C. Wildhorse Ag Buffer. Prior to any site disturbance within or adjacent to the existing Wildhorse agricultural buffer, the applicant shall schedule an inspection by the City Arborist and City Open Space Program Manager of the installed tree protection measures, and make any required adjustments.

Geotechnical / Soils

11. Geotechnical Report. The Applicant shall submit a design-level geotechnical engineering report, produced by a California Registered Civil Engineer or Geotechnical Engineer. The design-level geotechnical engineering report shall include a summary of the site, soil, and groundwater conditions, seismicity, laboratory test data, exploration data and a site plan showing exploratory locations and improvement limits. The report shall be signed by a licensed California Geotechnical Engineer. Design-level recommendations shall be included in the foundation and improvement plans and approved by the Davis Public Works Department. The design-level report shall address, at a minimum, the following (*EIR MM4.6-3*):

- Compaction specifications and subgrade preparation for onsite soils;
- Road, pavement, and parking area design;
- Structural foundations, including retaining wall design (if applicable);
- Grading practices;
- Erosion/winterization;
- Expansive/unstable soils, including fill; and
- Infiltration rates.

Construction Notes

12. Construction Notes. The following notes shall be included on the grading and improvement plans, to be implemented prior to or during construction:

- A. The Applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein, in the City of Davis Municipal Code, including obtaining a business license, hours of operation, noise ordinance requirements, all applicable state and federal laws and regulations.
- B. Prior to the start of any on site work, the Applicant shall request and attend a preconstruction meeting to include the project superintendent, engineer, subcontractors, as well as city staff from the Community Development Department, and Public Works Department.
- C. Two weeks prior to the start of any site work, notification to the neighborhood up to a ½ mile radius of the project shall be mailed by the applicant describing the basic project, construction hours, and note any traffic control measures which may be in place.
- D. The Applicant shall prepare a Notification Program to notify nearby residences of construction schedules that will result in exposure to short-term increases in ambient noise levels so that arrangements can be made, if desired, to limit their exposure. The Notification Program is subject to review and approval by the City of Davis.
- E. The Applicant shall prepare Record Drawings that accurately indicate the completed grades and utility locations after completion of public and private improvements. Reproducible mylar copies, electronic files in Adobe PDF, and AutoCAD files of the Record Drawings of public improvements shall be provided to the city.
- F. The Applicant shall be responsible for the ongoing maintenance and upkeep of the undeveloped portions of the project site in accordance with the City of Davis Municipal Code.

- G. The Applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).
- H. Backflow prevention valve wheels and stems shall be maintained in a manner which enable inspection in order to determine whether or not the valve is open.
- I. The Applicant shall obtain all necessary encroachment permits from the City of Davis Public Works Department for all work and construction activities that encroach on or over the public right-of-way, including, but not limited to, staging of equipment, construction vehicle storage, water meters, backflow devices, signs and curb/gutter/sidewalk improvements.
- J. The Applicant shall submit a construction impact management plan including a project development schedule and “good neighbor” information for review and approval by the Community Development and Public Works Departments. The plan shall include, but is not limited to, public notice requirements for periods of significant impacts (noise/vibration/street or parking lot closures, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways. Work and/or storage of material or equipment within a City right-of-way may require the separate receipt of an Encroachment Permit.
- K. The Applicant shall ensure that the construction waste recycling program required by Davis Municipal Code 32.04 is implemented for the construction work on the project, and that the requirements relating to the City’s exclusive franchise right are followed except as specifically provided in Section 32.01.030(c).
- L. Prior to bringing hazardous materials (including 55 or more gallons for liquids, 500 or more pounds for solids, and/or 200 or more cubic feet for compressed gases) onsite, the Applicant shall submit a Hazardous Materials Business Plan (HMBP) to Yolo County Environmental Health Division (CUPA) for review and approval. If during the construction process the Applicant or his subcontractors generates hazardous waste, the Applicant must register with the CUPA as a generator of hazardous waste, obtain an EPA ID# and accumulate, ship and dispose of the hazardous waste per Health and Safety Code Ch. 6.5. (California Hazardous Waste Control Law).

- M. Prior to the commencement of ground disturbing activities, the project proponent shall submit, and obtain approval of, a Spill Prevention Countermeasure and Control Plan (SPCC) to the Yolo County Health Department. The SPCC shall specify measures and procedures to minimize the potential for, and effects from, spills of hazardous, toxic, or petroleum substances during all construction activities, and shall meet the requirements specified in the Code of Federal Regulations, title 40, part 112.
- N. All heavy-duty on-road construction-related haul and delivery trucks with Gross Vehicle Weight Rating (GVWR) greater than 14,000 pounds should meet the requirements of the California Air Resources Board's On-Road Truck and Bus Regulation. This includes limiting idling time to 5 minutes or less during any one-hour period.
- O. Construction activities, including those on Covell Boulevard, shall be scheduled to occur during normal daytime working hours (i.e., 7:00 AM to 7:00 PM Monday through Friday and 8:00 AM to 8:00 PM Saturday and Sunday). Exceptions to allow expanded construction activity hours shall be reviewed on a case-by-case basis as determined by the Community Development Director or the Director of Public Works Engineering and Transportation.
- P. The Applicant shall implement the following GHG emission reduction measures during construction activities and include as notes on improvement plans and construction documents:
- 1) The project applicant shall show on the plans via notation that the contractor shall ensure that all off-road vehicles 25 horsepower or more to be used in the construction of the proposed project, including owned, leased, and subcontractor vehicles, shall be fueled by renewable diesel.
 - 2) In addition, all off-road equipment operating at the construction site must be maintained in proper working condition according to manufacturer's specifications. Idling shall be limited to five minutes or less in accordance with the In-Use Off-Road Diesel Vehicle Regulation as required by CARB. Clear signage regarding idling restrictions shall be placed at the entrances to the construction site.
 - 3) Portable equipment over 50 horsepower must have either a valid YSAQMD Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB. (*EIR MM4.3-7(a)*)
- Q. The Applicant shall implement the following dust control measures during all construction activities:

- 1) Water all active construction sites at least three times daily. Frequency should be based on the type of operation, soil, and wind exposure.
 - 2) Apply water or dust palliatives on exposed earth surfaces as necessary to control dust emissions. Construction contracts shall include dust control treatment in late morning and at the end of the day, of all earth surfaces during clearing, grading, earth moving, and other site preparation activities. Non-potable water shall be used, where feasible. Existing wells shall be used for all construction purposes where feasible. Excessive watering will be avoided to minimize tracking of mud from the project onto streets as determined by Public Works.
 - 3) Grading operations on the site shall be suspended during periods of high winds (i.e. winds greater than 15 miles per hour).
 - 4) Construction personnel shall observe a 15-miles-per-hour speed limit on unpaved roads.
 - 5) Outdoor storage of fine particulate matter on construction sites shall be prohibited.
 - 6) Contractors shall cover any stockpiles of soil, sand and similar materials when not in use. There shall be no storage of uncovered construction debris for more than one week.
 - 7) Re-vegetation or stabilization of exposed earth surfaces shall be required in all inactive areas in the project.
 - 8) Cover all trucks hauling dirt, sand, or loose materials, or maintain at least two feet of freeboard within haul trucks.
 - 9) Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed area (as applicable).
 - 10) Sweep streets if visible soil material is carried out from the construction site.
 - 11) Treat accesses to a distance of 100 feet from the paved road with a 6-inch layer of gravel.
 - 12) Reduce speed on unpaved roads to less than 5 miles per hour.
 - 13) Workers will minimize the spread of dust from work sites to natural communities or covered species habitats on adjacent lands. (*EIR MM4.4-14(c), Yolo HCP/NCCP AMM5*)
- R. Where natural communities and covered species habitat are present, workers will confine land clearing to the minimum area necessary to facilitate construction activities. Workers will restrict movement of heavy equipment to and from the project site to established roadways and driveways to minimize natural community and covered species habitat disturbance. The Applicant shall clearly identify boundaries of work areas using temporary fencing or equivalent and will identify areas designated as

environmentally sensitive. All construction vehicles, other equipment, and personnel will avoid these designated areas. (*EIR MM4.4-14(a) Yolo HCP/NCCP AMM3*)

- S. To prevent injury and mortality of giant garter snake, western pond turtle, and California tiger salamander, workers will cover open trenches and holes associated with implementation of covered activities that affect habitat for these species or design the trenches and holes with escape ramps that can be used during non-working hours. The construction contractor will inspect open trenches and holes prior to filling and contact a qualified biologist to remove or release any trapped wildlife found in the trenches or holes. (*EIR MM4.4-14(b) Yolo HCP/NCCP AMM4*)
- T. All construction personnel will participate in a worker environmental training program approved/authorized by the Conservancy and administered by a qualified biologist. The training will provide education regarding sensitive natural communities and covered species and their habitats, the need to avoid adverse effects, state and federal protection, and the legal implications of violating the FESA and NCCPA Permits. A pre-recorded video presentation by a qualified biologist shown to construction personnel may fulfill the training requirement. (*EIR MM4.4-14(d), Yolo HCP/NCCP AMM6*)
- U. Workers will direct all lights for nighttime lighting of project construction sites into the project construction area and minimize the lighting of natural habitat areas adjacent to the project construction area. (*EIR MM4.4-14(e), Yolo HCP/NCCP AMM7*)
- V. Project proponents should locate construction staging and other temporary work areas for covered activities in areas that will ultimately be a part of the permanent project development footprint. If construction staging and other temporary work areas must be located outside of permanent project footprints, they will be located either in areas that do not support habitat for covered species or are easily restored to prior or improved ecological functions (e.g., grassland and agricultural land). Construction staging and other temporary work areas located outside of project footprints will be sited in areas that avoid adverse effects on the following:
 - 1) Serpentine, valley oak woodland, alkali prairie, vernal pool complex, valley foothill riparian, and fresh emergent wetland land cover types.
 - 2) Occupied western burrowing owl burrows.
 - 3) Nest sites for covered bird species and all raptors, including noncovered raptors, during the breeding season.

Project proponents will follow specific AMMs for sensitive natural communities (Section 4.3.3, Sensitive Natural Communities) and covered

species (Section 4.3.4, Covered Species) in temporary staging and work areas. For establishment of temporary work areas outside of the project footprint, project proponents will conduct surveys to determine if any of the biological resources listed above are present. Within one year following removal of land cover, project proponents will restore temporary work and staging areas to a condition equal to or greater than the covered species habitat function of the affected habitat. Restoration of vegetation in temporary work and staging areas will use clean, native seed mixes approved by the Conservancy that are free of noxious plant species seeds. (*EIR MM4.4-18(f), Yolo HCP/NCCP AMM8*)

- W. If archaeological resources are encountered during subsurface excavation activities, the City and Yocha Dehe Wintun Nation (Tribe) shall be notified immediately and all construction activities within a 100-foot radius of the resource shall cease. In accordance with the Tribe's Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation, treatment of all cultural items, including ceremonial items and archaeological items shall reflect the religious beliefs, customs, and practices of the Tribe. All cultural items, including ceremonial items and archaeological items, which may be found at the project site shall be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court or agency of competent jurisdiction. The project proponent shall waive any and all claims to ownership of tribal ceremonial and cultural items, including archaeological items, which may be found on the project site, in favor of the Tribe. If any intermediary is necessary (for example, an archaeologist retained by the project proponent), said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe. (*EIR MM4.5-2*)
- X. If additional significant sites or sites not identified as significant in the project environmental review process, but later determined to be significant, are located within the project impact area, such sites shall be subjected to further archaeological and cultural significance evaluation by the project proponent, the City of Davis, and the Tribe to determine if additional mitigation measures are necessary to treat sites in a culturally appropriate manner, consistent with CEQA requirements for mitigation of impacts to cultural resources. If human remains are present that have been identified as Native American, all ground-disturbing activities shall cease for a period of up to 30 days in accordance with federal Law. (*EIR MM4.5-2*)
- Y. The project applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of the foregoing requirements. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified cultural resources

specialist and Native American Representative from the Tribe. If the resource is determined to be significant under CEQA, the City and Native American Representative from the Tribe shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the Native American Representative from the Tribe shall prepare and implement a research design and archaeological data recovery plan for the resource. The cultural resources specialists in consultation with the Native American Representative from the Tribe shall also conduct appropriate technical analyses, prepare a comprehensive written report and file it with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials. The tribe shall be afforded the opportunity to review all documents before submission to the appropriate information center. (*EIR MM4.5-2*)

- Z. In accordance with the Tribe's Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation, if Native American human remains are found during the course of the proposed project, the determination of Most Likely Descendant ("MLD") under California PRC Section 5097.98 shall be made by the Native American Heritage Commission ("NAHC"), upon notification to the NAHC of the discovery of said remains at the project site. If the location of the site and the history and prehistory of the area is culturally-affiliated with the Tribe, the NAHC shall contact the Tribe. A tribal member shall be designated by the Tribe to consult with the landowner and/or project proponents. Should the NAHC determine that a member of an Indian tribe other than Yocha Dehe Wintun Nation is the MLD, and the Tribe is in agreement with this determination, the terms of this protocol relating to the treatment of such Native American human remains shall not be applicable; however, that situation is very unlikely. (*EIR MM4.5-3*)
- AA. In the event that Native American human remains are found during development of the proposed project and the Tribe or a member of the Tribe is determined to be MLD pursuant to the above requirements of the Protocol, the following provisions shall apply. The Medical Examiner shall immediately be notified, ground-disturbing activities in that location shall cease, and the Tribe shall be allowed, pursuant to California PRC Section 5097.98(a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods should be treated and disposed of with appropriate dignity.

The Tribe shall complete its inspection and make its MLD recommendation within 48 hours of getting access to the site. The Tribe shall have the final determination as to the disposition and treatment of human remains and grave goods. Said determination may include avoidance of the human

remains, reburial on-site, or reburial on tribal or other lands that will not be disturbed in the future.

The Tribe may wish to rebury said human remains and grave goods or ceremonial and cultural items on or near the site of their discovery, in an area which will not be subject to future disturbances over a prolonged period of time. Reburial of human remains shall be accomplished in compliance with the California PRC Sections 5097.98(a) and (b).

The term "human remains" encompasses more than human bones because the Tribe's traditions call for the burial of associated cultural items with the deceased (funerary objects), and/or the ceremonial burning of Native American human remains, funerary objects, grave goods, and animals. Ashes, soils and other remnants of these burning ceremonies, as well as associated funerary objects and unassociated funerary objects buried with or found near the Native American remains are to be treated in the same manner as bones or bone fragments that remain intact. (*EIR MM4.5-3*)

- BB. All construction workers shall receive a sensitivity training session before they begin site work. At least 14 calendar days prior to commencement of ground disturbing activities, the applicant shall arrange for a member of the Yocha Dehe Wintun Nation to conduct Cultural Sensitivity Training with the construction crew. If a member of the Yocha Dehe Wintun Nation Tribe is not available to conduct a Cultural Sensitivity Training prior to scheduled ground-disturbing activities, then the applicant shall arrange for a qualified archaeologist to conduct Cultural Sensitivity Training to the construction crew. Generally, the training must consist of a presentation to the construction crew about the types of resources and evidence thereof, role of the Tribe or qualified archaeologist(s), what to do if resources are uncovered, etc. To schedule Cultural Sensitivity Training prior to commencement of construction, the applicant shall contact the Cultural Resources Department Administrative Staff, Yocha Dehe Wintun Nation, Office (530) 796-3400, Email: THPO@yochadehe-nsn.gov. Proof of compliance with this measure shall be provided to the City of Davis Community Development Department and Public Works Department. (*EIR MM4.5-4(a)*)
- CC. A tribal or archaeological monitor shall be present on-site to monitor soil grading, excavation, and trenching activities within the areas identified for monitoring in the confidential Willowgrove Monitoring Map, as agreed to by the Tribe. At least 14 calendar days prior to commencement of soil grading, excavation, and trenching activities, the applicant shall extend an invitation for a member of Yocha Dehe Wintun Nation Tribe to monitor soil grading, excavation, and trenching activities within the project site. If a member of the Yocha Dehe Wintun Nation Tribe is not available to monitor, then the applicant shall arrange for a qualified archaeologist to monitor soil grading,

excavation, and trenching activities within the areas identified for monitoring in the confidential Willowgrove Monitoring Map. The applicant shall prepare a written monitoring plan that shall identify the anticipated ground-disturbing activities scheduled within the areas identified for monitoring in the confidential Willowgrove Monitoring Map. The applicant may revise or update the notification procedures in the written monitoring plan, the role of the tribal or archaeological monitors, timelines for advanced notification to Yocha Dehe Wintun Nation Tribe prior to commencement of activities requiring monitoring, and the procedures to follow in the event tribal cultural resources are uncovered, as established in the mitigation measures. The written monitoring plan shall be approved by the City of Davis Community Development Department staff in advance of ground-disturbing activities within the areas identified for monitoring in the confidential Willowgrove Monitoring Map. Proof of compliance with this measure shall be provided to the City of Davis Community Development Department. (*EIR MM4.5-4(b)*)

- DD. If tribal cultural resources are encountered during subsurface excavation activities, the tribal monitor or applicant's qualified archaeologist shall notify the City of Davis, project applicant, and Yocha Dehe Wintun Nation Tribe immediately, and all construction activities within a 100-foot radius of the resource shall cease. The work exclusion buffer may be reduced if the tribal monitor determines the reduced buffer would be adequate to avoid impacts to the resource. In accordance with the Tribe's Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation, treatment of all tribal cultural items (including ceremonial items) shall reflect the religious beliefs, customs, and practices of the Yocha Dehe Wintun Nation Tribe as identified by the tribal monitor. All tribal cultural items, including ceremonial items, which may be found at the project site shall be turned over to the Yocha Dehe Wintun Nation Tribe for appropriate treatment, unless otherwise ordered by a court or agency of competent jurisdiction. The project applicant shall waive any and all claims to ownership of tribal ceremonial and tribal cultural items which may be found on the project site, in favor of the Tribe. If any intermediary is necessary (for example, an archaeologist retained by the project applicant), said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe. (*EIR MM4.5-4(c)*)
- EE. If the final geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required, prior to issuance of Building Permits. This certification may be completed on a lot- by-lot basis or on a Tract basis. (*EIR MM4.6-3*)
- FF. Should paleontological resources be discovered during ground-disturbing activities, work shall be halted in the area within 50 feet of the find.

Construction may continue in areas outside of the buffer zone. The applicant shall notify the Public Works Department and the City of Davis Community Development Department and retain a qualified paleontologist to inspect the discovery. If deemed significant under criteria established by the Society for Vertebrate Paleontology with respect to authenticity, completeness, preservation, and identification, the resource(s) shall then be salvaged and deposited in an accredited and permanent scientific institution (e.g., University of California Museum of Paleontology [UCMP] or Sierra College), where the discovery would be properly curated and preserved for the benefit of current and future generations. (*EIR MM4.6-4*)

GG. The Applicant shall employ noise reducing construction practices. The following measures shall be incorporated into contract specifications to reduce the impact of construction noise: (*EIR MM4.10-1*)

- 1) The proposed project shall incorporate an eight-foot-tall temporary sound barrier between the existing sensitive receptors to the west and construction activities, as determined by a qualified acoustical consultant prior to commencement of construction, depicted in the Willowgrove EIR;
- 2) The sound barrier fencing shall consist of 0.5-inch plywood or minimum Sound Transmission Class (STC) 27 sound curtains placed to shield nearby sensitive receptors. The barrier would be placed along the west boundary of large lot parcels S-4, S-5, and 600 feet along the west side of S-9, as measured from the northwest corner of S-9, unless the easterly Palomino Place residences are developed and occupied prior to Willowgrove construction, in which case the barrier shall extend along the entirety of S-9. The plywood barrier shall be free from gaps, openings, or penetrations to ensure maximum performance. The noise barrier shall stay in place through the construction of buildings on Large Lot Parcels S-4, S-5, and S-9, after which time they may be removed as buildings on the parcels would provide equivalent shielding;
- 3) Construction activities shall only take place between the hours of 7:00 AM and 7:00 PM, Monday through Friday, and 8:00 AM and 8:00 PM, on Saturday;
- 4) All construction equipment powered by internal-combustion engines shall be properly muffled and maintained;
- 5) Quiet construction equipment, particularly air compressors, are to be selected whenever possible;
- 6) All stationary noise-generating construction equipment, such as generators or air compressors, are to be located as far as practical from existing residences. In addition, the project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest to the project site;

- 7) Unnecessary idling of internal-combustion engines is prohibited; and
- 8) The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest to the project site during all project construction.
- 9) As directed by the city, the developer shall implement appropriate additional noise mitigation measures including but not limited to; changing the location of stationary construction equipment, shutting off idling equipment, rescheduling construction activity, notifying adjacent residents in advance of construction work, or installing acoustic barriers around stationary construction noise sources.

13. Well Abandonment. Prior to commencement of construction activities, the project applicant shall hire a licensed well contractor to obtain a well abandonment permit from YCEHD for all on-site water supply wells that will not be used, and properly abandon the on-site water supply wells in accordance with Department of Water Resources Bulletin 74-81 (Water Well Standards, Part III). Verification of abandonment shall be submitted for review and approval of the City of Davis Department of Public Works, Department of Community Development and YCEHD. *(EIR MM4.7-2(a))*

14. Traffic Control Plan. Prior to the issuance of any encroachment permit, the Applicant shall prepare a construction traffic and parking management plan to the satisfaction of the City Engineer and subject to review by any affected agencies, if necessary. Traffic control shall comply with the California MUTCD and City of Davis standards. The Construction Traffic Management Plan shall include all measures for temporary traffic control, temporary signage and striping, location points for ingress and egress of construction vehicles, haul routes, staging areas, and shall provide for the timing of construction activity that appropriately limits hours during which large construction equipment may be brought onto or taken off of the site. Measures typically used in traffic control plans include advertising of planned lane closures, warning signage, a flag person to direct traffic flows when needed, and methods to ensure continued access by emergency vehicles. During project construction, access to existing land uses shall be maintained at all times, with detours used as necessary during road closures. At a minimum, the plan shall include the following: *(EIR MM4.13-1)*

- A. Description of trucks including number and size of trucks per day (i.e., 85 trucks per day), expected arrival/departure times, and truck circulation patterns.
- B. Description of staging area including location, maximum number of trucks simultaneously permitted in staging area, use of traffic control personnel, and specific signage.

- C. Description of street closures and/or bicycle and pedestrian facility closures including duration, advance warning and posted signage, safe and efficient access routes for existing businesses and emergency vehicles, and use of manual traffic control.
- D. Description of driveway access plan including provisions for safe vehicular, pedestrian, and bicycle travel, minimum distance from any open trench, special signage, and private vehicle access.
- E. Provision of a truck circulation pattern that minimizes effects on existing vehicle traffic during peak travel periods and maintains safe bicycle circulation.
- F. Maintaining the maximum amount of travel lane capacity during non-construction periods, possible, and advanced notice to drivers through the provision of construction signage.
- G. Maintaining alternate one-way traffic flow past the lay down area and site access when feasible.
- H. Heavy trucks and other construction transport vehicles shall avoid the busiest commute hours (7 a.m. to 8 a.m. and 5 p.m. to 6 p.m. on weekdays).
- I. A minimum 72-hour advance notice of access restrictions for residents, businesses, and local emergency response agencies. This shall include the identification of alternative routes and detours to enable for the avoidance of the immediate construction zone.
- J. A phone number and community contact for inquiries about the schedule of the construction throughout the construction period. This information will be posted in a local newspaper, via the City's web site, or at City Hall and will be updated on a monthly basis.
- K. Resurface and/or repair any damage to roadways that occurs as a result of construction traffic.

15. Construction Access and Notification. Applicant shall submit a Construction Access Plan for the project site and related improvements, with documentation of any necessary access for review and approval of Public Works Engineering and Transportation and Public Works Utilities and Operations. The plan shall address posting of the site for notification to the public for any temporary closure, how the construction equipment will access the site, parking, and any vehicle circulation issues.

16. Central Valley Flood Protection Board (CVFPB) Permit. Prior to approval of final project improvement plans or grading plans, the project applicant shall confer with the Central Valley Flood Protection Board (CVFPB) and, if the CVFPB determines that an CVFPB encroachment permit is required, the applicant shall either obtain a waiver or an encroachment permit from CVFPB. (*EIR MM4.8-4*)

17. Agricultural Land Mitigation. Prior to issuance of grading permits for each phase of development, the project applicant shall set aside in perpetuity, active agricultural

acreage in an amount consistent with the applicable agricultural mitigation requirements of the appropriate jurisdiction. The amount of agricultural acreage set aside shall account for farmland lost due to the conversion of the project site. The agricultural land shall be secured consistent with the City of Davis Municipal Code with the location and amount of active agricultural land acreage subject to review and approval of the Community Development Department. (*EIR MM4.2-1*)

- 18. GHG Construction Emissions.** Prior to issuance of grading permits, the project applicant shall demonstrate that construction-related GHG emissions would be reduced to 1,100 MTCO₂e/yr through identified measures or off-site mitigation credits and shall submit proof to the City of Davis Community Development Department. (*EIR MM4.3-7(b)*)

Improvement Plans

- 19. Improvement Plans.** Prior to any site improvements or other construction activities associated with this project, improvement plans shall be prepared by a registered civil engineer, consistent with the exhibits and conditions incorporated as a part of this entitlement for the review and approval by the Public Works Department. Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure, landscaping and irrigation and all other improvements shall be provided in accordance with the applicable standards listed in the General Requirements of these conditions unless otherwise shown on the approved exhibits or listed within the conditions of approval or other applicable project approvals. These plans shall be accompanied with engineering cost estimates.
- 20. FEMA CLOMR.** Prior to improvement plan approval, and if required by the Federal Emergency Management Agency (FEMA), the Yolo County Flood Control and Water Conservation District, or the City Floodplain Administrator, the applicant shall obtain from FEMA a Conditional Letter of Map Revision (CLOMR). A copy of the letter shall be provided to the City of Davis Public Works Department. A Letter of Map Revision (LOMR) from FEMA shall be provided to the City of Davis Public Works Engineering and Transportation Department prior to acceptance of project improvements as complete. (*EIR MM4.8-5*)
- 21. ROW Work.** All work within the public right-of-way (ROW), including but not limited to utilities and grading, shall be explicitly noted on the improvement plans. The Applicant shall obtain all necessary encroachment permits from the City of Davis Public Works Department for all work and construction that encroaches within or over the public right-of-way or on city-owned property, including but not limited to water meters, backflow devices, signs and curb/gutter/sidewalk improvements.
- A. There shall be no domestic water, sewer, or drainage services running parallel in the PUE to serve the private buildings. After the water meter and/or

backflow, the service line to the house shall run directly from the meter to the shut off valve for house. After the sewer clean out, the sewer service shall run directly to the connection to the house. All drainage must stay on the residential side and will only enter the PUE in a perpendicular manner if at all. The intent is that the PUE is used for public utilities, not private.

- B. Prior to commencement of work in the ROW, any existing utility infrastructure, such as meters, shall be removed by the City or shall require approval by the City Public Works Department to remove.

22. Easements. For any improvements constructed on private property that are not under the ownership or control of the Applicant, all rights of entry and if necessary, any permanent easements shall be obtained by the applicant and provided to the city. All rights of entry, construction easements, either permanent or temporary and other easements shall be obtained and fully executed by all affected parties and shall be recorded with the Yolo County Recorder, where applicable, prior to the approval of grading or improvement plans.

23. Off-Site Improvements. The improvement plans shall include all of the following off-site improvements.

- A. Following improvements consistent with the Willowgrove Local Transportation Analysis prepared by Fehr and Peers, dated February 2026: *(EIR MM 4.13-3)*
- Eastbound East Covell Boulevard Approach.
 - Construct 400-foot eastbound left-turn lane
 - Lengthen eastbound right-turn lane from 200 feet to 225 feet.
 - Westbound East Covell Boulevard Approach.
 - Construct 250-foot westbound right-turn lane
 - Lengthen westbound left-turn lane from 120 feet to 200 feet.
 - Northbound Alhambra Drive Approach.
 - Restripe the northbound approach lane such that both lanes have 250 feet of storage each and remove a portion of the landscaped median.
- B. Project frontage and streetscape improvements along East Covell Boulevard including landscaping, Class 1 multi-use path, curb, gutter and paving as per Ordinance No. 2689, the Willowgrove Development Agreement.
- C. Construct traffic signal and intersection modification improvements at the intersection of East Covell Boulevard and Alhambra Drive.
- D. At the project site's two access points along East Covell Boulevard, install a green skip-striping bike lane marking at the transition taper (i.e., mixing zone)

- at the start of each turn pocket, a continuous green bike lane, and a skip-striped bike lane marking through each intersection, or measures of equal effectiveness as determined by the City Engineer. The design shall be similar to the existing bike lane constructed on eastbound East Covell Boulevard at the signalized access at Harper Junior High, which was installed in 2020/2021. The high-visibility improvements shall alert motorists to the potential for a bicyclist to be present and enhance the profile of bicyclists. (*EIR MM4.13-2*)
- E. Construct the required transit stops on the project frontage. Provide bus shelters and real-time bus arrival boards at the proposed bus stops if Unitrans and YoloBus are using real-time bus arrival boards and have the technology in place to operate and use real-time bus arrival boards. The bus pullout, shelter pad and any underground conduit shall be constructed at the same time as project frontage improvements, although the shelter itself and any electrical connections can be delayed until such time that a transit service provider agrees to provide bus service at the stop. (*EIR MM4.13-4 (T-46)*)
 - F. Install or provide funding to upgrade the existing bus stop at the south side of East Covell Boulevard at the farside of Alhambra Drive (eastbound service route) to add a bus shelter within the existing concrete area used for the existing bus stop. (*EIR MM4.13-4 (T-46)*)
 - G. Install a pedestrian crossing on East Covell Boulevard at the westerly side of the existing Harper Junior High School traffic light to include a sidewalk connecting the project frontage improvements on the north side of East Covell Boulevard to the crossing, crossing striping.
 - H. All existing and proposed monuments, including boundaries of public and private maintenance areas.
 - I. All locations of joint trench and other dry utilities. Details shall include but not be limited to the following; HVAC, gas meters, fiber optic conduit and electrical boxes for each unit and service points, conduit wire sizes and pole numbers for street lights.
 - J. Provisions shall be made for easements for common access, drainage, utility and provisions for maintenance and repair of any shared utilities, driveways, or walkways. Reservation of the easement for reciprocal access, drainage, utility and maintenance for shared facilities for this development shall be shown in an easement or grant deed.
 - K. Isolation valves or similar devices shall be incorporated into all pipeline facilities to prevent substantial losses of surface water in the event of pipeline rupture, as recommended by a licensed geotechnical or civil engineer. The

specifications of the isolation valves shall conform to the California Building Code and American Water Works Association (AWWA) standards.

24. On-Site Improvements. The Applicant 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:

- A. All existing and proposed monuments, including boundaries of public and private maintenance areas.
- B. All locations of joint trenches and other dry utilities. Details shall include but not be limited to the following; fiber optic conduit and electrical boxes for each unit and service points, conduit wire sizes and pole numbers for street lights.
- C. Landscaped areas adjacent to roadways may require additional drainage infrastructure as indicated per the geotechnical report, and shall be subject to the review and approval of the City Engineer.
- D. Any trees planted in landscaped areas between curb, gutter, and sidewalk where landscape area is less than 6-feet wide shall have silica cells or root barriers installed under the sidewalk. Landscape areas in excess of 6-feet in width shall not require silica cells.
- E. Parks and Greenbelt Paths. Multi-use paths in City Parks and Greenbelts shall be constructed per City standards with a width of 12 feet of concrete or aggregate base with 2-foot wide shoulders on each side.
- F. UATA Trails. Trails in the UATA, as generally shown on the Tentative Map, shall be an all-weather trail made of compacted dirt with gravel, except for the portion shown on the Tentative Map adjacent to Street B from Covell Boulevard past the Dog Park. That portion shall be a multi-use path constructed per City standards consistent with Condition of Approval 24.E above. The width of the compacted-dirt-and-gravel all-weather UATA trails shall be determined by the Open Space Program Manager and the Fire Marshall.

25. Improvement Plan Requirements. Applicant shall comply with the following:

- A. Pavement construction shall consist of standard ½" Type A asphalt paving conforming to Section 39 of the State Standard Specifications placed over Class 2 Aggregate Base. The following pavement sections shall be used in accordance with the 2024 Geotechnical Study prepared for the project:

Covell Boulevard	
TI 9.0	5.5-inch AC on 20.5-inch AB

Internal Roadways

TI 5.0 3-inch AC on 10-inch AB

Subgrade for all roadway sections shall be prepared in accordance with the recommendations of the Geotechnical Investigation Report. "Cool pavement" additives or coatings will not be required.

- B. All alleys shall be concrete: heavy driveway section per City Standard Detail 301-4 or all concrete or concrete curbs and a valley gutter, subject to approval of the City Engineer.
- C. Sewer construction will follow the sizing and routing depicted on the approved tentative map. Sewer pipes shall be Polyvinyl Chloride (PVC) conforming to ASTM D3034 with a minimum of standard dimension ratio 26 SDR26). Sewer Maintenance Holes shall be Armorock, or fiber reinforced plastic (FRP), or polypropylene (PP) precast lined sewer maintenance holes to protect from hydrogen sulfide attack.

Sewer infrastructure installed in private lots, roadways, or alleys shall be owned and maintained by the private lot owners or HOA, unless they are within a public utility easement.

- D. All proposed water main pipes shall be 8-inch minimum diameter within the public streets and maintained by the City. Water pipes and fittings will be in accordance with the most recent edition of the City Standard Specifications.

Water infrastructure installed in the private lots, roadways, or alleys shall be owned and maintained by the private lot owners or HOA, unless they are within a public utility easement.

- E. Drainage system construction shall follow the routing and sizing depicted on the approved tentative map. Storm Drain Pipe and maintenance hole materials shall be in accordance with the most recent edition of the City Standard Details and Standard Specifications at the time of improvement plan approval.

Stormwater infrastructure installed in the private lots, roadways, or alleys shall be owned and maintained by the private lot owners or HOA, unless they are within a public utility easement.

- F. Electrical infrastructure installed in the private lots, roadways, or alleys shall be owned and maintained by the private lot owners or HOA, unless they are within a public utility easement.

- G. An ownership, and maintenance map, which may be Exhibit L-1 in the Willowgrove Development Agreement, shall be provided with the improvement plans indicating the ownership and maintenance of utilities, hardscape, and landscaping.
- H. All private utilities shall be labeled accordingly on the Civil drawings.
- I. The Applicant shall ensure that the pathway and sidewalk network meet ADA accessibility requirements, subject to the review and approval by the City Engineer.
- J. The developer shall submit improvement plans showing locations of water sub-meters to demonstrate compliance with California Senate Bill No. 7.
- K. Final Street lighting design, including location and number of fixtures.
- L. Storm Drain Pump Station. The developer shall design, and construct a storm drain pump station subject to the satisfaction, review and approval of the City Engineer. The following features shall be required as part of the design:
 - 1. Temperature controlled (heating and air conditioned), and weatherproof building with the finish floor at least 1 ft higher than the 200 year flood elevation to house a motor control center, variable frequency drive (VFD), control, and electrical equipment.
 - 2. Built on a reinforced concrete pad, enclosed by wrought iron fencing per City standards, and motorized gate operated by an Avigilon badge reader, or approved equal.
 - 3. Security system with video cameras, motion sensor, and laser sensors
 - 4. An appropriately sized stationary generator to run all pump station equipment with a fuel belly tank allowing for a minimum of 24 hours uninterrupted operation, and a portable generator connection point.
 - 5. Fiberoptic communication for security, SCADA systems, and ability to operate the pump station controls remotely.
 - 6. Pumps for the pump station shall be appropriately sized Flygt submersible pumps, or approved equal with one additional redundant pump in the wet well.
 - 7. Valves for the pumps shall be inside of a precast valve vault with a submersible sump pump, built in ladder access, and torsion assist lids
 - 8. Inlet shall have an automatic bar screen to remove debris prior to making contact with the submersible pumps.
 - 9. Inlet and outlet structures shall appropriately sized concrete wingwall structures, and concrete pad extending a minimum of 10' away from the bar screen to prevent vegetation growth from blocking the inlet, and outlet.

10. Appropriate davit mount anchorage if the wet well is deeper than 5 ft.

The pump station shall be fully operational (complete functional, performance testing, operation and maintenance manuals provided to the City, and staff trainings) prior to the first issued certificate of occupancy, or before any resident is allowed to occupy a dwelling in the subdivision.

26. Transit Stops. Prior to approval of improvement plans for the project frontage, the applicant shall meet and confer with the transit service providers to determine whether one or two transit stops will be provided along the project frontage and the location of the stop(s) along the project frontage. If the transit providers do not agree on the location of one or both transit stops, the City Public Works Engineering and Transportation Director shall make the final decision. (*EIR MM4.13-4 (T-46)*)

Landscaping Plans

27. Landscape Plans. Landscaping shall be installed in all publicly owned and commonly owned parcels. Final landscaping plans shall be prepared by the Applicant and approved by the Community Development Director, Parks and Community Services Director, and City Engineer. The final approved plans shall be included in the improvement plans submitted to the City Engineer for approval. The landscaping and irrigation plans shall include and/or comply with the following:

- A. The landscaping plan shall be prepared by a landscape architect and shall include all public and commonly owned areas, shown as letter lots on the attached Exhibits.
- B. The plan shall be certified by the landscape architect that (a) topsoil within the landscape area is suitable for the proposed landscaping, and (b) that the landscape plan meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591 et seq.
- C. The plans shall include an automatic irrigation system for all landscaped areas. All street landscaping, whether publicly or privately owned, shall be irrigated by a permanent drip system or low water consumption system acceptable to the City of Davis.
- D. All city street trees shall be consistent with the City of Davis Climate Ready Tree List as determined by the City Arborist, unless otherwise approved by the City Arborist.
- E. All shrubs, grasses, and groundcovers shall be California native or non-invasive climate-appropriate species.
- F. Applicant will utilize best practices for tree planting and root establishment, specifically when planting adjacent to hardscape surfaces. Applicant shall ensure a minimum planter width of 8' square or a minimum soil volume of 7 cubic yards for root growth per tree. Areas smaller than those requirements

- shall include the use of structured soils or suspended substrate to allow successful tree root development.
- G. The project shall comply with the applicable Water Efficient Landscape Ordinance (WELO) requirements (Section 40.42 of the Davis Municipal Code). Verification of compliance with this ordinance shall be to the satisfaction of the Community Development Director and shown on the improvement plan set with the irrigation.
 - H. Location, size and quantity of all plant materials.
 - I. A landscape plant legend specifying species type (botanical and common names) container size, maximum growth habit, location and quantity of all plant materials.
 - J. Trees shall be a minimum of 15 gallons in size. Trees shall be planted and staked in accordance with City standards. The planting specification shall consider impacts of soil compaction resulting from construction activities.
 - K. Shrubs shall be a minimum of 5 gallons in size. Ground cover may be 1 gallon or less in size. Ground cover areas shall be supplemented with additional 5-gallon size materials to provide variation and texture. The planting specification shall consider impacts of soil compaction resulting from construction activities.
 - L. Bark and other surface materials may be utilized in planter areas as a mulch or accent material. Large areas that utilize only bark, decomposed granite, or other surface/rock / mulch material are discouraged and shall include shrubs and/or trees and/or groundcover to provide variation, texture and shade.
 - M. Landscape plans shall include the location of pavements, fencing, light poles, property lines, and other pertinent site plan features.
 - N. The final design of any perimeter walls, landscaping and on-site sidewalks shall be coordinated for consistency with any green-street planting that may be required.
 - O. Landscape plans shall include the planting and installation details for trees and shrubs and landscape notes including soil amendments. The planting specification shall consider impacts of soil compaction resulting from construction activities.
 - P. Landscape plant materials, including ground cover shall be serviced with an automatic irrigation system for landscape areas that are owned and maintained by the City and/or HOA, respectively. Irrigation plans shall include details of all irrigation (drip and sprinkler) equipment as well as all other irrigation appurtenances such as backflow, controller and meter devices identified.
 - Q. Two deep watering tubes per tree shall be provided for trees planted in an isolated parking lot planter island.

R. Supporting plantings and irrigation shall be provided for water quality treatment control measures. No plant species identified on the California Invasive Plant Inventory Database shall knowingly be permitted.

28. Subdivision Improvement Agreement. All improvements, including landscaping, shall be constructed and/or installed prior to submitting the final map with the City Engineer for the purpose of filing with the City Council, unless the Applicant executes the City's standard form subdivision improvement agreement and provides the financial security and insurance coverage required by the subdivision landscaping agreement, prior to or concurrent with submitting the final map with the City Engineer.

29. Maintenance Period for City Landscaping. For landscaping in City areas, the Applicant shall also enter into an agreement to maintain the landscaping and irrigation systems for two years from the date the landscaping is accepted by the City. Applicant shall apply for and obtain an encroachment permit from the City Engineer to do the maintenance prior to the landscaping being accepted by the City and during the maintenance period.

30. Trees. The Applicant shall comply with all applicable tree planting, preservation and mitigation requirements as contained in Ordinance No. 2689, the Willowgrove Development Agreement

31. Landscaping Improvements. The project applicant shall install required improvements, including trails, landscaping, irrigation, amenities and other features on all City parcels (the irrigation within the UATA shall be a temporary drip system), consistent with the project approvals. Improvements shall be incorporated in the improvement plans and landscape plans for review and approval by Public Works Department, Community Development Department, and Parks and Community Services Department prior to issuance of the improvement plans, and shall include:

- A. Parcels D, E, H, DDDD (Parks). All applicable park improvements as contained in Ordinance No. 2689, the Willowgrove Development Agreement.
- B. Parcel Fs and G (UATA and Detention Basins). The detention basins shall be landscaped with hydroseed consisting of native grasses and forbs to stabilize slopes to be mowed annually. Maintenance roads into the detention basins shall be designed to accommodate emergency vehicles.

The UATA shall be landscaped with hydroseed and native grasses and forbs, as well as, native shrubs, trees from the City of Davis Climate Ready Tree list, consistent with the provisions of the Willowgrove Development Agreement.

- C. Parcel I (UATA, Channel A Basin).
Landscape the Channel A basin with hydroseed consisting of native grasses and forbs to stabilize slopes to be mowed annually. Construct 20-foot wide, all-weather access road and trail designed to accommodate maintenance and

emergency vehicles. Construct a new Channel A bridge crossing designed to accommodate maintenance and emergency vehicles.

The UATA shall be landscaped with hydroseed and native grasses and forbs, as well as, native shrubs and trees from the City of Davis Climate Ready Tree list, consistent with the provisions of the Willowgrove Development Agreement. A mixture of Valley Oak Trees and California Sycamore shall be planted as a grove in the northwest corner of Parcel I.

- D. Parcels J, K, M,N (Greenbelts). Improvements shall include a multi-use path and landscaping. Additionally, provide low (4-foot high maximum) fencing parallel to the pathway along the existing agricultural buffer. Fencing may be post and cable, split rail farm fence, or similar. The greenbelts shall be landscaped with hydroseed and native grasses and forbs, as well as, trees from the City of Davis Climate Ready Tree list, consistent with the provisions of the Willowgrove Development Agreement.
- E. Parcel L (Landscaping). The right of way shall be landscaped with hydroseed and native grasses and forbs, as well as, trees from the City of Davis Climate Ready Tree list, consistent with the provisions of the Willowgrove Development Agreement.
- F. East Covell Blvd. Streetscape. The East Covell Blvd. landscaping shall be landscaped with climate-ready landscaping approved by the Parks Department, Urban Forest Division, and Community Development Department.
- G. Fencing. Fencing shall be required to differentiate the publicly accessible portion of the ag buffer from the non-publicly accessible portion of the ag buffer. Fencing shall be a simple post-and-cable fence or other informal open design.

32. Parks.

- A. The Applicant shall comply with all applicable Park provisions as contained in Ordinance No. 2689, the Willowgrove Development Agreement
- B. Community Park Lighting Plan. Prior to issuance of improvement plans for the community park, the developer shall submit a lighting plan for the review and approval of the Chief Building Official and the Community Development Director of the City of Davis. The lighting plan shall address limiting light trespass and glare on the project site, including any lighting for fields and courts at the proposed community park, through the use of shielding and directional lighting methods, which may include, but is not limited to, fixture location and height. The lighting plan shall comply with Chapter 6 of the Davis Municipal Code- Article VIII: Outdoor Lighting Control. (*EIR MM4.1.3*)

- C. The sites shall be free of any physical condition to the land that would prevent their use as public park sites.
- D. The Applicant is responsible for installation of full street frontage improvements to City Standards (i.e., curb, gutter, and sidewalk, etc.) adjacent to the park sites and all commonly owned parcels at the time streets adjoining the park sites are constructed.

33. Waste Service Plan. Prior to issuance of improvement plans, the project applicant shall submit a detailed waste service plan for the MDR-2 and MDR-4 (alley/private drive) lots, for review and approval of the Public Works Department, demonstrating the location and space on the streets for the waste and recycling bins to adequately service the lots. Measures may require restrictions for on-street parking during service days.

34. Fire Requirements. Plans shall be reviewed and approved by the Fire Department prior to issuance of building permits. All new development shall comply with the fire safety requirements of the California Fire Code and California Building Code as adopted by the City of Davis.

- All private streets within the HDR-2 (condominium/townhouse) site shall comply with applicable Fire Code standards for street widths or building heights to the satisfaction of the Fire Marshall. Compliance shall be included as notes on the Final Subdivision Map and demonstrated in the construction documents prior to issuance of building permits for the condominium/townhouse site, subject to review and approval of the Fire Marshall.

SUBDIVISION MAP

35. Completion of Conditions. A declaration shall be noted on the front page of the final map which states:

- Prior to issuance of a building permit or approval of a final inspection/certificate of occupancy, all conditions of approval of Resolution 26-053, shall either be deemed satisfied, or an enforceable mechanism ensuring that the condition will be satisfied shall be identified (as specified in the specific condition) to the satisfaction of the Community Development Director and City Attorney, and, where applicable, the City Engineer for all public improvements, dedications, and infrastructure-related conditions.

36. Map Recordation. Prior to recording any phase or portion of this Small Lot Tentative Subdivision Map, the Large Lot tentative Subdivision Map for the Willowgrove project shall be recorded.

- 37. Subdivision Improvement Agreement.** Prior to the approval of any Final Subdivision Map, the Applicant shall enter into a subdivision improvement agreement with the City, identifying all required improvements, if any, to be constructed. The Applicant shall provide security acceptable to the City, guaranteeing construction of the improvements both for future public improvements and for all features of the project that will be owned or maintained by the Homeowner's Association. The security provided for any future Homeowner's Association improvements, including the parks, landscaping, greenway paths, etc. shall be to the satisfaction of the City Manager and the City Attorney shall not be released until all improvements have passed final inspection by the City Engineer and all warranty obligations have been satisfied.
- 38. Shared Facility Easements.** Provisions shall be made for all necessary easements for common access, drainage, utility and provisions for maintenance and repair of any shared utilities, driveways, or walkways. Reservation of the easement for reciprocal access, drainage, utility and maintenance for shared facilities for this development shall be shown in an easement or grant deed, to the satisfaction of the City Engineer. All shared facilities shall include clearly defined long-term maintenance responsibility, consistent with Exhibit L in the Willowgrove Development Agreement.
- 39. Right to Farm Notice.** The Applicant shall record a deed restriction as prescribed by the City's Right to Farm Ordinance, on all parcels located within 1000 feet from the north and eastern property lines of the project site. The deed restriction shall disclose that Davis and Yolo County are agricultural areas and residents of the property may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, and from pursuit of agricultural operations, including, but not limited to cultivation, irrigation, plowing, spraying, aerial application, pruning, harvesting, crop protection, and agricultural burning which occasionally generate dust, smoke, noise, and odor. The language and format of the deed restriction shall be reviewed and approved by the Community Development Director and the City Attorney prior to recording final maps. The Applicant shall ensure that each deed restriction shall be acknowledged at the time of sale with the signature of each prospective property owner and that the acknowledgement is recorded against the property.
- 40. Geotechnical Report.** Prior to the approval of final map(s), a final design-level geotechnical report, with consideration of recommendations from the Geotechnical Update, shall be prepared and submitted to the Chief Building Official for review and comment. The recommendations of the final geotechnical report shall be incorporated into the project design prior to issuance of building permits for review and approval of the City Engineer and/or Chief Building Official. All geotechnical recommendations affecting public improvements shall be incorporated into the improvement plans and are subject to approval by the City Engineer. (*EIR MM4.6-3*)
- 41. Gas Well Location.** The location of the abandoned gas well shall be identified on the small lot tentative map and any structure, concrete, asphalt, or fencing shall not

be placed, and trees shall not be planted (collectively, “improvement”) over the abandoned gas well unless the placement of such improvement over the abandoned gas well is approved in writing by the California Geologic Energy Management Division of the California Department of Conservation (CalGEM). The location of the abandoned gas well and restriction against improvements over the abandoned gas well consistent with this mitigation measure shall be recorded prior to issuance of a certificate of occupancy for the lot containing the abandoned gas well. Proof of compliance shall be submitted to the City of Davis Community Development Department for review and approval. (*EIR MM4.7-2(b)*)

- 42. Toxic Free Sites.** Any land dedicated to the City shall be free of toxic contamination. The Applicant shall disclose any information related to the property pertaining to any possible contaminant exposure of the site. Environmental clearance documentation shall be submitted to and approved by the City Engineer prior to acceptance of any dedication.
- 43. Solar Access Easement.** Solar access easements shall be dedicated for the purpose of assuming that each lot or dwelling unit shall have the right to receive sunlight across adjacent lots or units for use of a solar energy system. The easements may be contained in a Declaration of Restrictions for the subdivision which shall be recorded concurrently with the recordation of the final map or issuance of permits, whichever comes first. The easements shall prohibit the casting of shadows by vegetation, structures, fixtures, or any other object, except for utility wires and similar objects.
- 44. Homeowner’s Association.** The subdivider shall provide for the ownership, maintenance and enforcement responsibilities of those portions of the project to be commonly owned and/or maintained by the residents of the subdivision as specified herein through the formation of a Homeowner’s Association (HOA). They are:
- A. Parcel Access. The preservation, enforcement of illegal parking and maintenance of all landscaping and driveway/alley improvements to Lots 266 to 477. All water, sewer, and stormwater within the private streets shall be publicly owned and maintained unless otherwise noted.
 - B. Condominium/Townhouse Ownership. Lots GG through AAAA are designed for condominium or townhouse ownership. All common area will be included.
 - C. Streets, Alleys and Enforcement. All of the alleys and/or private driveways within Large Lot Parcels 7, 8, 13, 14, and 16, shall be owned by a homeowner’s association. Maintenance of the alleys/driveways and enforcement of Illegal parking on said alleys/driveways shall be the responsibility of the Homeowner’s Association.

A copy of the draft CC&R language shall be provided for review and approval prior to recordation of the final map which shall occur prior to the issuance of a certificate of occupancy. CC&Rs shall include a Maintenance Responsibility Matrix identifying all

HOA-maintained improvements, including private streets, alleys, utilities, stormwater facilities, landscaping, lighting, and open space. The City shall not assume maintenance responsibility for any private improvements.

- 45. Carshare.** Upon completion of the Community Park in Phase 2, the project applicant shall attempt to partner with a carshare service provider and ensure that carshare vehicles and electric carshare vehicles are available to project residents in the community park parking lot. Proof of compliance with this measure shall be provided to the City of Davis. Carshare parking spaces shall be shown on the improvement plans and shall not reduce required ADA or emergency access clearances. (*EIR MM4.13-4 (T-21-A, T-21-B)*)
- 46. Affordable Covenant.** A deed restriction or covenant shall be recorded on Parcels A & B, as shown on Vesting Tentative Subdivision Map to require the development of a minimum of 250 multifamily units that are affordable to low income households, as defined in Chapter 18.05.020. The affordability provision must remain in perpetuity and is subject to the review and approval of the Social Services and Housing Department and City Attorney.
- 47. Affordable Housing Agreement.** Before the issuance of building permits for the multifamily development the City and the affordable housing Applicant shall enter into an Affordable Housing Agreement with the City which shall provide, to the satisfaction of the City, for the long-term affordability of the units and the management of the property.
- 48. Rear Access Restriction.** An access restriction which prohibits gates to be placed within the rear yard fences on Lots 111-121, 144-154, 396-405 and 531-542 shall be recorded prior to recordation of the final map, subject to the approval of the Community Development Department and the City Attorney.

GENERAL REQUIREMENTS

The following is a list of general code

requirements which apply to the proposed project, Willowgrove (PA #23-32). This is not a complete list of all requirements, but only those which the City of Davis wishes to highlight for the applicant.

1. In the event the building permit applications will be made by a different entity than the applicant, the applicant is responsible for informing the Planning Division that plan check fees shall be paid by a different entity. Failure to notify and seek approval from Planning Division regarding separate payment for plan checking after entitlement applications' approval, shall result in Planning Division charges being made to the project account.
2. The Applicant shall pay the appropriate fees established in the Major Projects Financing Plan pursuant to the General Plan.
3. Water connection and sewer connection fees shall be paid prior to certificate of occupancy or final inspection. All water and sewer connections shall be installed per City standards,
4. Wastewater Capacity Charges shall be paid prior to issuance of building permit based on the fee in effect at time of issuance. Capacity verification shall be subject to approval by the City Engineer. (*EIR MM4.14-3*)
5. A plan check fee shall be required by the Community Development Department when an application for a building permit is submitted.
6. Prior to the issuance of building permits, the applicant shall show proof to the Community Development Department of payment of the applicable school impact fees.
7. Any temporary building, trailer, commercial coach, etc. installed or used in connection with construction of this project shall comply with the requirements of Section 40.26.360 of the Davis Municipal Code.
8. All new development shall comply with the Green Building Ordinance. All projects shall be constructed using the guidelines, green building rating systems, and green building project checklists as set forth in section 8.20.050 of the Davis Municipal Code. Compliance shall be demonstrated prior to issuance of building permits.
9. All new construction, renovation and demolition projects shall comply with the Construction and Demolition Ordinance by diverting at least 65% of construction and demolition waste from the landfill, through recycling, reuse and or waste reduction. Compliance shall be demonstrated as set forth in section 32.04.080 of the Davis Municipal Code.

- 10.** All new housing units shall comply with the Universal Access Ordinance and shall comply with the requirements of Section 18.10.030 of the Davis Municipal Code.
- 11.** All off street parking lots spaces shall be striped and labeled, as necessary. All striping, signage, and ADA stalls shall comply with City standards and shall be shown on the improvement plans.
- 12.** Yard waste piles are not authorized to be placed in the adjacent street for any new development. Loose in the streets (LITS) service is unavailable for this development. Green waste disposal shall be conducted in an appropriate alternative manner. The Applicant shall provide permanent on-site green waste storage and collection areas consistent with City solid waste standards.
- 13.** The developer shall comply with the adopted mitigation measures as identified in the Willowgrove Environmental Impact Report (SCH # 2024070522) and approved in the mitigation monitoring and reporting plan. All mitigation measures affecting grading, utilities, drainage, or public improvements shall be coordinated with and approved by the City Engineer.

WILLOWGROVE AFFORDABLE HOUSING PLAN

1. Expedited and Fully Funded Construction of Affordable and Inclusive Housing

Willowgrove will build inclusive housing for all, including individuals with limited income and intellectual and/or developmental disabilities. Committed to opportunity, 20% of the new homes at Willowgrove will be deed restricted for individuals and families with extremely low, very low, and low income levels. **These 250 units provide 177% of the City Code requirement.** To advance delivery of these opportunities, Willowgrove will have the entire affordable site construction ready before the first market rate occupancy permit is issued. **All 250 units will be built in a single phase.** In addition to building deed-restricted affordable rental units, Willowgrove includes 288 attached single-family units (condominiums or townhomes) to provide attainable housing opportunities for young families, the “missing middle,” and workforce. Willowgrove has funded **affordable homeownership opportunities** for approximately **20 of the condominium/townhome units.**

In response to uncertainties of future state and local funding for affordable housing and limited funds in the City’s Housing Trust Fund, this Affordable Housing Plan is designed to expedite delivery of affordable housing without City loans or grants. **Willowgrove includes its entire City affordable housing requirement in its Baseline Project Features.** To reach this milestone, Willowgrove is partnering with an affordable housing team with a demonstrated ability in the Sacramento region to ensure construction and completion of affordable housing communities without City loans and grants. As part of this team, AMG Land Development will assist with entitlements and The Pacific Companies (“TPC”) and its non-profit partner will lead construction and property management.

Willowgrove’s investment in affordability begins with dedication of the entire 10.1-acre site and backbone infrastructure to TPC. Through its proven experience, TPC will fund **over \$70 million in construction costs to build the affordable units without the use of City loans or grants.** In addition to building 250 units in a single phase, Willowgrove will sustain affordability through **\$6.8 million in additional contributions**, including \$1.8 million to the Housing Trust Fund to provide affordable homeownership opportunities, over \$4 million to cover City development impact fees for the affordable units, and an additional \$1 million in funding for TPC.

With non-profit partners, TPC has completed over 265 housing developments totaling nearly 20,000 units with an additional 46 projects and more than 5,500 units currently under construction. TPC is consistently ranked as the “Top 10 Developers in the Nation” by Affordable Housing Finance Magazine, earning the #1 spot in 2018 and 2022. In the Western United States, TPC has repeatedly been the leader in number of affordable units produced. In its 25 years as an affordable housing developer, TPC has a 100% percent completion rate and not a single default.

Willowgrove is also partnering with Alta California Regional Center (“Alta Regional”) to **provide at least 20 affordable units serving individuals with intellectual and/or**

developmental disabilities. Alta Regional is a private, non-profit agency funded and overseen by the California State Department of Developmental Services. The regional center system was born from legislation to provide those with developmental disabilities services and support within their communities. Alta Regional creates partnerships to support all eligible individuals with developmental disabilities, children at risk, and their families in choosing services and support through individual lifelong planning as a means to achieve healthy and productive lives in their own communities. Alta Regional serves over 35,000 clients, covering a 10-county catchment area, including Yolo County. In Yolo County there are approximately 2,300 individuals with developmental disabilities and over 500 of those individuals reside in Davis.

2. Compliance with Davis City Code

City Code Section 18.05.050(a)(2)(C) provides several avenues to fulfill affordable housing obligations, including the “[o]n-site construction of affordable rental units, if the developer voluntarily requests to satisfy its requirement through this alternative.” Willowgrove will fulfill its affordable housing obligation through on-site construction of rental affordable units at the approximately 10.1-acre parcel identified as Parcel 4 on Sheet 3 of the Willowgrove Tentative Map (Large Lot Mapping Plan) (“Affordable Site”). Section 18.05.050 identifies the affordable housing requirement for Willowgrove as follows:

Ownership Residential Product Type	% of Affordable Units Required for Product Types	Total Project Units for this Product Type	Number of Affordable Units Required
Market-rate SFR detached ownership units on lots larger than 5,000 square feet (Section 18.05.050(a)(1)(A))	25%	197 (LDR)	49.25
Market-rate SFR detached ownership units on lots 5,000 square feet or less (Section 18.05.050(a)(1)(B))	15%	515 (MDR)	77.25
Market-rate stacked condominiums (Section 18.05.050(a)(1)(D))	5%	288	14.4
Total Affordable Units Required			141

3. Housing Product Mix and Income Targets

Consistent with City Code, the affordable units will be deed-restricted in perpetuity and will be leased at an affordable rent to households with **extremely low income** (no greater than 30% of area median income), **very low income** (no greater than 50% of area median income), and **low income** (no greater than 80% of area median income). The average affordable price for each size category (number of bedrooms) will be at or below 65% of median income. (Section 18.05.050(b)(2).) While the income targets may vary consistent with the 65% average median income requirement, the goal is to provide approximately 30% extremely low income units, 20%

very low income units, and 50% low income units. The Affordable Site will not include moderate income units (80% to 120% of area median income). The Affordable Site will be developed consistent with the development standards for the HDR-1 product type in the Willowgrove Final Planned Development. At least 30% of the units will be three-bedroom units. City may approve revisions to the housing product mix, bedroom count, and income targets without amendment of the Agreement based on City needs at the time of final design.

4. Construction Commencement Milestone

City and Developer agree the final 100th market rate occupancy permit may not be issued unless construction of at least 141 affordable units has commenced on the Affordable Site. Construction shall be deemed to have commenced upon receipt of a construction financing commitment letter from a qualified lender demonstrating that the construction of the affordable units is or will be fully funded. The letter may be provided by Developer or Affordable Housing Developer, subject to review and approval by City.

5. Advanced Delivery of Affordable Site

Developer will provide the construction-ready Affordable Site to the Affordable Housing Developer before issuance of the first production market rate occupancy permit. The construction-ready site will provide a graded pad, interior perimeter roadway improvements, (i.e., curb, gutter, and sidewalk), stubbing of utilities (water, sewer, and electric) service connections as generally depicted on Sheet 20 of the Willowgrove Tentative Map (Phase 1 Backbone Phasing Plan). This occupancy permit trigger ensures that infrastructure to the Affordable Site is prioritized and completed before issuance of the first production home occupancy permit (allowance for model home permits to be pulled). With a construction-ready site in-hand, the Affordable Housing Developer can begin construction at the earliest time possible.

Provision of construction-ready Affordable Site to Affordable Housing Developer shall be deemed satisfied upon written confirmation from Developer that the construction-ready improvements are complete and the Developer commenced the transfer of the Affordable Site to the Affordable Housing Developer. City may relieve Developer of this obligation upon a good faith showing by Developer, reviewed and approved by City, that an unforeseen condition of the property or unforeseen condition or constraints of infrastructure necessary to serve the property prevents Developer from providing the Affordable Site construction ready consistent with this provision. City and Developer agree that such relief is not anticipated based on all facts and circumstances known at this time and any such relief will be considered based on facts and circumstances arising after execution of this Agreement, including but not limited to the discovery of unknown conditions or items during grading or the inability to connect necessary infrastructure due to circumstances outside of the control of the Developer. Any relief under this section shall not alter the construction milestone for 141 affordable units in Section 4 above.

6. Alta Regional Commitment

Affordable Housing Developer will reserve at least 20 units integrated throughout the Affordable Site to be made available for clients of Alta Regional. Prior to final design, the

Affordable Housing Developer will meet and confer with Alta Regional to address any additional design considerations to serve individuals with intellectual and/or developmental disabilities, including applicable accessibility standards. Rent for the units will be set consistent with the affordability restrictions for the remaining affordable units and neither the Affordable Housing Developer nor Developer will be required to pay or waive the already reduced rent. In the event Alta Regional elects not to utilize the units for its clients either at the completion of construction or at some point in the future, the Developer will have fulfilled its obligation to make the units available to Alta Regional by complying with the terms of this provision. City will ensure the at least 20 units made available to Alta Regional remain affordable consistent with its oversight of the remaining affordable units, but City will not be a party to any agreement between the Affordable Housing Developer and Alta Regional.

7. Additional Affordable Housing Contributions

In addition to ensuring the construction of 250 affordable units and dedicating the Affordable Site, Willowgrove will provide **over \$6.8 million in additional affordable housing funding** comprised of the following: (1) \$1.8 million contribution to the Affordable Housing Trust Fund for affordable ownership opportunities; (2) \$1 million provided to the Affordable Housing Developer; and (3) over \$4 million in City development impact fees for the 250 affordable units as well as all City maintenance community facilities district funding paid by Willowgrove as detailed in Exhibit L.

8. Affordable Ownership Opportunities

Upon the transfer of the HDR-2 (condominium/townhome) site to a builder, Willowgrove will contribute \$1.8 million to the City Housing Trust Fund to facilitate affordable ownership opportunities in Willowgrove at the moderate income level (80% to 120% of area median income). City will maintain the \$1.8 million in a segregated account to ensure the funds are used consistent with this section. The City may determine the mechanisms by which to achieve affordable ownership opportunities at Willowgrove. For example, with a homebuyer assistance program providing a loan in the form of an interest free second mortgage that would be repaid to City upon the sale of the home, the \$1.8 million could provide funding to initially provide approximately 20 affordable ownership condominiums or townhomes and then additional affordable opportunities upon the sale of those homes. City may utilize a portion of the \$1.8 million to cover City staff time and costs to facilitate the homeownership opportunities provided for in this section. Developer and City will meet and confer prior to commencement of construction of the HDR-2 site to advertise affordable ownership opportunities. While Developer is providing \$1.8 million to facilitate affordable ownership opportunities, this section shall not be interpreted to require Developer to sell a unit at a restricted price. While the \$1.8 million is required to be initially applied to affordable ownership opportunities at Willowgrove, any funds received back to City through the sale of a Willowgrove home made affordable through the program or loans repaid shall be utilized for additional affordable homeownership opportunities and may be utilized for other affordable ownership opportunities within City.

EXHIBIT E

CONDITIONS OF APPROVAL

Willowgrove Planning Application (PA) #23-32: Affordable Housing Plan (AHP) #03-25

- 1. Approval.** The Willowgrove Affordable Housing Plan #03-25 (PA#23-32), which would provide 250 affordable rental apartment units in a new residential community, as provided in the Exhibits attached to City Council Resolution No. 26-053, is hereby approved, subject to the conditions listed below.

This approval is contingent upon approval of the related General Plan Amendment, Pre-Zoning, and Annexation for the Willowgrove project. Expiration of the Affordable Housing Plan shall be as provided in the Willowgrove Development Agreement.

- 2. Indemnification.** The Applicant, to the fullest extent permitted by law, shall defend, indemnify, save and hold harmless the City of Davis, its officers, employees, or agents, with legal counsel of the City's choosing, from any and all claims, demands, causes of action, suits, actions, proceedings, costs, expenses, liability, judgment, awards, decrees, settlements, loss, damage or injury of any kind claim in any manner arising out of or pertaining to the approval of the subdivision by the City of Davis, including but not limited to, approval of a condition of approval by the City. The City shall promptly notify the Applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter.
- 3. Compliance with Conditions.** All Conditions of Approval and Mitigation Measures shall be completed in substantial conformance with the requirement to the satisfaction of the City of Davis or outside agencies as applicable to the respective permits or maps at the time listed in the condition.
- 4. Affordable Covenant.** Prior to Final Map, a deed restriction or covenant shall be recorded on Parcels A & B, as shown on Vesting Tentative Subdivision Map to require the development of a minimum of 250 multifamily units that are affordable to low income households, as defined in Chapter 18.05.020. The affordability provision must remain in perpetuity and is subject to the review and approval of the Social Services and Housing Department and City Attorney.
- 5. Affordable Housing Agreement.** Before the issuance of building permits on the affordable site, the affordable housing applicant shall enter into an Affordable Housing Agreement with the City which shall provide, to the satisfaction of the City, for the long-term affordability of the units and the management of the property.
- 6. Disclosure.** Developer shall provide written notice to all purchasers of lots or homes within the subdivision of the location and zoning for the affordable housing. The disclosure shall explicitly note that the housing may be developed for low-

income residents or special needs residents. Wording is subject to review and approval by the City Manager's Office.

- 7. Tenant Selection and Marketing.** Tenant selection and screening shall be carried out by the developer, owner, city, or by the designated responsible party, at the sole expense of the developer. Prior to issuance of certificate of occupancy, developer shall submit a plan for marketing the affordable units and selecting and qualifying the tenants, subject to review and approval by the Director of Social Services and Housing.
- 8. Monitoring.** The City of Davis will monitor the selection and screening process through required monthly reports as needed, and through the ability to review any and all files regarding the process at any time that city staff requests to do so, in accordance with the Section 18.05.040 of the City's Affordable Housing Ordinance.

WILLOWGROVE

FINAL PLANNED DEVELOPMENT

MAY 2026

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WILLOWGROVE

**FINAL PLANNED
DEVELOPMENT**



MAY 2026

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To the extent there is a conflict between the illustrative exhibits, descriptions, or design standards in this Final Planned Development and the Vesting Tentative Subdivision Map or Development Agreement, the Vesting Tentative Subdivision Map, Development Agreement and written Conditions of Approval shall control.

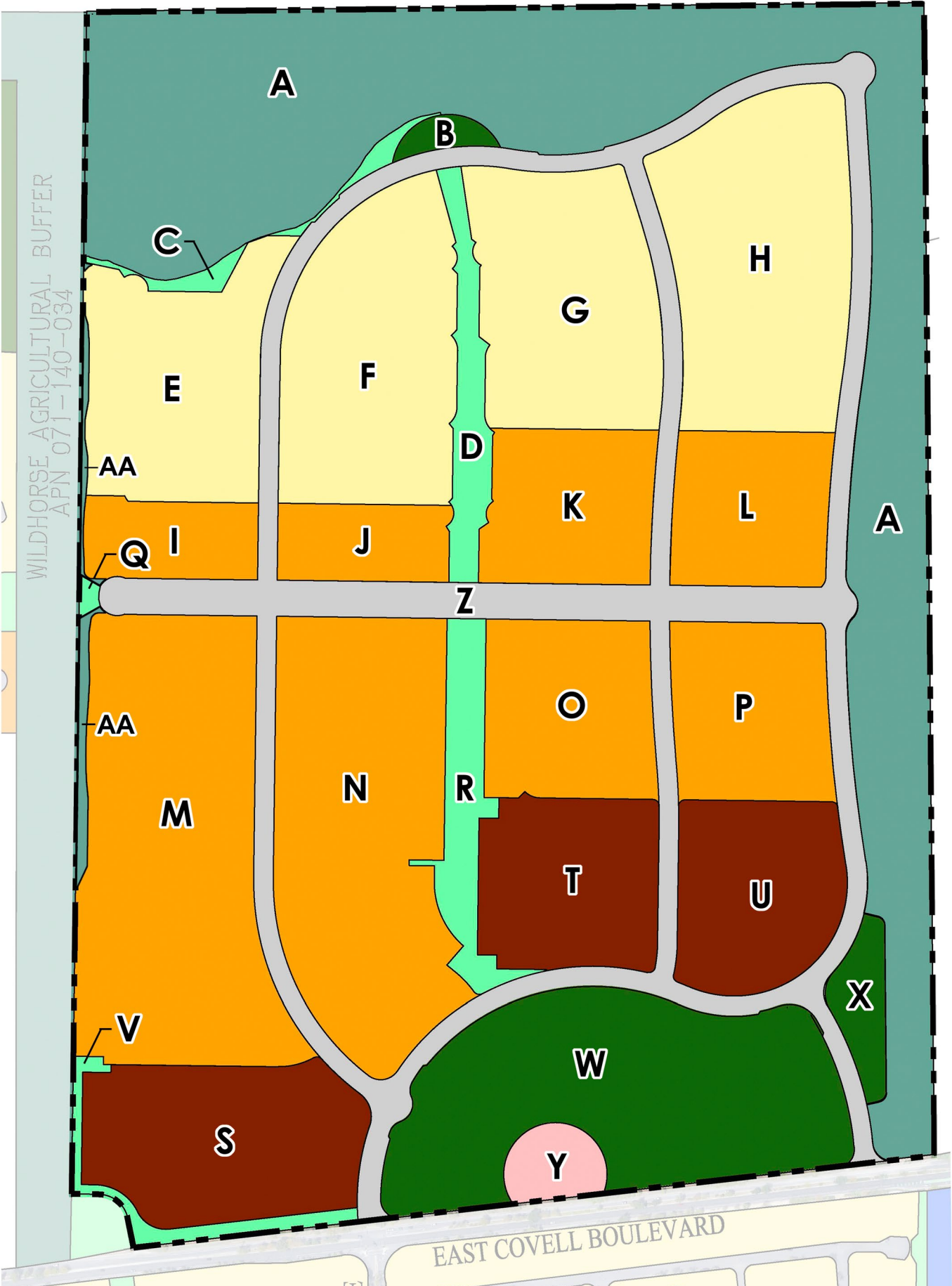
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1 OVERVIEW



Exhibit 1-1: Overall Site Plan



- Residential Low Density
- Residential Medium Density
- Residential High Density
- Park/Recreation
- Neighborhood Retail
- Neighborhood Greenbelt
- Urban Agriculture Transition Area
- Major Streets

Sub Area	PD Designation	Gross Acres*
E, F, G, H	Residential Low Density	44.5
I, J, K, L, M, N, O, P	Residential Medium Density	65.1
S, T, U	Residential High Density	23.8
B, W, X	Park/ Recreation	19.2
Y	Neighborhood Retail	1.5
C, D, Q, R, V	Neighborhood Greenbelt	8.7
A	Urban Agriculture Transition Area	44.3
Z	Major Streets	24.2
AA	Urban Agriculture Transition Area (Additional Wildhorse Buffer)	1.1
Total		232.4

* Note: PD acreages are gross and include internal streets, which should be removed for the purposes of residential area and density calculations.

Table 1-1: Planned Development Sub Areas

Exhibit 1-2: Planned Development Sub Areas



2 DEVELOPMENT STANDARDS

2.1 RESIDENTIAL DEVELOPMENT STANDARDS

RESIDENTIAL PRODUCT TYPES	LDR 1 60' x 110'	LDR 2 70' x 110'	MDR 1 50' x 100'	MDR 2 50' x 100' (Private Drive)	MDR 3 45' x 95'	MDR 4 50' x 65' (Private Drive)	MDR 5 40' x 80'	HDR 1 Affordable	HDR 2 Condominiums
PARCELS (1)	9	11	12,15	8,13	6	7,14	5	4	16, 17
PLANNED DEVELOPMENT SUB AREAS	E, F	G, H	K, L, O, P	I, J, K, L	M, N	M, N, O, P	M, N	S	T, U
GENERAL PLAN DESIGNATION	LDR	LDR	MDR	MDR	MDR	MDR	MDR	HDR	HDR
AVERAGE LOT DIMENSIONS									
INTERIOR LOT AREA	6600 sf	7700 sf	5000 sf	5000 sf	4275 sf	3250 sf	3200 sf	N/A	N/A
STREET SIDE LOT AREA	7700 sf	8800 sf	6000 sf	6000 sf	5225 sf	3900 sf	4000 sf		
INTERIOR LOT WIDTH	60'	70'	50'	50'	45'	50'	40'		
STREET SIDE LOT WIDTH	70'	80'	60'	60'	55'	60'	50'		
LOT DEPTH	110'	110'	100'	100'	95'	65'	80'		
BUILDING SETBACKS (FT, MIN)									
FRONT									
LIVING SPACE	15'	15'	15'	15'	15'	10'	15'	N/A ⁽²⁾	N/A ⁽²⁾
COURTYARD/PORCH	10'	10'	10'	10'	10'	10'	10'		
GARAGE (FRONT)	18'	18'	18'	18'	18'	18'	18'		
SIDE									
INTERIOR	5'	5'	5' ⁽³⁾	5' ⁽³⁾	3' ⁽³⁾	3' ⁽³⁾	3' ⁽³⁾	Exterior Public	Exterior Public
STREET	10'	10'	10'	10'	10'	10'	10'	Street Setback:	Street Setback:
								10'	10'
REAR	20'	20'	15'	15'	10'	10'	10'		
MAXIMUM LOT COVERAGE	50% ⁽⁴⁾	50% ⁽⁴⁾	55% ⁽⁴⁾	55% ⁽⁴⁾	55% ⁽⁴⁾	None ⁽⁵⁾	None ⁽⁵⁾	None ⁽⁵⁾	None ⁽⁵⁾
MAXIMUM BUILDING HEIGHT	30'	30'	30'	30'	30'	30'	30'	50'	40'
MAXIMUM STORIES	2	2	2	2	2	2	2	4	3
GARAGE									
TYPE (Attached or Detached)	Both	Both	Both	Both	Both	Both	Both	Attached	Attached
ORIENTATION	Street	Street	Street	Private Drive	Street	Private Drive	Street	Private Drive	Private Drive

Table 2-1: Residential Development Standards Table

GENERAL NOTES:

The above standards apply to the primary dwelling unit. Development standards for accessory structures, including detached garages, shall be consistent with the Davis Municipal Code.

Applicable standards not addressed in this Final Planned Development shall be consistent with the base zoning of the Davis Municipal Code.

All off-street parking areas and garages shall be located and accessed internally via Private Drive.

All LDR and MDR product types will undergo staff level design consistency review prior to submittal of building permits for the product type. The HDR and Neighborhood Retail sites shall undergo administrative design review, pursuant to Article 40.31 of the Davis Municipal Code.

DEVELOPMENT STANDARDS NOTES:

- (1) Per the Large Lot Tentative Map.
- (2) All other setbacks will conform with the City of Davis Building Code. Setbacks to be determined at staff level design review.
- (3) MDR product types may allow for Attached units, with a Side Interior setback of 0'.
- (4) Maximum Lot Coverage percentages only apply to the primary residence, and not any ADU's. Coverage may be increased by up to 10% for any accessory structure or covered patio (i.e. if maximum lot coverage is 50% for the primary residence, total lot coverage with accessory structures of 60% is allowed).
- (5) Maximum Lot Coverage and Minimum Usable Open Space shall be defined by setbacks.
- (6) Floor Area Ratio (FAR) does not apply.

2.2 RESIDENTIAL DESIGN GUIDELINES

These Design Standards and Guidelines establish requirements for developing and submitting architectural plans and related materials for the Willowgrove Project, to ensure that the quality and vision for the development is properly established with initial construction and continues over time.

DESIGN REVIEW PROCEDURES

Final site plan and architectural design review of the HDR and Neighborhood Retail sites shall be processed in accordance with Article 40.31 of the Davis Municipal Code. Review of single family home plans on the LDR and MDR sites shall consist of staff level review for design consistency with the Willowgrove Final Planned Development and Design Guidelines.

STANDARDS AND GUIDELINES

In addition to any applicable requirements of the Davis Municipal Code, project approvals, or conditions, the following standards and guidelines shall also apply.

Minimum Number of Plans and Elevations. In order to achieve architectural diversity within the single family residential neighborhoods the following minimum range of different floor plans and building elevations shall be provided for each master home plan set:

Residential Area	Total Number of Lots	Minimum Number of Floor Plans	Minimum Number of Elevations
Low Density & Medium Density	1-50	3	2
	51-100	3	3
	Over 100	4	3
High Density	N/A	N/A	N/A

Note: Minimum number of floor plans and elevations above do not apply to model homes, which have no required number or type.

LDR 1, LDR 2, MDR 1, and MDR 2 shall include a single-story floor plan option. Other product types have no single-story floor plan requirement.

Architecture and Design. House plan designs shall reflect the design intent, architectural styles, and key design decisions and details included for an authentic representation for each specific architectural style (e.g. choice of roof pitch and materials, massing, design details such as corbels, overhangs, porches, courtyards, exterior material choice, and color palette, etc.).

Horizontal and vertical articulation is required on all homes, as appropriate to each architectural style, and can be achieved through differing roof forms, combinations of one and two story elements, architectural projections, porches, etc. The continuation of style-specific architectural elements from the front façade around to the side and rear elevations is encouraged in order to create an authentic architectural statement. Homes that are visible from multiple angles, greenways, parks, open space, community edges, and major arterials shall employ architectural enhancements on all street-adjacent building faces (consistent with the architectural style).

For Low and Medium Density Residential product types, all building elevations greater than 40 feet in horizontal length (and facing the public right of way), shall have a wall depth change of a minimum of 24 inches for every 40 feet. On street side lots, unique entry and garage configurations may be used to give the effect of creating two “fronts” to a home and address both streets.

For each product type, a minimum of three architectural plans in a unified architectural style will be provided.

Lotting Plan. Identical floor plan or elevations may not be used on adjacent side-by-side lots or on lots directly facing each other. A lotting plan shall be submitted and should avoid a repetitious pattern of the home plans on the lots.

Garages:

- Garages may be attached or detached
- One or two car garages are permitted, three car garages are only allowed in a tandem/two car configuration or a one/two split garage configuration where the two car garage door is separated from the one car garage door.
- Recessed garages are encouraged.
- For lots located at the ends of private drives, home plans may have front doors that face the public street, but no curb cuts for driveways are allowed. Garages shall be accessed from the private drives where available.

Mechanical Equipment Screening. Mechanical Equipment shall be screened from view from the street. Equipment may be located in the sideyard provided a minimum 3-foot wide pathway to the rear yard is maintained.

Address Numbers. Lighted house address numbers shall be provided on the front of each residence, and shall be clearly visible from the street.

Trash Bins and Enclosures:

Single Family and Town Houses: A minimum 3' by 8' concrete pad shall be provided, which shall be adjacent to house or garage, placed either behind the gate (or otherwise screened from street view). All side yard blockages shall be coordinated so that an adequate pathway to the rear yard is provided.

Multi-Family: Trash enclosures shall be adequately screened from public view.

Fencing. Wood Fences shall be constructed of cedar or redwood. Wood Fences shall have steel posts with concrete bases, and may also be 4" by 4" pressure treated posts in concrete bases. The use of vinyl fencing is prohibited. Open Iron Fencing and Sports Fencing may also be included. Fence heights and locations shall be as allowed as provided in the Willowgrove Final Planned Development approvals or consistent with the Davis Municipal Code. Refer to Exhibit 3-7 for Fencing locations and types.

DEMONSTRATING COMPLIANCE

A new home construction design package shall be submitted to the City for review and consistency determination. The submittal shall include the following, to demonstrate compliance with the Conditions of Approval and the Design Standards:

- Narrative statement describing the design intent, architectural styles, and key design decisions and details included for an authentic representation for each specific architectural style (e.g. choice of roof pitch and materials, massing, design details such as corbels, overhangs, porches, courtyards, exterior material choice, and color palette, etc.).
- Lotting Matrix for all included lots demonstrating compliance with the Willowgrove Project Development Standards Table and the Design Standards and Guidelines Exhibit for setbacks, building height, and lot coverage.
 - Identification of reciprocal use easements, if applicable.
- A detailed pre-plot exhibit, including a scaled drawing of the overall site layout, proposed building footprints, driveway/walkway locations, street trees.
- Architectural Design Plan Set:
 - Provide a Schematic Design Package which includes the following:
 - Building Elevations, with colored rendering for front elevation, and line drawings for sides and rear elevations, including depiction of siding and materials, roofing material, and roof plan for each floor plan and elevation.
 - Color and material board for each color scheme that includes body, siding, trim accent colors, accent materials, roof material, entry door color, etc.

2.3 LDR 1 (60' x 110')

PARCELS	9
GENERAL PLAN DESIGNATION	LDR
AVERAGE LOT DIMENSIONS	
INTERIOR LOT AREA	6600 sf
STREET SIDE LOT AREA	7700 sf
INTERIOR LOT WIDTH	60'
STREET SIDE LOT WIDTH	70'
LOT DEPTH	110'
BUILDING SETBACKS (FT, MIN)	
FRONT	
LIVING SPACE	15'
COURTYARD/PORCH	10'
GARAGE (FRONT)	18'
SIDE	
INTERIOR	5'
STREET	10'
REAR	20'
MAXIMUM LOT COVERAGE	50%
MAXIMUM BUILDING HEIGHT	30'
MAXIMUM STORIES	2
GARAGE	
TYPE (Attached or Detached)	Both
ORIENTATION	Street
PARKING	
GARAGE ENCLOSED	2

Table 2-2: LDR 1 Development Table

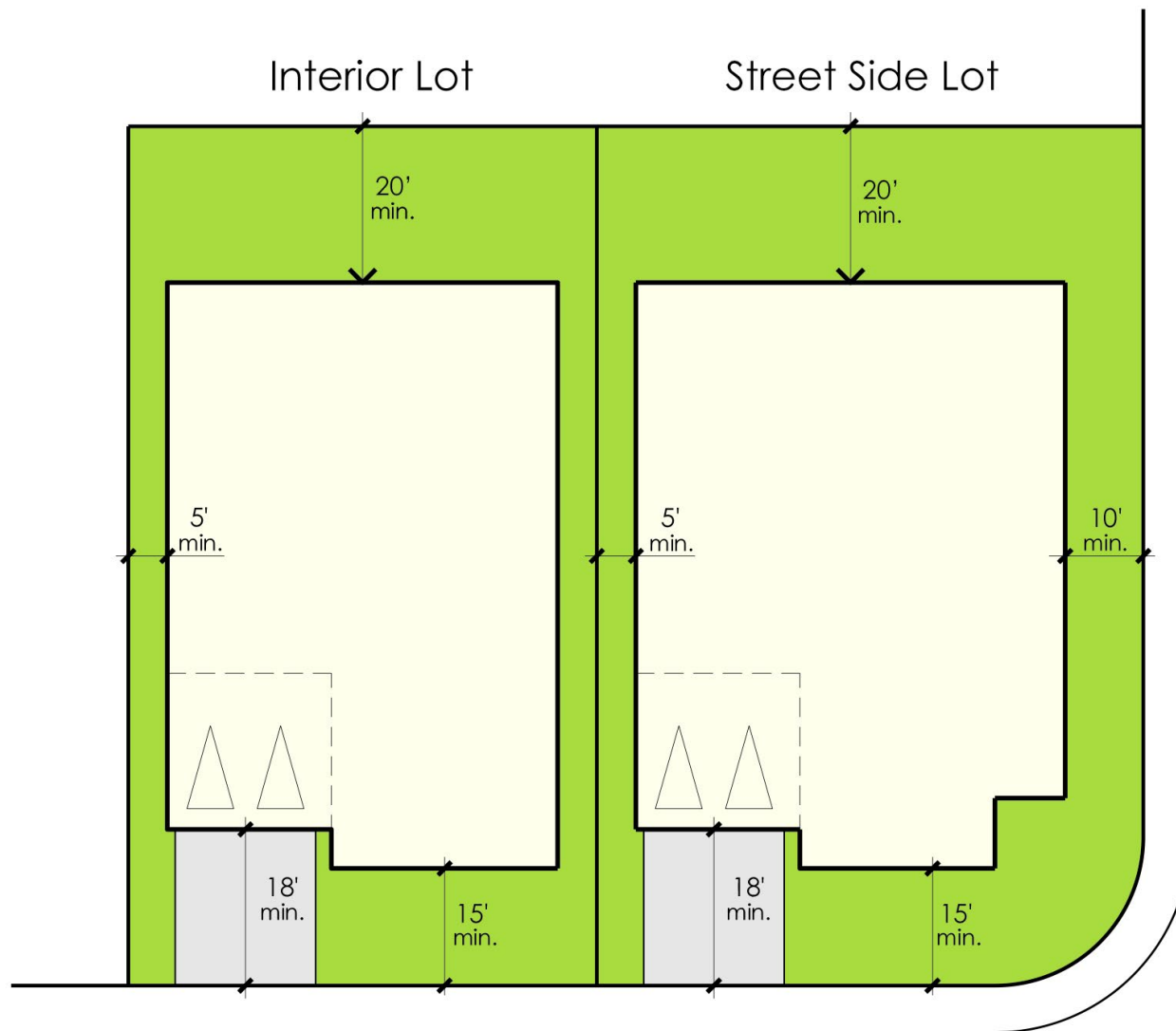


Exhibit 2-1: LDR 1 - Setbacks

2.3 LDR 1 (60' x 110')



Exhibit 2-2: LDR 1 - Elevation Sample

NOTE: Colors, materials, and architectural features are conceptual and not intended to represent final design.

2.4 LDR 2 (70' x 110')

PARCELS	11
GENERAL PLAN DESIGNATION	LDR
AVERAGE LOT DIMENSIONS	
INTERIOR LOT AREA	7700 sf
STREET SIDE LOT AREA	8800 sf
INTERIOR LOT WIDTH	70'
STREET SIDE LOT WIDTH	80'
LOT DEPTH	110'
BUILDING SETBACKS (FT, MIN)	
FRONT	
LIVING SPACE	15'
COURTYARD/PORCH	10'
GARAGE (FRONT)	18'
SIDE	
INTERIOR	5'
STREET	10'
REAR	20'
MAXIMUM LOT COVERAGE	50%
MAXIMUM BUILDING HEIGHT	30'
MAXIMUM STORIES	2
GARAGE	
TYPE (Attached or Detached)	Both
ORIENTATION	Street
PARKING	
GARAGE ENCLOSED	2

Table 2-3: LDR 2 Development Table**Exhibit 2-3: LDR 2 - Setbacks**

2.4 LDR 2 (70' x 110')



Exhibit 2-4: LDR 2 - Elevation Sample

NOTE: Colors, materials, and architectural features are conceptual and not intended to represent final design.

2.5 MDR 1 (50' x 100')

PARCELS	12,15
GENERAL PLAN DESIGNATION	MDR
AVERAGE LOT DIMENSIONS	
INTERIOR LOT AREA	5000 sf
STREET SIDE LOT AREA	6000 sf
INTERIOR LOT WIDTH	50'
STREET SIDE LOT WIDTH	60'
LOT DEPTH	100'
BUILDING SETBACKS (FT, MIN)	
FRONT	
LIVING SPACE	15'
COURTYARD/PORCH	10'
GARAGE (FRONT)	18'
SIDE	
INTERIOR	5' ⁽¹⁾
STREET	10'
REAR	15'
MAXIMUM LOT COVERAGE	55%
MAXIMUM BUILDING HEIGHT	30'
MAXIMUM STORIES	2
GARAGE	
TYPE (Attached or Detached)	Both
ORIENTATION	Street
PARKING	
GARAGE ENCLOSED	2

(1) MDR product types may allow for Attached units, with a Side Interior setback of 0'.

Table 2-4: MDR 1 Development Table

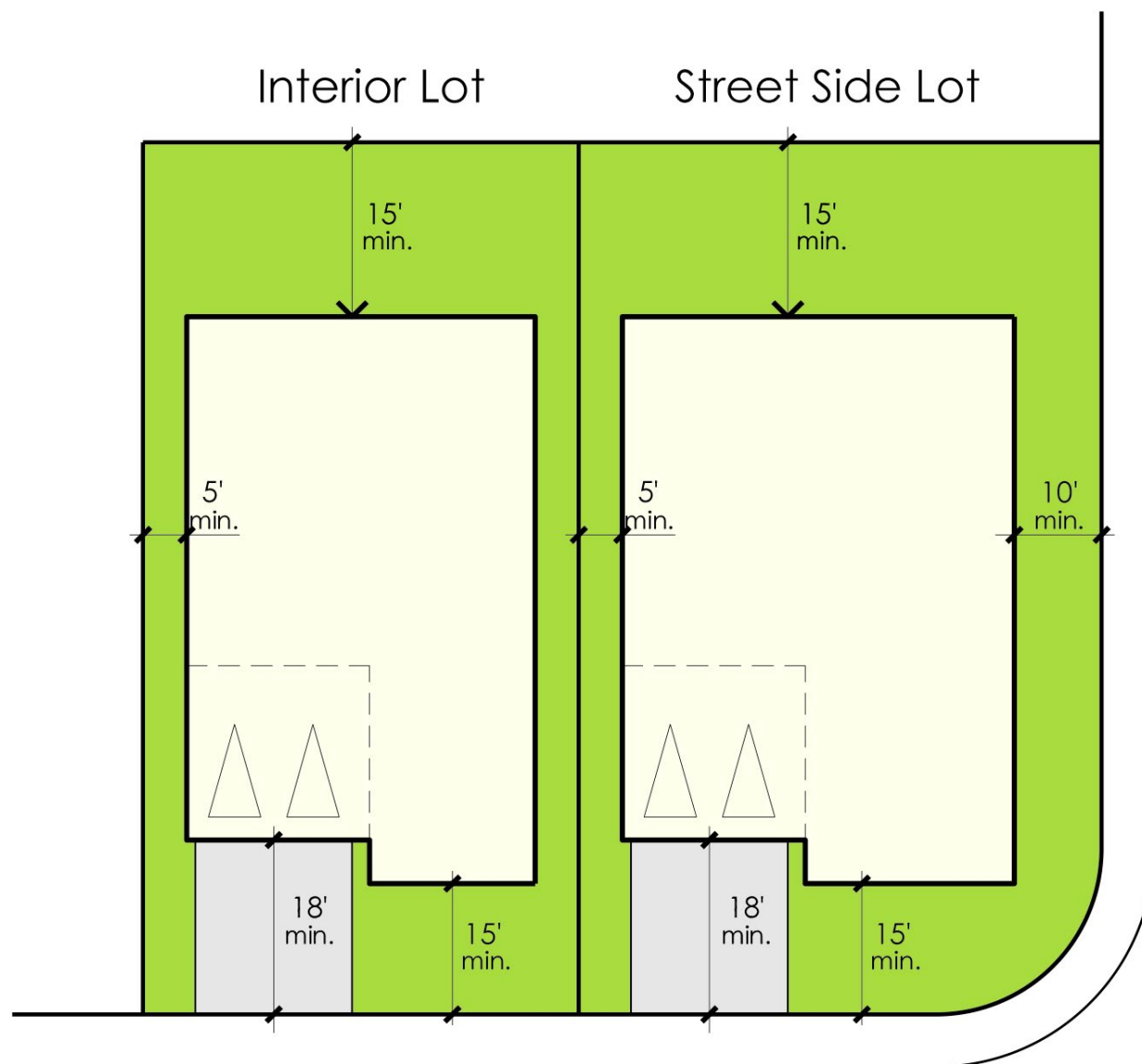


Exhibit 2-5: MDR 1 - Setbacks

2.5 MDR 1 (50' x 100')

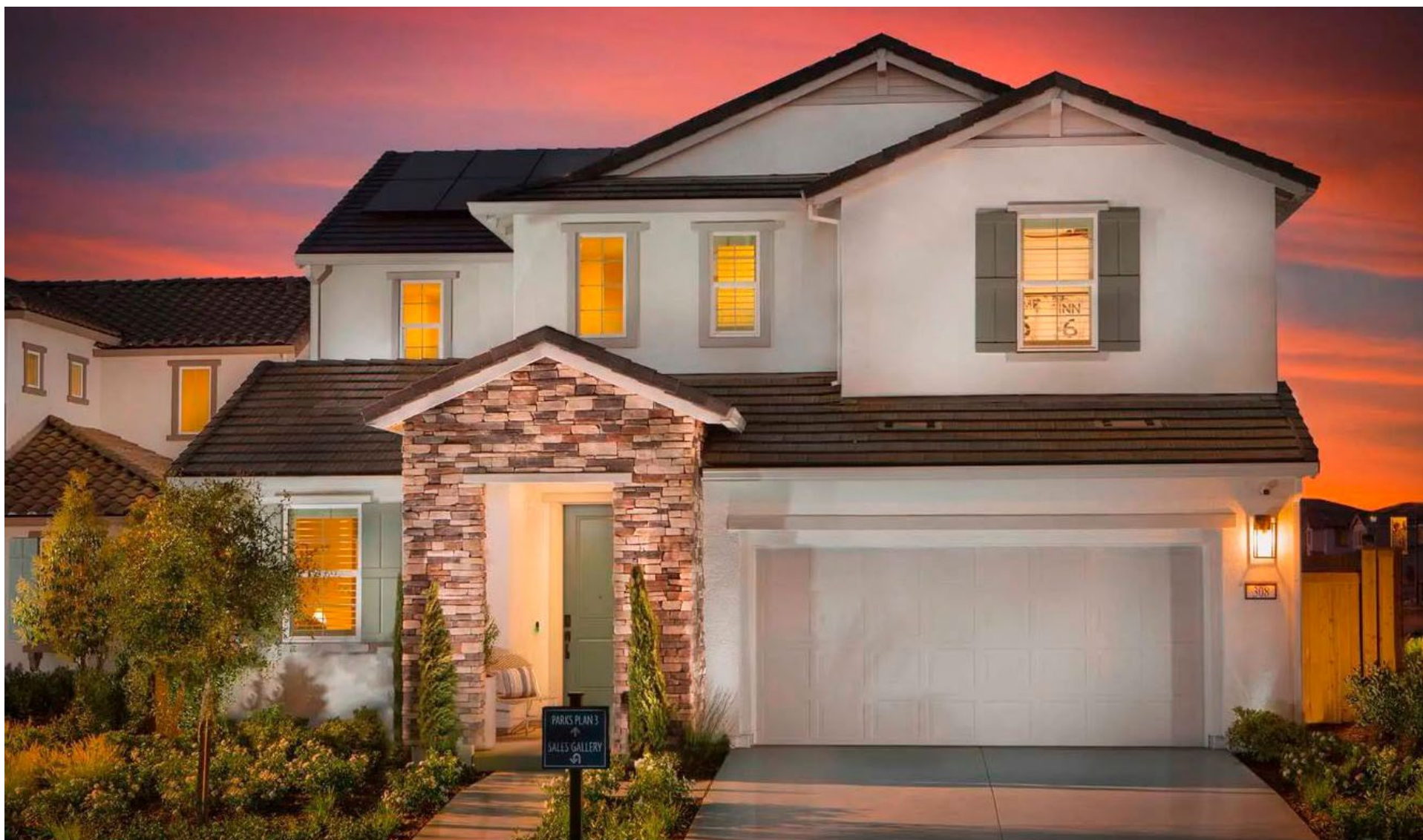


Exhibit 2-6: MDR 1 - Elevation Sample

NOTE: Colors, materials, and architectural features are conceptual and not intended to represent final design.

2.6 MDR 2 (50' x 100', Private Drive)

PARCELS	8,13
GENERAL PLAN DESIGNATION	MDR
AVERAGE LOT DIMENSIONS	
INTERIOR LOT AREA	5000 sf
STREET SIDE LOT AREA	6000 sf
INTERIOR LOT WIDTH	50'
STREET SIDE LOT WIDTH	60'
LOT DEPTH	100'
BUILDING SETBACKS (FT, MIN)	
FRONT	
LIVING SPACE	15'
COURTYARD/PORCH	10'
GARAGE (FRONT)	18'
SIDE	
INTERIOR	5' ⁽¹⁾
STREET	10'
REAR	15'
MAXIMUM LOT COVERAGE	55%
MAXIMUM BUILDING HEIGHT	30'
MAXIMUM STORIES	2
GARAGE	
TYPE (Attached or Detached)	Both
ORIENTATION	Private Drive
PARKING	
GARAGE ENCLOSED	2

(1) MDR product types may allow for Attached units, with a Side Interior setback of 0'.

Table 2-5: MDR 2 Development Table

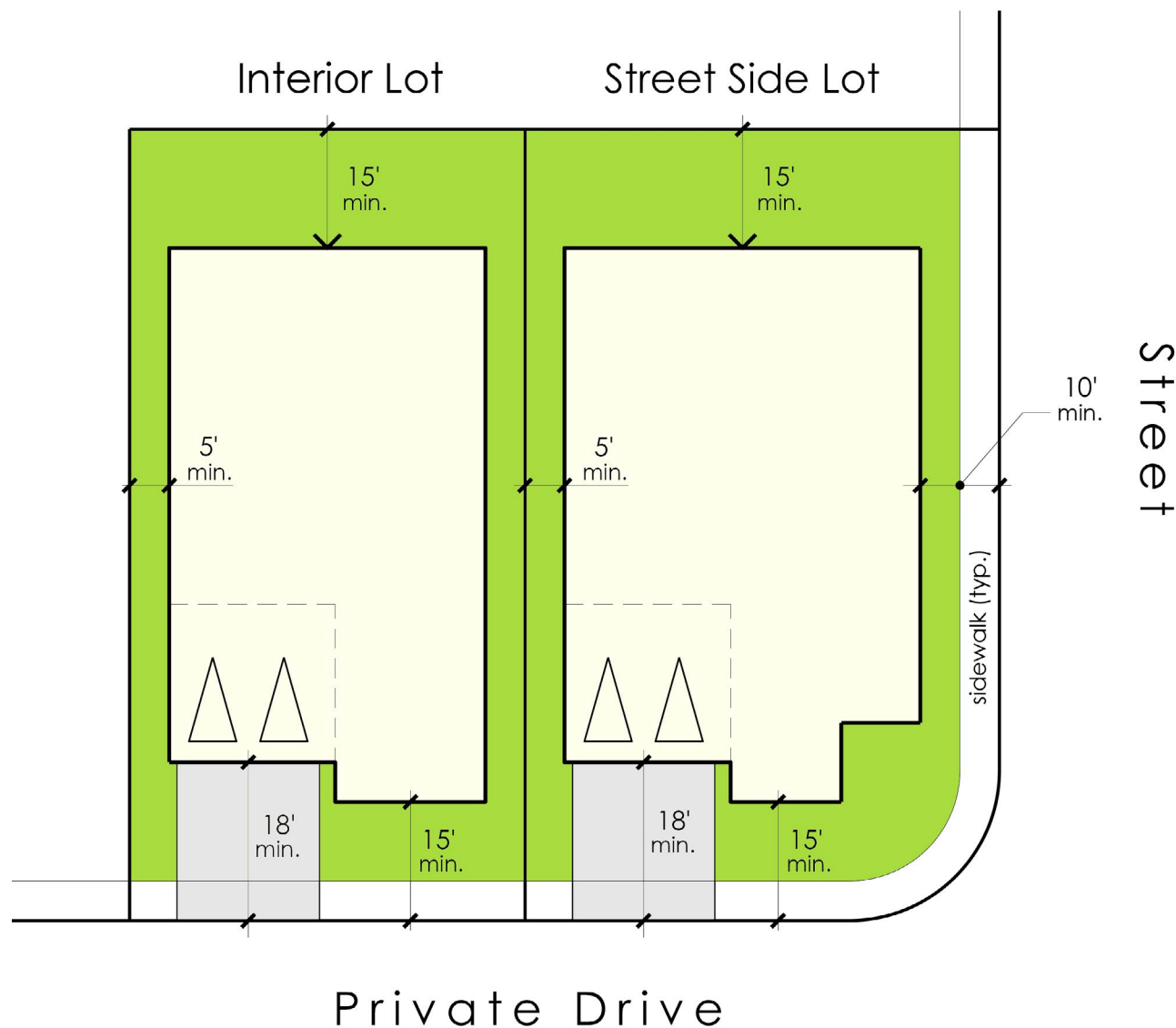


Exhibit 2-7: MDR 2 - Setbacks

2.6 MDR 2 (50' x 100', Private Drive)

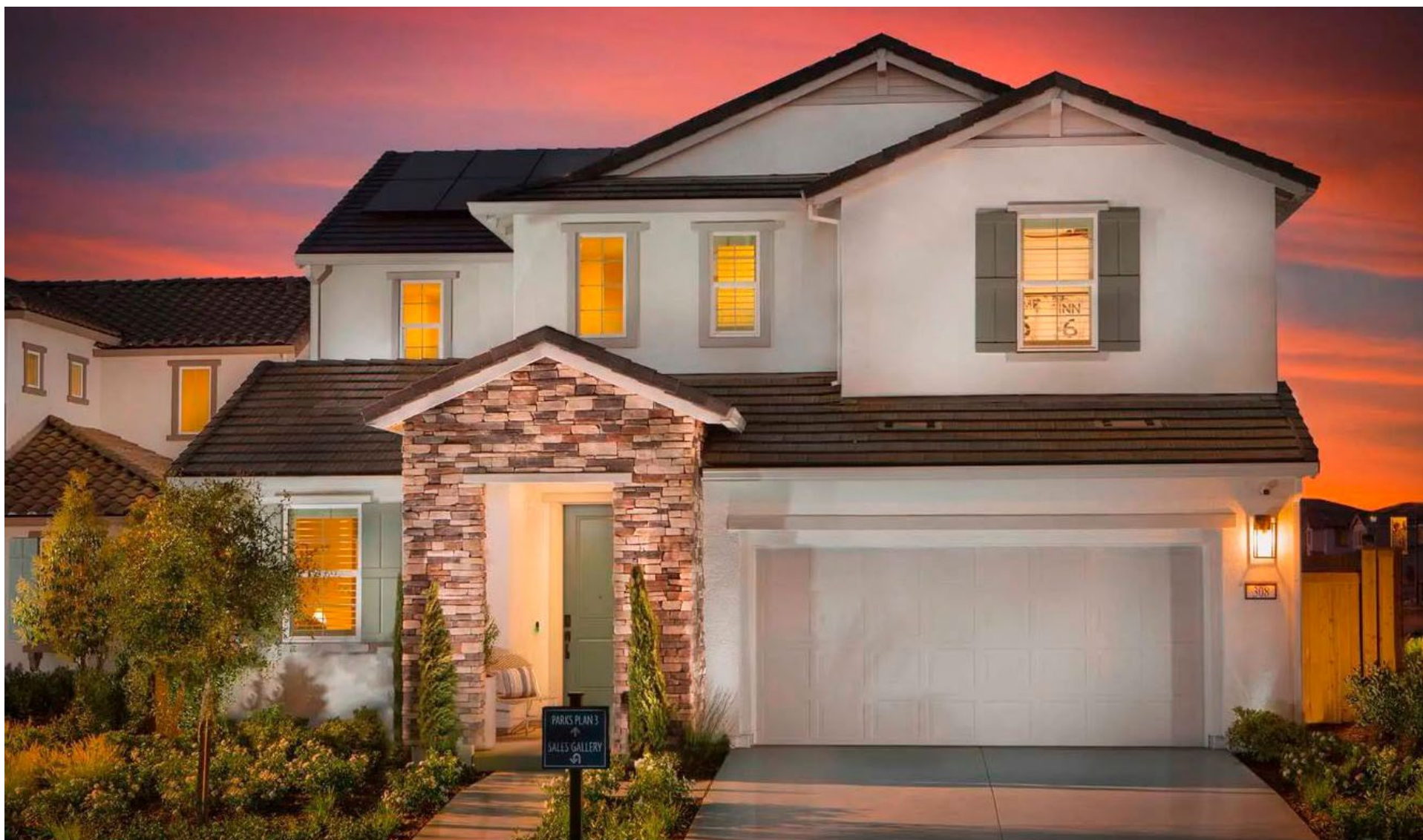


Exhibit 2-8: MDR 2 - Elevation Sample

NOTE: Colors, materials, and architectural features are conceptual and not intended to represent final design.

2.7 MDR 3 (45' x 95')

PARCELS	6
GENERAL PLAN DESIGNATION	MDR
AVERAGE LOT DIMENSIONS	
INTERIOR LOT AREA	4275 sf
STREET SIDE LOT AREA	5225 sf
INTERIOR LOT WIDTH	45'
STREET SIDE LOT WIDTH	55'
LOT DEPTH	95'
BUILDING SETBACKS (FT, MIN)	
FRONT	
LIVING SPACE	15'
COURTYARD/PORCH	10'
GARAGE (FRONT)	18'
SIDE	
INTERIOR	3' ⁽¹⁾
STREET	10'
REAR	10'
MAXIMUM LOT COVERAGE	55%
MAXIMUM BUILDING HEIGHT	30'
MAXIMUM STORIES	2
GARAGE	
TYPE (Attached or Detached)	Both
ORIENTATION	Street
PARKING	
GARAGE ENCLOSED	2

(1) MDR product types may allow for Attached units, with a Side Interior setback of 0'.

Table 2-6: MDR 3 Development Table

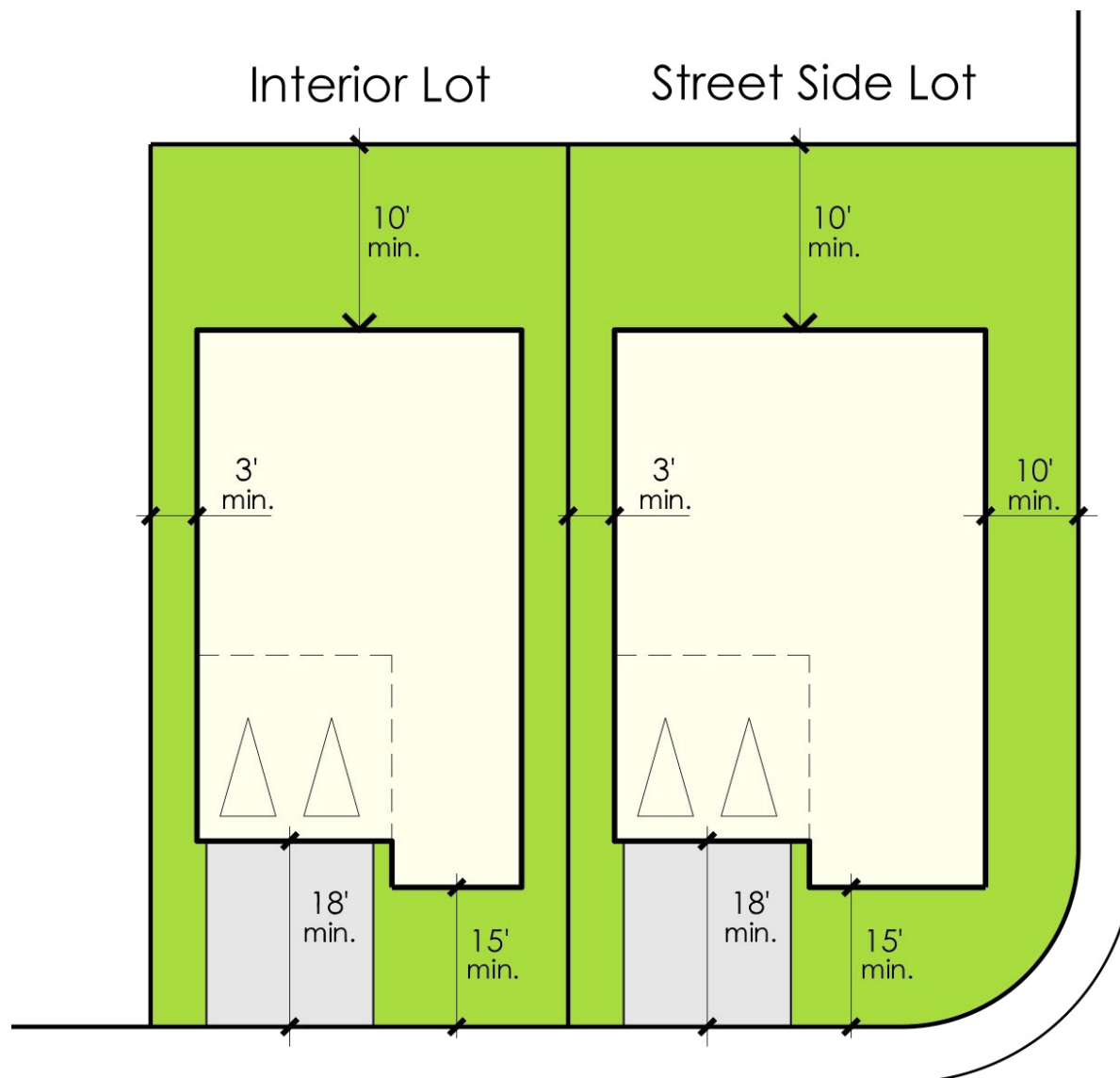


Exhibit 2-9: MDR 3 - Setbacks

2.7 MDR 3 (45' x 95')



Exhibit 2-10: MDR 3 - Elevation Sample

NOTE: Colors, materials, and architectural features are conceptual and not intended to represent final design.

2.8 MDR 4 (50' x 65', Private Drive)

PARCELS	7,14
GENERAL PLAN DESIGNATION	MDR
AVERAGE LOT DIMENSIONS	
INTERIOR LOT AREA	3250 sf
STREET SIDE LOT AREA	3900 sf
INTERIOR LOT WIDTH	50'
STREET SIDE LOT WIDTH	60'
LOT DEPTH	65'
BUILDING SETBACKS (FT, MIN)	
FRONT	
LIVING SPACE	10'
COURTYARD/PORCH	10'
GARAGE (FRONT)	18'
SIDE	
INTERIOR	3' ⁽¹⁾
STREET	10'
REAR	10'
MAXIMUM LOT COVERAGE	None ⁽²⁾
MAXIMUM BUILDING HEIGHT	30'
MAXIMUM STORIES	2
GARAGE	
TYPE (Attached or Detached)	Both
ORIENTATION	Private Drive
PARKING	
GARAGE ENCLOSED	2

(1) MDR product types may allow for Attached units, with a Side Interior setback of 0'.

(2) Maximum Lot Coverage shall be defined by setbacks.

Table 2-7: MDR 4 Development Table

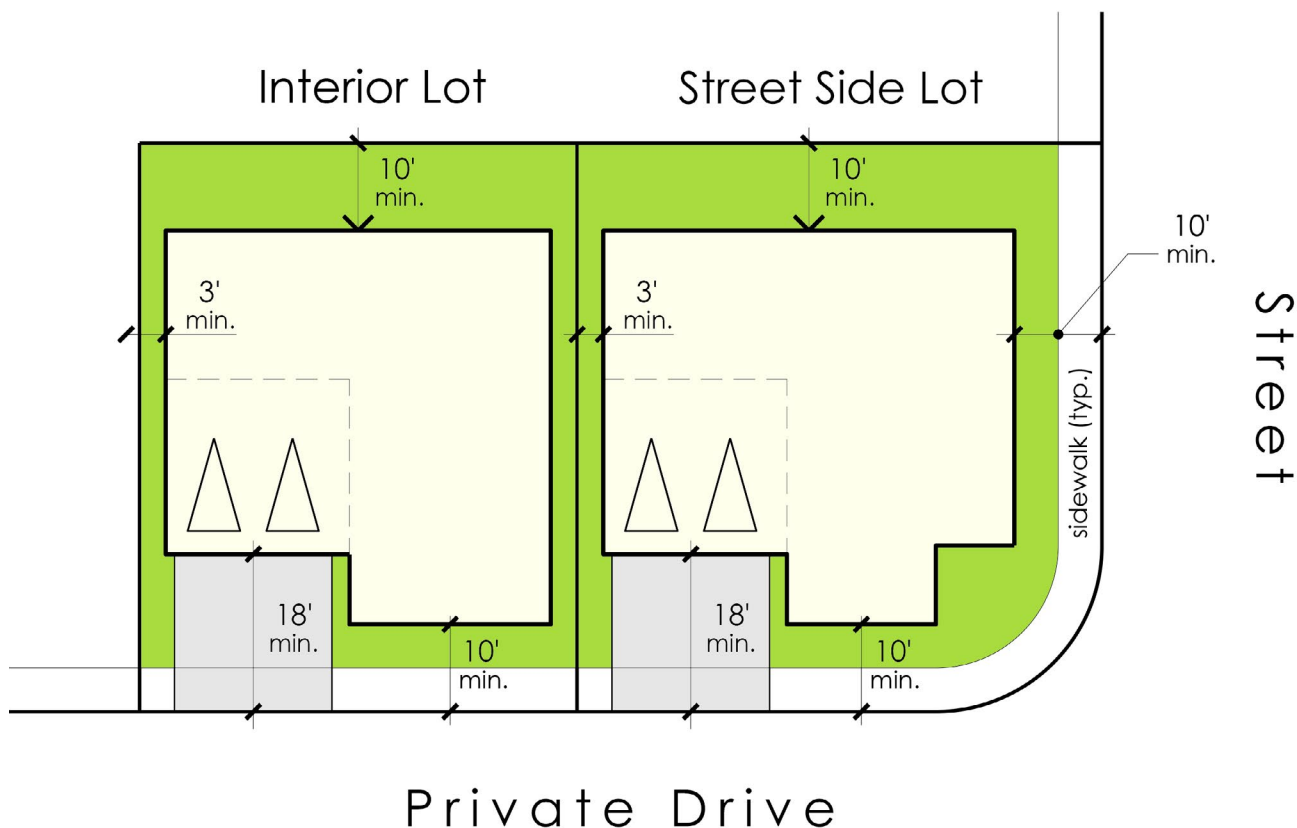


Exhibit 2-11: MDR 4 - Setbacks

2.8 MDR 4 (50' x 65', Private Drive)



Exhibit 2-12: MDR 4 - Elevation Sample

NOTE: Colors, materials, and architectural features are conceptual and not intended to represent final design.

2.9 MDR 5 (40' x 80')

PARCELS	5
GENERAL PLAN DESIGNATION	MDR
AVERAGE LOT DIMENSIONS	
INTERIOR LOT AREA	3200 sf
STREET SIDE LOT AREA	4000 sf
INTERIOR LOT WIDTH	40'
STREET SIDE LOT WIDTH	50'
LOT DEPTH	80'
BUILDING SETBACKS (FT, MIN)	
FRONT	
LIVING SPACE	15'
COURTYARD/PORCH	10'
GARAGE (FRONT)	18'
SIDE	
INTERIOR	3' ⁽¹⁾
STREET	10'
REAR	10'
MAXIMUM LOT COVERAGE	None ⁽²⁾
MAXIMUM BUILDING HEIGHT	30'
MAXIMUM STORIES	2
GARAGE	
TYPE (Attached or Detached)	Both
ORIENTATION	Street
PARKING	
GARAGE ENCLOSED	2

(1) MDR product types may allow for Attached units, with a Side Interior setback of 0'.

(2) Maximum Lot Coverage shall be defined by setbacks.

Table 2-8: MDR 5 Development Table

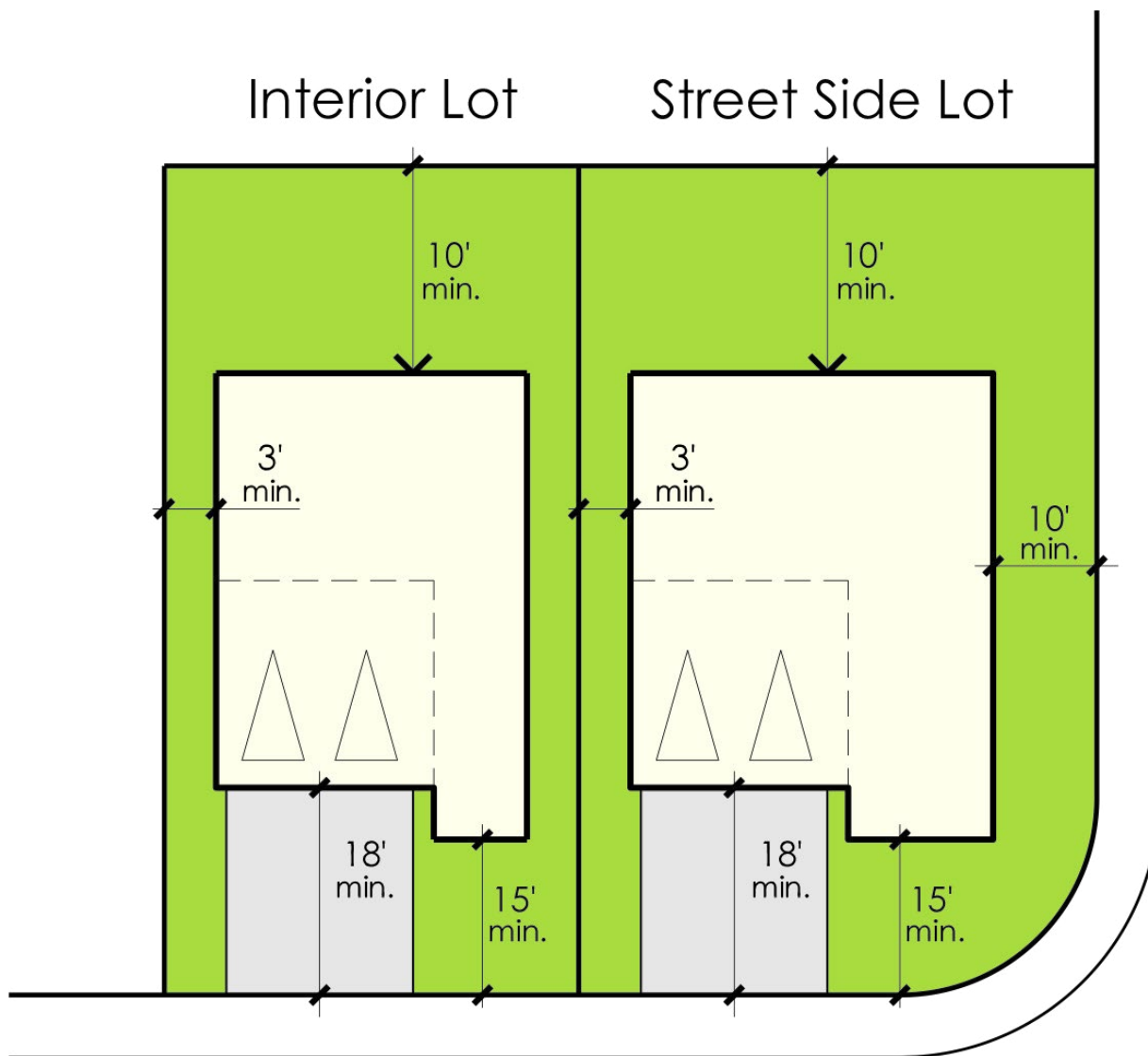


Exhibit 2-13: MDR 5 - Setbacks

2.9 MDR 5 (40' x 80')



Exhibit 2-14: MDR 5 - Elevation Sample

NOTE: Colors, materials, and architectural features are conceptual and not intended to represent final design.

2.10 HDR 1 - AFFORDABLE

PARCELS	4
GENERAL PLAN DESIGNATION	HDR ⁽¹⁾
AVERAGE LOT DIMENSIONS	N/A
BUILDING SETBACKS (FT, MIN)	
EXTERIOR PUBLIC STREET	10' ⁽²⁾
MAXIMUM LOT COVERAGE	None ⁽³⁾
MAXIMUM BUILDING HEIGHT	50'
MAXIMUM STORIES	4
GARAGE TYPE (Attached or Detached) ORIENTATION	Attached Private Drive
PARKING GARAGE ENCLOSED	See note (4)

NOTE: Design of the final site layout and building architecture shall be reviewed as an administrative design review, pursuant to Article 40.31 of the Davis Municipal Code.

(1) Nursery schools and day care centers, subject to the provisions of Section 40.26.270, are permitted uses within the HDR 1 Zone.

(2) Setbacks will conform with the City of Davis Building Code. Setbacks to be determined at staff level design review.

(3) Maximum Lot Coverage shall be defined by setbacks.

(4) All off-street parking areas and garages shall be located and accessed internally via Private Drive.

Table 2-9: HDR 1 Development Table

2.11 HDR 2 - CONDOMINIUMS

PARCELS	16, 17
GENERAL PLAN DESIGNATION	HDR ⁽²⁾
AVERAGE LOT DIMENSIONS	N/A
BUILDING SETBACKS (FT, MIN)	
EXTERIOR PUBLIC STREET	10' ⁽²⁾
MAXIMUM LOT COVERAGE	None ⁽³⁾
MAXIMUM BUILDING HEIGHT	40'
MAXIMUM STORIES	3
GARAGE TYPE (Attached or Detached) ORIENTATION	Attached Private Drive
PARKING GARAGE ENCLOSED	See note (4)

NOTE: Design of the final site layout and building architecture shall be reviewed as an administrative design review, pursuant to Article 40.31 of the Davis Municipal Code.

- (1) Nursery schools and day care centers, subject to the provisions of Section 40.26.270, are permitted uses within the HDR 1 Zone.
- (2) Setbacks will conform with the City of Davis Building Code. Setbacks to be determined at staff level design review.
- (3) Maximum Lot Coverage shall be defined by setbacks.
- (4) All off-street parking areas and garages shall be located and accessed internally via Private Drive.

Table 2-10: HDR 2 Development Table

2.11 HDR 2 - CONDOMINIUMS



Front Elevation



Rear Elevation

Exhibit 2-15: HDR 2 - Elevation Sample

NOTE: Colors, materials, and architectural features are conceptual and not intended to represent final design.

2.12 NEIGHBORHOOD RETAIL

PARCELS	3
GENERAL PLAN DESIGNATION	Retail
BUILDING SETBACKS (FT, MIN)	N/A ⁽¹⁾
FRONT LIVING SPACE COURTYARD/PORCH GARAGE (FRONT)	
SIDE INTERIOR STREET	
REAR	
MAXIMUM BUILDING HEIGHT	30'
MAXIMUM STORIES	2.5
PARKING GARAGE ENCLOSED	N/A ⁽²⁾

NOTE: Design of the final site layout and building architecture shall be reviewed as an administrative design review, pursuant to Article 40.31 of the Davis Municipal Code.

Table 2-11: Neighborhood Retail Development Table

(1) Setbacks will conform with the City of Davis Building Code. Setbacks to be determined at staff level design review.

(2) Parking for Retail to be accommodated by surface parking.

(3) Outdoor seating and dining is permitted within the Neighborhood Retail zone. In no event shall the total enclosed and unenclosed space exceed the limitations of Section 40.12.060(a) and (b).

2.12 NEIGHBORHOOD RETAIL



Exhibit 2-16: Neighborhood Retail - Elevation Sample

NOTE: Colors, materials, and architectural features are conceptual and not intended to represent final design.

3 LANDSCAPE DESIGN

3.1 GREEN INFRASTRUCTURE



Exhibit 3-1: Green Infrastructure

3.2 PEDESTRIAN CIRCULATION

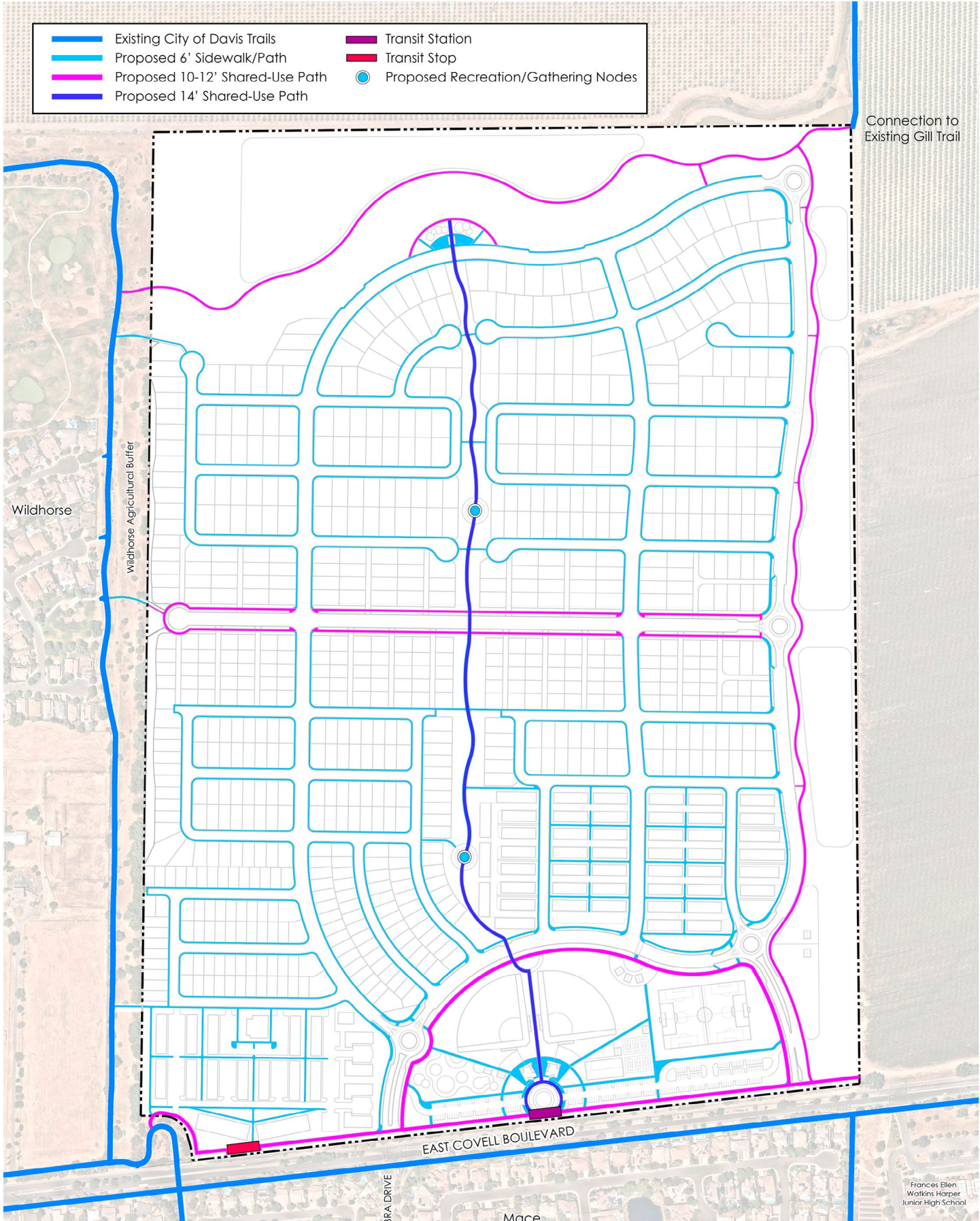


Exhibit 3-2: Pedestrian Circulation

3.3 WILDHORSE AGRICULTURAL BUFFER TREATMENT



Exhibit 3-3: Wildhorse Agricultural Buffer Treatment

3.3 WILDHORSE AGRICULTURAL BUFFER TREATMENT

Directly west of Willowgrove is the Wildhorse neighborhood, a community of approximately 800 housing units and 2,000 residents. Working in collaboration with residents of Wildhorse, Willowgrove revised the Vesting Tentative Subdivision Map (*see Exhibit 3-3: Wildhorse Agricultural Buffer Treatment*). This revised map shifts the western border of the project area to the east, creating a meandering fence line, and contributes additional space to the Wildhorse Agricultural Buffer. Additionally, Willowgrove has committed to build single-story homes on 40% of the lots along the Buffer Area (highlighted yellow in Exhibit 3-3).

3.4 OVERALL LANDSCAPE DESIGN

The City of Davis, in conjunction with the UC Davis Arboretum & Public Garden, CAL FIRE, Tree Davis, UC Agriculture and National Resources, USDA Forest Service, Redwood Barn Nursery as well as several local tree experts, has prepared an extensive Climate-Ready Tree List which will be incorporated for all phases of the project. Designers shall also refer to the Davis Urban Forest Management Plan to review their seven goals for the urban forest when selecting trees.

3.5 COMMON AREA LANDSCAPE DESIGN

NEIGHBORHOOD GREENBELTS

Greenbelts are key elements which provide pedestrian and bikeway linkages throughout Willowgrove. Greenbelts are intended to be active, usable areas which encourage pedestrian activity, interaction among residents and connectivity between neighborhoods. The following design criteria shall be applied to ensure greenbelts are adequately connected with adjacent neighborhoods to provide pedestrian/bicycle access:

- Connections between greenbelts and residential neighborhoods may be achieved via roadways, live-end cul-de-sacs, sidewalk pass-through, or a combination thereof.
- Residential driveways shall not cross the greenbelt.

URBAN AGRICULTURE TRANSITION AREA

The Urban Agriculture Transition Area consists of several distinct landscape uses and requirements.

Stormwater Basins. Basins will be designed to meet all of the requirements of the jurisdiction which will be providing long-term maintenance.

Pollinator / Monarch Gardens. This zone will include nodes of assorted flowering plant species deemed beneficial to native pollinators. Also included in this zone are multiple areas that meet the requirements of the National Wildlife Federation for a Monarch Garden Certification. The landscape design will incorporate the standard requirements for each type.

3.6 STREETSCAPE LANDSCAPE DESIGN

These standards are intended to create attractive, cohesive streetscapes throughout Willowgrove. They recognize that site conditions vary by neighborhood and by lot, but the intent is to connect public backbone improvements to private landscapes and ensure a seamless transition between neighborhoods.

FRONT YARD LANDSCAPE

The front yard landscape is defined as the contiguous area along the street between the back of curb and the face of the home. The combined front yard landscapes along a street shall establish a cohesive and unified streetscape character reinforced by the street tree planting.

- Provide landscaping that complements and integrates with the designated street tree species.
- Arrange plant materials to reinforce the unified character of the street and provide visual continuity between adjacent lots.
- Design front yard landscaping to support water efficiency and long-term maintainability consistent with these Guidelines and applicable City standards.

SIDE YARD LANDSCAPE

The side yard landscape includes a combination of right-of-way and adjacent private property along residential and collector streets. This area is often overlooked in single-family development. When designed and maintained properly it can significantly enhance the streetscape and contribute to neighborhood cohesion.

- A continuous, maintained green edge shall be provided between the sidewalk and private fencing.
- Plant materials shall be drought-tolerant and consistent with the overall landscape character of Willowgrove.
- Narrow or poorly maintained strips shall be avoided by providing appropriate spacing, scale, and coverage.
- Irrigation and maintenance provisions shall be included to sustain long-term health and appearance of side yard planting areas.

STREET TREES

Street trees are a defining feature of the residential landscape. They provide shade, unify the neighborhood character, and visually tie individual homes into the larger fabric of the community.

Primary street trees shall be:

- Large-scale, single-trunk trees, primarily deciduous, with high canopies growing over the roadway.
- Selected from the City's tree list or the Approved Preliminary Landscape Plan.
- Planted in logical, aesthetically consistent locations.
- Located four to six feet (4'–6') from the back of curb or sidewalk to provide canopy coverage over the street.
- Spaced a maximum of 30-feet on center.
- Placement shall be coordinated with streetlights, utility pedestals, and driveways to avoid conflicts.
- A single tree species shall be designated for each street at the time of landscape plan approval to ensure cohesion. Plantings shall maximize opportunities for canopy coverage and shade.
- Planted from a minimum 15-gallon container.
- Planted in a regular linear fashion set back from the curb far enough to accommodate ultimate growth. Root barriers and deep root irrigation shall be installed on trees planted within 5-feet of a curb, paved surface, sidewalk or wall.

SUBORDINATE AND ACCENT TREES

Subordinate and accent trees provide species diversity, seasonal color, and points of interest at entries, patios, and along neighborhood streetscapes.

Subordinate trees shall be:

- Medium-scaled, single-or multi trunk trees, evergreen or deciduous, with more vertical habit to screen adjacent homes. Placement shall emphasize entries, architectural features, and visual breaks in the streetscape while reinforcing neighborhood cohesion.
- Selected from the City's tree list or the Approved Preliminary Landscape Plan.
- Spaced a maximum of 30-feet on center.
- Planted from a minimum 15-gallon container.
- Planted in a regular linear fashion set back from the curb far enough to accommodate ultimate growth. Root barriers and deep root irrigation shall be installed on trees planted within 5-feet of a curb, paved surface, sidewalk or wall.
- For LDR lots, subordinate and accent trees shall be planted at an average of one 15-gallon tree per lot, and two trees per street side lot.

SHRUBS

Shrubs and understory plantings are essential to creating layered landscapes, providing screening, and enhancing visual character.

- Background shrubs may be used at building foundations and fences to provide transition and screening.
- Facer or filler shrubs shall be placed in front of background shrubs to add texture, color, and layering.
- Accent shrubs (specimen shrubs) shall be bold in form, color, or texture and highlight entries or other focal points.
- Fifty percent (50%) of shrubs shall be 5-gallon size at installation, with the balance in 1-gallon size.

GROUND COVERS

Groundcover plants are typically low-growing (6"–18") and spreading (3'–12'). Their primary functions are to cover bare soil, reduce weed growth, prevent erosion, and retain soil moisture. In addition, they can provide seasonal interest through flowers and foliage color.

- Groundcover shall be installed using 1-gallon size plants.
- Plant selections shall be drought-tolerant and capable of providing full ground coverage within 12 months of installation.
- Coverage shall be continuous and consistent to maintain soil stability and visual quality.

TURF

Turf areas shall be purposeful, limited, and consistent with water efficiency requirements. Turf is generally reserved for useable, level areas intended for play or recreation.

- Turf shall comply with the California Model Water Efficient Landscape Ordinance.
- Turf shall be located only in areas of high visibility or functional use and not adjacent to impermeable surfaces where runoff may occur.
- Turf areas shall be at least ten feet by ten feet (10' x 10') in size and clearly identified with a useable purpose.
- Turf shall be planted from sod.
- Drought-tolerant turf blends are encouraged.

TOP DRESSING

Mulch is required in all planting areas to conserve water, suppress weeds, and improve soil health.

3.7 RESIDENTIAL LANDSCAPE DESIGN

All plant material descriptions apply to HDR, MDR, and LDR single family lots with the following minimum standards clarifying front and side yard landscape requirements. Landscaping from the back of sidewalk to the front of the home and wing fence shall be installed by the builder upon completion of the home.

- Ground cover and shrub areas shall be located adjacent to house fronts and side yard fences. The edge between ground cover and turf should form smooth, sweeping curves.
- The minimum depth for ground cover area is five feet (5') and the maximum depth is ten feet (10').
- Street trees shall be planted at an average of one (1) 15-gallon tree per thirty (30') linear feet of street frontage. Street side lots shall include trees along all frontages.
- For LDR lots a minimum of one (1) accent tree per front yard, or two (2) per street side lot, in addition to the required street trees. Minimum size: fifteen (15) gallon.
- No natural irrigated turf allowed in front yard landscaping.
- Minimum of one (1) specimen shrub per front yard. Minimum size: five (5) gallon.
- Background, facer/filler, and accent shrub mix shall include a minimum of twenty-five (25) shrubs per front yard. Fifty percent (50%) shall be five (5) gallon size; the remainder shall be one (1) gallon size.
- Ground cover shall be a minimum one (1) gallon size, planted at maximum spacing of thirty-six inches (36").
- Turf shall be planted from sod and consist of drought-resistant varieties (e.g., dwarf fescue, bluegrass blend 95/5, or rhizomatous tall fescue).
- All shrub and ground cover beds shall be top-dressed with a minimum three-inch (3") depth of mulch in compliance with the California Model Water Efficient Landscape Ordinance. Inorganic mulches such as decomposed granite, crushed cinder, gravel, or rock are encouraged.

3.8 IRRIGATION

Irrigation is required to establish and maintain landscape plantings on lots. Each automatic irrigation system must be designed in accordance with all applicable local and state laws, rules, and regulations governing irrigation.

IRRIGATION SYSTEM REQUIREMENTS

- **Backflow Protection:** Irrigation connections to the domestic (potable) water supply shall include a shut-off valve and a backflow prevention device approved by City of Davis for single-family residential systems. The preferred method is a Reduced Pressure Principle (RPP) backflow preventer.
- **Installation and Screening:** Backflow prevention assemblies shall be installed per local codes and screened from view wherever possible using landscape features.
- **Automatic Controllers:** Controllers shall be capable of at least two separate programs with two start times per program. Systems should be programmed for operation during evening or early morning hours.
- **Efficient Programming:** Controllers shall provide the minimum water needed for healthy plant growth, using multiple start times (cycle/soak) to allow infiltration and minimize runoff. Programming should be adjusted regularly for seasonal conditions.
- **Control Valves:** Controllers should activate low-voltage (24 VAC) solenoid remote-control valves to service the irrigation system. Zones shall be designed to separate plant types and irrigation equipment (e.g., turf vs. shrub vs. groundcover; spray vs. rotary vs. drip).

WATER PRESSURE REGULATION

Pressure shall be regulated, if necessary, using one or more of the following:

- Pressure-regulating valve in the irrigation main to control system-wide pressure.
- Pressure-regulating remote control valves for individual control zones.
- Pressure-compensating sprinklers or emitter outlets.

IRRIGATION METHODS

Hydrozones. The landscape design shall, to the extent feasible, group plant materials with similar water needs into hydrozones, each irrigated with methods appropriate for healthy root establishment and growth.

Spray and Rotary Sprinklers. May be used in turf, groundcover, or combined groundcover/shrub hydrozones where uniform water distribution is appropriate.

These shall:

- Use low-volume nozzles where possible.
- Have matched precipitation rates within each control zone.
- Be sized (radius, trajectory, arc) to avoid over-spray onto hardscape, structures, adjacent properties, or other hydrozones with different water needs.
- Be controlled to apply water at an infiltration rate appropriate for soil conditions, avoiding runoff or ponding.
- Bubblers and Drip Emitters: May be used in groundcover, shrub, combination zones, and tree hydrozones where point-of-emission watering is suitable.

These systems shall:

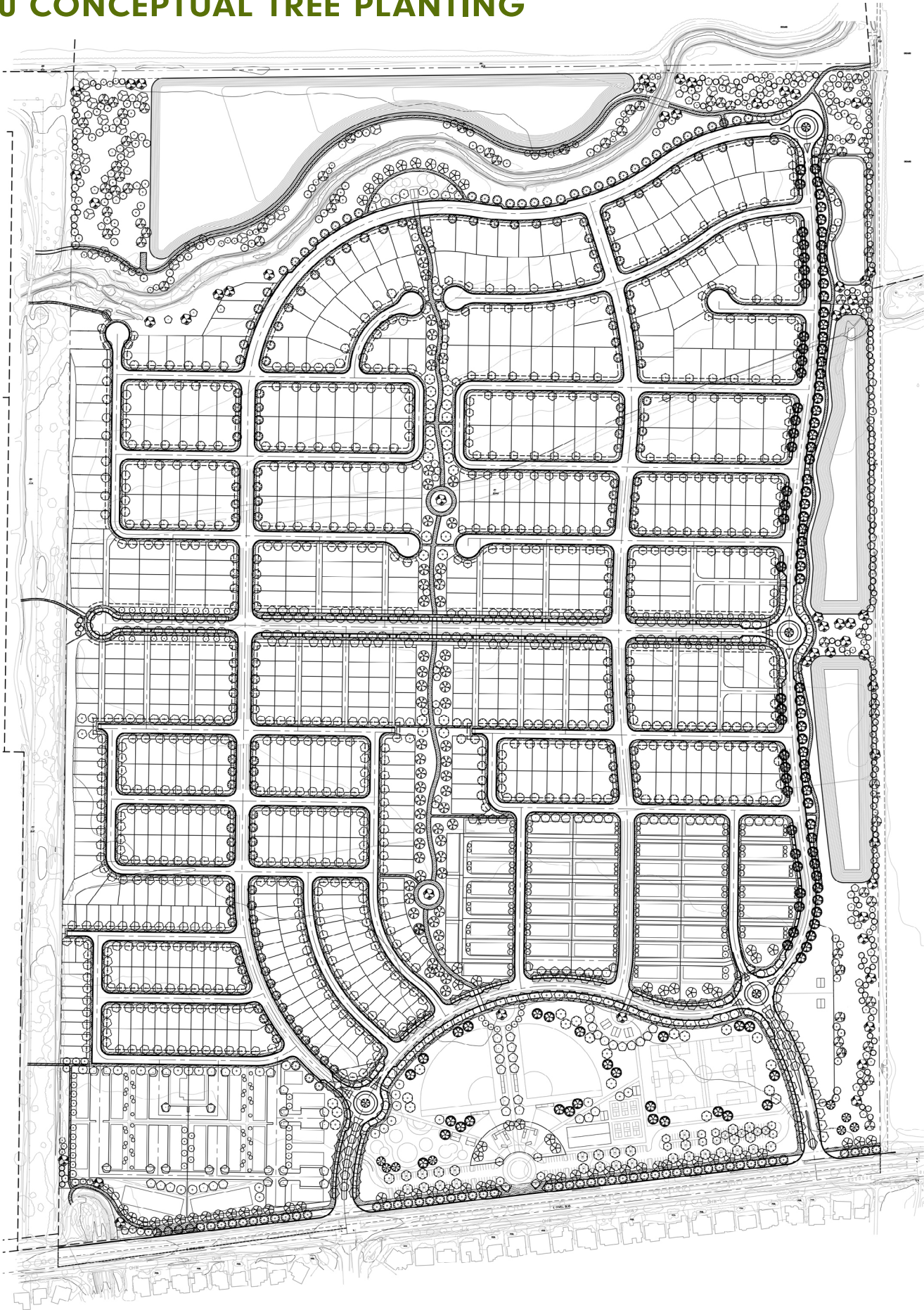
- Apply water at a rate appropriate for infiltration and root-zone uptake.
- Be controlled to avoid runoff or ponding.
- **Check Valves.** Sprinkler bodies and/or lateral piping shall include check valves where needed to prevent low outlet drainage after cycles. On slopes exceeding eight feet (8') between heads, in-line check valves may be required.
- **Water Use Restrictions.** Homeowners should be aware that the State of California, or other agencies may impose restrictions on water times, amounts, or irrigation equipment.

3.9 EXISTING TREE INVENTORY



Exhibit 3-4: Existing Tree Inventory

3.10 CONCEPTUAL TREE PLANTING



SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	WATER USE	CANOPY WIDTH	MATURE HEIGHT	TYPE	POLLINATOR FRIENDLY	CLIMATE READY
TREES									
	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	15 GAL.	184	MODERATE	30'	40-50'	DECIDUOUS	X	
	ACER RUBRUM 'OCTOBER GLORY' TM OCTOBER GLORY MAPLE	15 GAL.	225	MODERATE	30'	40 - 65'	DECIDUOUS	X	X
	ACER X FREEMANII 'JEFFERSRED' AUTUMN BLAZE® FREEMAN MAPLE	15 GAL.	77	MODERATE	35'	40 - 65'	DECIDUOUS		
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE MULTI-TRUNK	24" BOX	82	LOW	25'	20-40'	EVERGREEN	X	X
	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM	15 GAL.	91	MODERATE	20'	40 - 65'	DECIDUOUS	X	X
	FRAXINUS AMERICANA 'AUTUMN PURPLE' WHITE ASH	15 GAL.	323	MODERATE	30'	40 - 65'	DECIDUOUS	X	
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX	125	MODERATE	20'	25 - 40'	EVERGREEN		
	LIRIODENDRON TULIPIFERA TULIP POPLAR	15 GAL.	76	MODERATE	35'	> 65'	DECIDUOUS	X	
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	24" BOX	76	MODERATE	35'	> 65'	EVERGREEN	X	
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	24" BOX	123	MODERATE	12'	15 - 25'	EVERGREEN	X	
	PINUS EDULIS PINYON PINE	15 GAL.	127	LOW	20'	15 - 25'	EVERGREEN		
	PLATANUS X ACERIFOLIA LONDON PLANE TREE MULTI-TRUNK	15 GAL.	64	MODERATE	35'	40 - 65'	DECIDUOUS	X	X
	QUERCUS COCCINEA SCARLET OAK	15 GAL.	63	MODERATE	35'	> 65F'	DECIDUOUS	X	
	QUERCUS ILEX HOLLY OAK	24" BOX	113	LOW	30'	40 - 65F'	EVERGREEN	X	X
	QUERCUS LOBATA VALLEY OAK	24" BOX	57	LOW	35'	> 65'	DECIDUOUS		X
	QUERCUS PHELLOS WILLOW OAK	24" BOX	220	MODERATE	30'	40 - 65'	DECIDUOUS	X	
	QUERCUS SHUMARDII SHUMARD OAK	15 GAL.	115	MODERATE	35'	> 65'	DECIDUOUS	X	X
	QUERCUS SUBER CORK OAK	24" BOX	23	LOW	30'	40 - 65'	EVERGREEN		X
	QUERCUS WISLIZENII INTERIOR LIVE OAK	24" BOX	31	LOW	35'	40 - 65'	EVERGREEN	X	
	SALIX BABYLONICA WEeping WILLOW	24" BOX	12	HIGH	30'	25 - 40'	DECIDUOUS	X	
	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	15 GAL.	182	MODERATE	30'	40 - 65'	DECIDUOUS	X	X
	X CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	15 GAL.	123	LOW	25'	25 - 40'	DECIDUOUS	X	

SUMMARY OF TREES				
TREE TYPE	QTY.	% OF TOTAL	BOXED SIZE	% OF TOTAL
EVERGREEN	693	27.7	566	22.6
DECIDUOUS	1813	72.3	290	11.6
TOTALS	2506	100%	856	34.2

SUMMARY OF TREES		
TREE LOCATION	QTY.	% OF TOTAL
SITE	1343	53.6
LOT	1163	46.4
TOTALS	2506	100%

Table 3-1: Tree Palette

3.11 PLANT PALETTE LIST

Acacia redolens 'Low Boy'	Low Boy Acacia
Achillea millefolium	Yarrow
Agave ssp.	parryi, Blue Glow, weberi, vilmoriniana
Arctostaphylos ssp.	'John Dourley' & 'Howard McMinn' & 'Pacific Mist'
Baccaris pilularis	Coyote Mint
Bouteloua gracilis, 'Blonde Ambition'	Blue Gamma Grass
Calamagrostis 'Karl Forrester'	Feather Reed Grass
Calycanthus occidentalis	Spice Bush
Ceanothus 'Ray Hartman'	Ray Hartman Wild Lilac
Ceanothus 'Joyce Coulter'	Wild Lilac
Cistus	fast growing
Correa 'Ivory Bells'	White Australian Fuchsia
Dietes bicolor	Fortnight Lily
Dodonaea	Purple Hopseed Bush
Eriogonum fasciculatum	California Buckwheat
Fremontodendron	Flannel Bush
Grevillea noellii	Noel Grevillea
Hesperoyucca whipplei	Our Lord's Candle
Heteromeles arbutifolia	Toyon
Juncus ssp.	'Elk Blue'
Juniperus ssp.	
Mahonia aquifolium	Oregon Grape
*Miscanthus sinensis 'Adiago'	Adagio Eulalia
*Miscanthus sinensis 'Gracillimus'	Maden Grass
Miscanthus transmorrisonensis	Evergreen Miscanthus
Monardella villosa	Coyote Mint
Muhlenbergia rigens	Deer Grass
Nassella pulchra	Purple Needle Grass
Olea 'Little Ollie'	Little Ollie Dwarf Olive
Panicum virgatum 'Shenandoah'	Weeping Switch Grass
Prunus laurocerasus 'Otto Luyken'	Compact English Laurel
Rhamnus 'Mound San Bruno'	Coffeeberry
Rhaphiolepis 'Minor'	Yeddo Hawethorne
Ribes sanguineum	Red Flowering Current
Rosmarinus ssp.	
Salvia 'Allen Chickering'	California Blue Sage
Salvia x 'Bee's Bliss'	Bee's Bliss Sage
Teucrium fruticans 'Azureum' & 'Compactum'	Bush Germander
Teucrium c. 'Prostrata'	Germander
Yucca ssp. 'Color Guard'	
Zauschneria/Epilobium canum	California Fuchsia

This list will be used in combination with plants from the UC Davis Arboretum All-Stars list.

3.12 CONCEPTUAL RESIDENTIAL LANDSCAPE

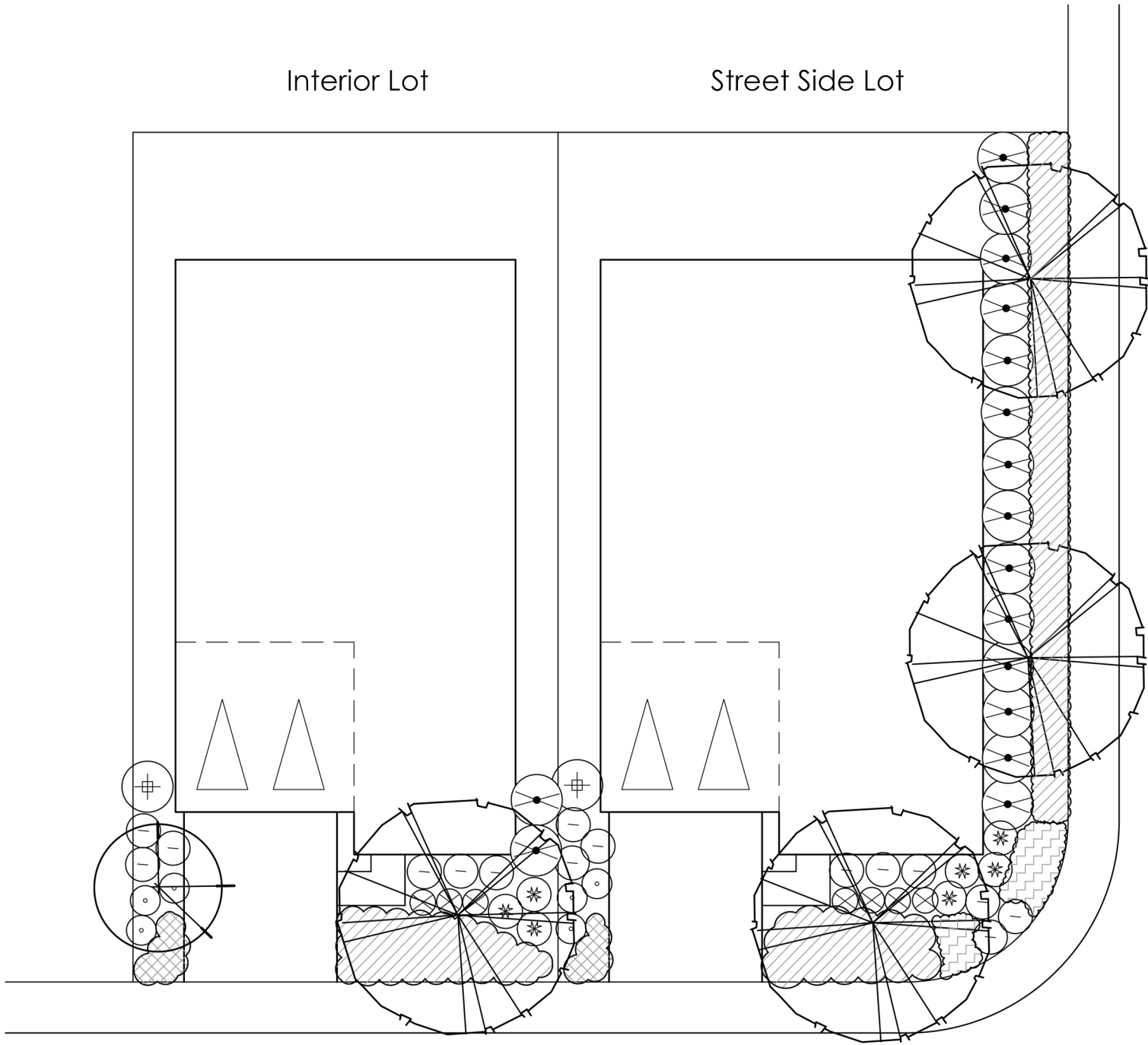


Exhibit 3-6: Conceptual Residential Landscape

PLANT MATERIAL LIST & LEGEND:
INTERIOR TYP.

TREES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	REMARKS WXH	WATER USE	QUANTITY
	STREET TREE PER TREE PLAN	24" BOX	STREET TREE	LOW	1
	ACCENT TREE PER TREE PLAN	15 GAL	ACCENT TREE 15'X20'	LOW	1

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	QUANTITY
SPECIMEN				
	ARBUTUS UNEDO COMPACTA COMPACT STRAWBERRY TREE	5 G	LOW	2
	WESTRINGIA ROSMARINUS 'WYNYABBIE GEM' COAST ROSEMARY	5 G	LOW	1
FACER AND ACCENT				
	DIETES BICOLOR FORTNIGHT LILY	5 G	LOW	3
	CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF BOTTLEBRUSH	5 G	LOW	3
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST PINK MUHLY GRASS	5 G	LOW	6
	WESTRINGIA ROSMARINIFOLIA 'MORNING LIGHT' VARIEGATED COAST ROSEMARY	5 G	LOW	3

GROUNDCOVERS AND VINES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	SPACING
	CISTUS 'SUNSET' MAGENTA ROCKROSE	1 G	LOW	36" O.C.
	MYOPORUM PARVIFOLIUM 'PROSTRATUM' CREEPING MYOPORUM	1 G	LOW	36" O.C.
3" DEPTH BARK TOP DRESSING. SUBMIT SAMPLE FOR APPROVAL				

PLANT MATERIAL LIST & LEGEND:
STREET SIDE TYP.

TREES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	REMARKS WXH	WATER USE	QUANTITY
	STREET TREE PER TREE PLAN	24" BOX	STREET TREE	LOW	3

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	QUANTITY
SPECIMEN				
	ARBUTUS UNEDO COMPACTA COMPACT STRAWBERRY TREE	5 G	LOW	14
	WESTRINGIA ROSMARINUS 'WYNYABBIE GEM' COAST ROSEMARY	5 G	LOW	1
FACER AND ACCENT				
	DIETES BICOLOR FORTNIGHT LILY	5 G	LOW	4
	CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF BOTTLEBRUSH	5 G	LOW	3
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST PINK MUHLY GRASS	5 G	LOW	9
	WESTRINGIA ROSMARINIFOLIA 'MORNING LIGHT' VARIEGATED COAST ROSEMARY	5 G	LOW	4

GROUNDCOVERS AND VINES

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	SPACING
	CISTUS 'SUNSET' MAGENTA ROCKROSE	1 G	LOW	36" O.C.
	MYOPORUM PARVIFOLIUM 'PROSTRATUM' CREEPING MYOPORUM	1 G	LOW	36" O.C.
	TEUCRIUM CHAMAEDRYIS 'PROSTRATA' GERMANDER	1 G	LOW	24" O.C.
3" DEPTH BARK TOP DRESSING. SUBMIT SAMPLE FOR APPROVAL				

Table 3-2: Interior Lot Plant Palette

Table 3-3: Street Side Lot Plant Palette

3.13 FENCING

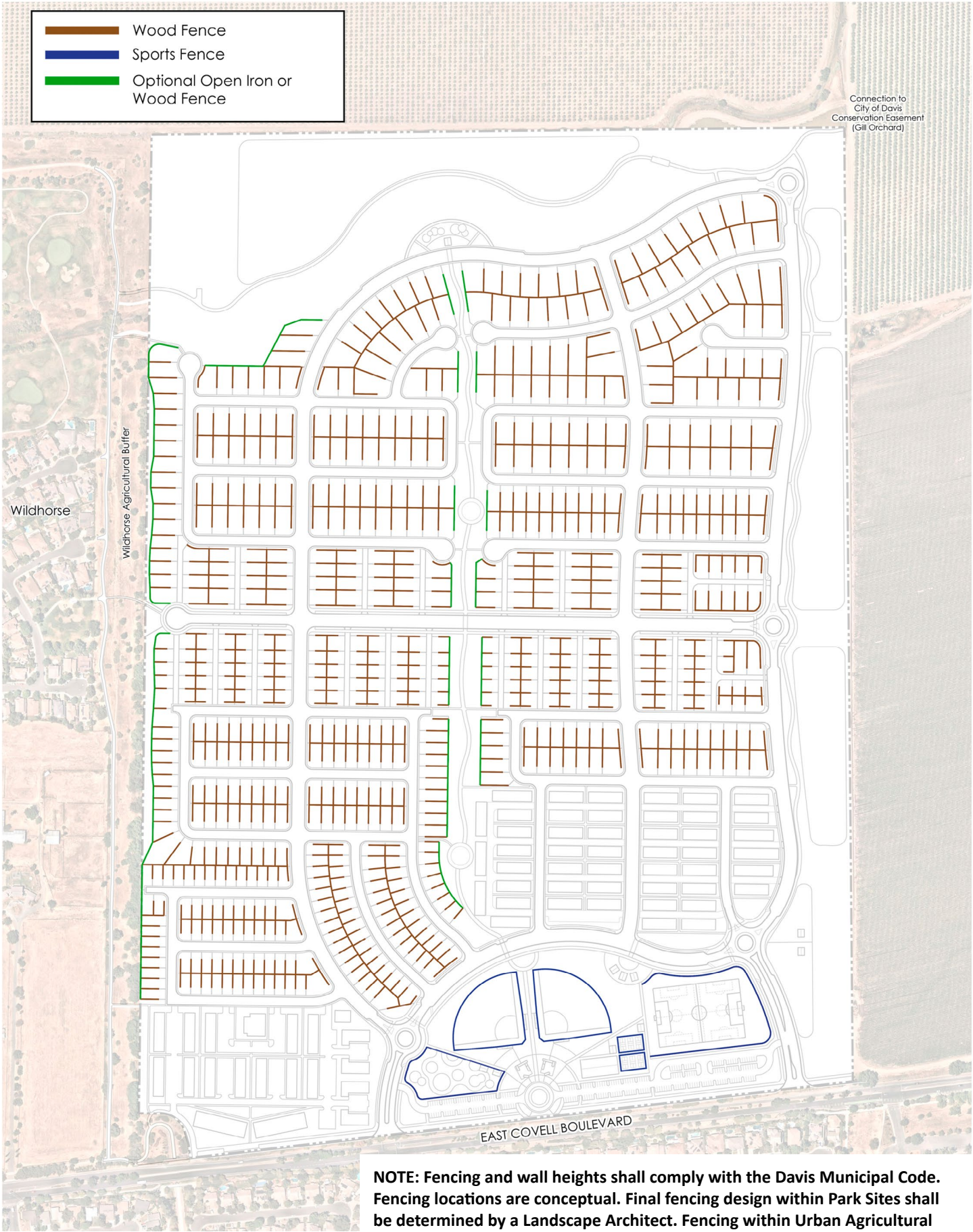


Exhibit 3-7: Fencing

4 OWNERSHIP AND MAINTENANCE

To ensure long term financial sustainability for amenities and landscaping, a Services Community Facilities District (CFD) or other similar funding mechanism will be formed for the project to provide annual maintenance funding consistent with the requirements in the Development Agreement.

EXHIBIT G

CONDITIONS OF APPROVAL

Willowgrove Planning Application (PA) #23-32: Final Planned Development (FPD) #04-25

- 1. Approval.** The Willowgrove Final Planned Development #04-25 (PA#23-32), which establishes the development standards and design guidelines for a new residential community, as depicted in the Exhibits attached to City Council Resolution No. 26-053, is hereby approved, subject to the conditions listed below.

This approval is contingent upon approval of the related General Plan Amendment, Pre-Zoning, and Annexation for the Willowgrove project. Expiration of the Final Planned Development shall be as provided in the Willowgrove Development Agreement.

- 2. Indemnification.** The Applicant, to the fullest extent permitted by law, shall defend, indemnify, save and hold harmless the City of Davis, its officers, employees, or agents, with legal counsel of the City's choosing, from any and all claims, demands, causes of action, suits, actions, proceedings, costs, expenses, liability, judgment, awards, decrees, settlements, loss, damage or injury of any kind claim in any manner arising out of or pertaining to the approval of the subdivision by the City of Davis, including but not limited to, approval of a condition of approval by the City. The City shall promptly notify the Applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter.
- 3. Incorporation of Conditions.** Final construction drawings and building elevations incorporating all conditions of approval for this project shall be coordinated and submitted to the Community Development Department and/or Public Works, as applicable. All plans including site, grading, landscape, irrigation, mechanical and street improvement plans shall be coordinated for consistency prior to issuance of any permits (such as grading, encroachment, building, etc.) Any substantial changes to the size, colors, construction materials, design or location of any structure on site, or other site or landscape improvements shall not be made without prior City approval. The terms and conditions of this approval shall run with the land and shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.
- 4. Final Planned Development Standards.** The approved Final Planned Development shall govern the applicable standards of the project. In the event of a conflict between these written conditions of approval and exhibits or other documents, the written conditions shall control, unless specifically stated in the conditions of approval. The fact that exhibits were included with City Staff Reports, or signed by the department will not override or invalidate the approved written conditions of approval. All other plans, specifications, and information contained within the approved Final Planned Development shall be specifically applicable to

the project and shall be interpreted as if it were directly stated within the written conditions of approval. Unless otherwise expressly stated, the Applicant shall be solely responsible for satisfying each condition and each condition must be satisfied at the time listed in the condition. The agency and/or city department responsible for ensuring implementation of each condition is indicated within each condition. To the extent that a condition of approval imposes a standard or obligation that runs with a parcel, satisfaction of said condition will be ongoing and is the responsibility of the subsequent property owner.

- 5. Substantial Conformance.** All Conditions of Approval and Mitigation Measures shall be completed in substantial conformance with the requirement to the satisfaction of the City of Davis or outside agencies as applicable to the respective permits or maps at the time listed in the condition.
- 6. Development Criteria.** All development criteria for the residential dwellings and other structures shall be as established in the Planned Development (PD) #02-23 (Willowgrove) Zoning District, except as modified herein.
- 7. Design Review.** Design review approval consistent with Willowgrove Final Planned Development Standards and Design Guidelines shall be required prior to issuance of building permits for the project. Upon construction and sale of the homes, design review for alterations or additions is not required unless otherwise required by the Zoning Ordinance or any applicable Design Guidelines.
- 8. Residential Landscaping.** In the case of residential development, front and corner side yard landscaping and irrigation shall be required. This requirement shall be in addition to the required street trees.
- 9. Neighborhood Entry Landscaping.** Accent landscaping shall be installed at neighborhood entry points. Prior to issuance of permits, landscaping design shall be reviewed and approved by the Community Development Department.
- 10. Fencing.** Concurrently with application for the first building permit, developer shall submit a plan showing location and design for all fences adjacent to public or private open space, roads, or bicycle paths, subject to review and approval by the Community Development Department. Amendments to the approved fencing plan may be approved through the Minor Improvement process.
- 11. Fire Access.** Prior to completion of streets, building permits may be issued, provided fire vehicle access is maintained to all hydrants and from hydrants to all structures prior to commencing construction with wood. Details of Fire Department access to hydrants and structures shall be approved by the Fire Department. All necessary public services including water service and wet barrel fire hydrants shall meet fire department standards. Where structures are built or under construction, all adjacent streets shall be paved or graveled.

12. Single-Story Lots. Prior to issuance of building permits for the first single-family residence in Phase 2, the applicant shall submit a plan for the required single-story residences along the Wildhorse Agricultural Buffer for review and approval of the Community Development Director. The plan shall identify the lots for single-story construction to meet the 40% requirement, consistent with the final planned development exhibit. The plan may be updated as needed, subject to review and approval of the Community Development Director, provided the minimum number of single-story houses are constructed.

13. Retail Site Waste Receptacles. Waste, recycling and organics receptacles for public use shall be provided by the owner or operator adjacent to the retail use if determined necessary by the Public Works Department for high waste commercial uses. Design and location of the receptacles is subject to review and approval of the Public Works Department and Parks and Community Services Department. Daily emptying and cleaning of the receptacles shall be the responsibility of the property owner/operator for waste generated by the property.

14. Solid Waste and Recycling Facilities. Prior to issuance of a Certificate of Occupancy, all required trash, recycling, and organics enclosures shall be constructed in accordance with City standards and approved by the City Engineer and Public Works Utilities & Operations Department. No Certificate of Occupancy shall be issued until the permanent enclosure is completed.

15. Transportation Demand Management. Prior to occupancy of the first residential unit and subject to review and approval by the City Engineer and Community Development Director, the project applicant shall implement the following transportation demand management measures:

- A. The project applicant shall attempt to provide space for third party company to manage a bikeshare program and maintain bikes for on-demand access to short-term rentals. (*EIR MM4.13-4 (T-22-A)*)
- B. The project applicant shall attempt to provide space for third party company to manage an electric bikeshare program and maintain electric bikes for on-demand access to short-term rentals. (*EIR MM4.13-4 (T-22-B)*)
- C. The project applicant shall attempt to provide space for third party company to manage a scootershare program and maintain scooters for on-demand access to short-term rentals. (*EIR MM4.13-4 (T-22-C)*)
- D. The project applicant shall partner with a CBTP service provider such as Yolo Commute and ensure that CBTP services are available to project residents. Membership shall be provided for a minimum of five years and rates shall be based on the number of units that will be constructed each year based on the project's phasing. (*EIR MM4.13-4 (T-23)*)
- E. The project applicant shall coordinate with Unitrans and YoloBus to request a modification in the service for their Routes P and 43, respectively, to include stops at the project site. (*EIR MM4.13-4 (T-25)*)

16. Community Based Travel Planning. Prior to retail operations being open to the public and renewed annually, neighborhood retail employers within the project shall partner with a Community-Based Travel Planning (CBTP) service provider such as Yolo Commute for membership based on the number of full-time equivalent employees. (*EIR MM4.13-4 (T-23)*)

17. Waste Service Plan. Prior to occupancy of the MDR-2 and MDR-4 (Alley/Private Drive) lots, the applicant shall demonstrate compliance with the approved waste service plan.

18. Fire Requirements. Plans shall be reviewed and approved by the Fire Department prior to issuance of building permits. All new development shall comply with the fire safety requirements of the California Fire Code and California Building Code as adopted by the City of Davis.

- A. Private streets within the HDR-2 (condominium) site shall comply with applicable Fire Code standards for street widths or building heights to the satisfaction of the Fire Marshall. Compliance shall be included as notes on the Final Subdivision Map and demonstrated in the construction documents prior to issuance of building permits for the condominium site, subject to review and approval of the Fire Marshall.

GENERAL REQUIREMENTS

The following is a list of general requirements which apply to the proposed project, Willowgrove (PA #23-32). This is not a complete list of all requirements, but only those which the City of Davis wishes to highlight for the applicant.

1. In the event the building permit applications will be made by a different entity than the applicant, the applicant is responsible for informing the Planning Division that plan check fees shall be paid by a different entity. Failure to notify and seek approval from Planning Division regarding separate payment for plan checking after entitlement applications' approval, shall result in Planning Division charges being made to the project account.
2. The Applicant shall pay the appropriate fees established in the Major Projects Financing Plan pursuant to the General Plan.
3. Water connection and sewer connection fees shall be paid prior to certificate of occupancy or final inspection.
4. Wastewater Capacity Charges shall be paid prior to issuance of building permit based on the fee in effect at time of issuance. (*EIR MM4.14-3*)
5. A plan check fee shall be required by the Community Development Department when an application for a building permit is submitted.
6. Prior to the issuance of building permits, the applicant shall show proof to the Community Development Department of payment of the applicable school impact fees.
7. Any temporary building, trailer, commercial coach, etc. installed or used in connection with construction of this project shall comply with the requirements of Section 40.26.360 of the Davis Municipal Code.
8. All new development shall comply with the Green Building Ordinance. All projects shall be constructed using the guidelines, green building rating systems, and green building project checklists as set forth in section 8.20.050 of the Davis Municipal Code. Compliance shall be demonstrated prior to issuance of building permits.
9. All new construction, renovation and demolition projects shall comply with the Construction and Demolition Ordinance by diverting at least 65% of construction and demolition waste from the landfill, through recycling, reuse and or waste reduction. Compliance shall be demonstrated as set forth in section 32.04.080 of the Davis Municipal Code.
10. All new housing units shall comply with the Universal Access Ordinance and shall comply with the requirements of Section 18.10.030 of the Davis Municipal Code.
11. All off street parking lots spaces shall be striped and labeled, as necessary.