

INNING RANCH HOLDING CO LLC
1800 571 140 011

CITY OF DAVIS
APN 071-130-008

[illegible]

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--- EXISTING PROJECT BOUNDARY
 --- PROPOSED RIGHT OF WAY
 --- PROPOSED LOT LINE
 --- PROPOSED CURB LINE
 --- PROPOSED MEDIAN CURB LINE
 ■■■ PROPOSED SIDEWALK/TRAIL

PRODUCT SUMMARY			
	TYPE	RESIDENTIAL UNITS	AREA (AC)
	LOW-2 (DETACHED)	100	36.9
	LOW-2 (DETACHED)	97	
	MIDR-2 (DETACHED)	75	
	MIDR-2 (DETACHED)	74	
	MIDR-2 (DETACHED)	94	51.8
	MIDR-4 (DETACHED)	134	
	MIDR-3 (DETACHED)	120	
	HEAVY-1 (MULTIFAMILY HOUSING)	250	
	HEAVY-2 (CONDOMINIUMS)	288	14.5
	PARK		19.2
	OPENWELL		8.7
	URBAN ADJACENT TRANSITION AREA		44.3
	NEIGHBORHOOD RETAIL		1.5
	ADDITIONAL WILDSIDE BUFFER		1.1
	STREET, PRIVATE DRIVE, LANDSCAPE CORRIDOR		23.4
	TOTAL	1,250	242.4

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

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF YOLO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 5 OF THE LANDS OF HENRY J. HAMEL, ET AL., LOCATED IN SECTION 1, T. 9N., R. 2E., AND SECTION 36, T. 9N., R. 2E., FILED MAY 29, 1928 IN BOOK 4 OF MAPS AND SURVEYS, AT PAGES 79 AND 80.

EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN DEED TO THE COUNTY OF YOLO, A POLITICAL SUBDIVISION, RECORDED AUGUST 17, 1964 IN BOOK 769 OF OFFICIAL RECORDS AT PAGE 1, YOLO COUNTY RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION THEREOF GRANTED TO THE CITY OF DAVIS IN

DEED RECORDED JULY 23, 2007, INSTRUMENT NO. 2007-0025868, OFFICIAL RECORDS.

NOTE:
THIS LEGAL DESCRIPTION IS PRELIMINARY AND SUBJECT TO VERIFICATION BY TITLE REPORT AND/OR CHAIN OF TITLE.

VESTING TENTATIVE MAP

WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA

SCALE: 1" = 120'

--	--

5

240 360

JOB NO.: M086-010

SAN RAMON ■ (925) 866-0322
ROSEVILLE ■ (916) 788-4456
WWW.ZBANDG.COM

■ SURVEYORS ■ PLANNERS

SHEET NO.
1
OF 76 SHEETS

SHEET NO.
1
OF 79 SHEETS

1005-2048/01/0005-0000\$05.00/0

DHR CAPITAL LLC
APN 042-120-024-000

DHR CAPITAL LLC
APN 042-120-025

GILL FARM TRUST
APN 042-120-029

WILDCORSE GOLF CLUB LLC
APN 071-140-035-000

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

BIRNING BANCH HOLDING CO LLC
APN 071-140-011

CITY OF DAVIS
APN 071-140-034

CITY OF DAVIS
APN 071-130-008

PARCEL 5
APN 071-130-007-000

MARIANI NUT COMPANY
APN 071-130-002

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

EXISTING CONDITIONS MAP WILLOWGROVE

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



SAN RAMON
ROCKVILLE
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
2
OF 29 SHEETS

JOB NO.: M086-010

DHR CAPITAL LLC
APN 042-120-024-000

DHR CAPITAL LLC
APN 042-120-025

GILL FARM TRUST
APN 042-120-029

WILLOWGROVE GOLF CLUB LLC
APN 071-140-032-000

WILLOWGROVE 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

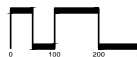
MARIANI NUT COMPANY
APN 071-130-002

LEGEND

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

LARGE LOT MAPPING PLAN WILLOWGROVE

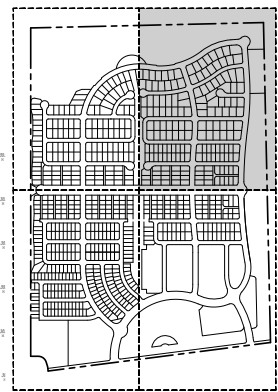
CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: APRIL 23, 2026



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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
3
OF 29 SHEETS

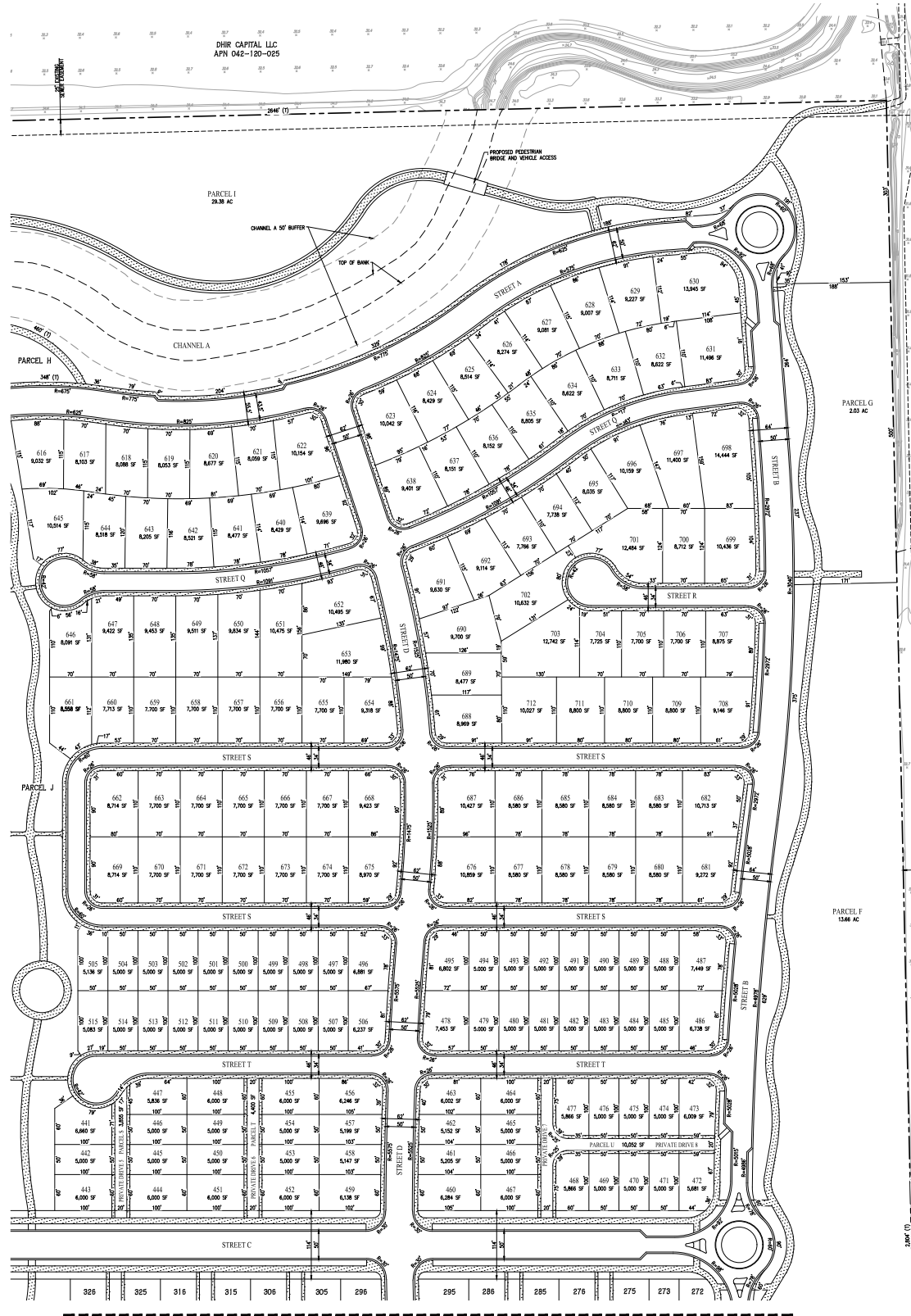
JOB NO.: M086-010



SHEET INDEX

GILL FARM TRUST
APN 042-180-025

MAGNAN NUT COMPANY
APN 071-130-002



DHHR CAPITAL LLC
APN 042-180-025

PARCEL I
29.38 AC

PARCEL G
2.03 AC

PARCEL F
13.46 AC

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

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	HOA
T	PRIVATE DRIVE	HOA
U	PRIVATE DRIVE	HOA

ABBREVIATIONS:
AC ADDRESS
R RADIUS
SF SQUARE FEET
TOTAL LENGTH
CITY COMMUNITY PLANNED DISTRICT

NORTH EAST LOT DIMENSION PLAN WILLOWGROVE

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

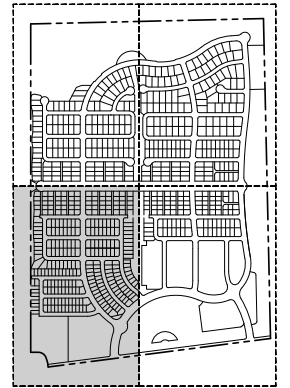


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CIVIL ENGINEERS SURVEYORS PLANNERS

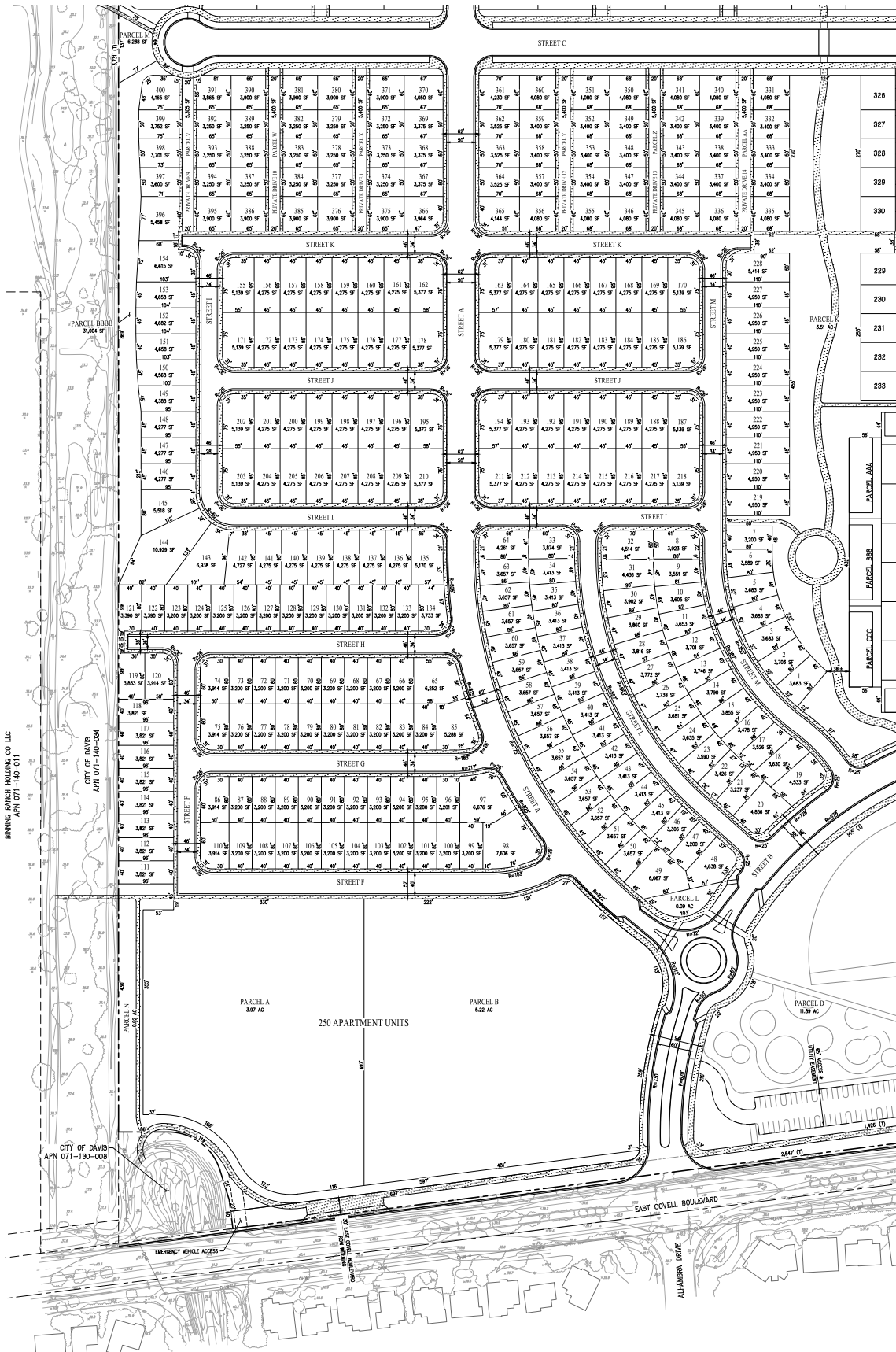
SHEET NO.
5
OF 29 SHEETS

JOB NO.: M086-010

MATCHLINE - SEE SHEET 4



SHEET INDEX



MATCHLINE - SEE SHEET 6

BINNING BANCHE HOLDING CO LLC
APN 071-142-011

CITY OF DAVIS
APN 071-142-034

CITY OF DAVIS
APN 071-130-008

PARCEL A
2.97 AC

250 APARTMENT UNITS

PARCEL B
5.22 AC

PARCEL C
11.88 AC

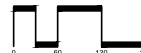
PARCEL TABLE		
PARCEL	PURPOSE	OWNERSHIP
A	AFFORDABLE HOUSING	THIRD PARTY
B	AFFORDABLE HOUSING	THIRD PARTY
D	PARK	CITY
K	GREENBELT	CITY
L	LANDSCAPING	CITY
M	LANDSCAPING	CITY
N	GREENBELT	CITY
V	PRIVATE DRIVE	HOA
W	PRIVATE DRIVE	HOA
X	PRIVATE DRIVE	HOA
Y	PRIVATE DRIVE	HOA
Z	PRIVATE DRIVE	HOA
AA	PRIVATE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

ABBREVIATIONS:
AC ACRES
R RADUS
SF SQUARE FEET
T TOTAL LENGTH
CDD COMMUNITY FACILITIES DISTRICT

SOUTH WEST LOT DIMENSION PLAN WILLOWGROVE

CITY OF DAVIS YOLO COUNTY CALIFORNIA

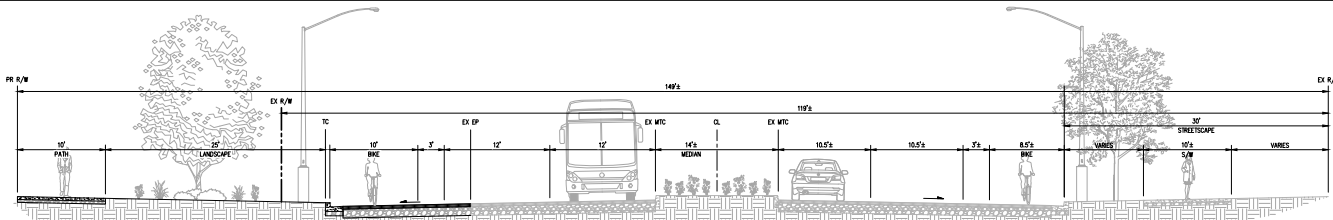
SCALE: 1" = 60' DATE: APRIL 23, 2026



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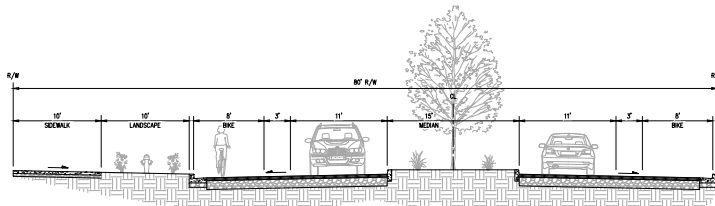
SHEET NO.
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OF 29 SHEETS

JOB NO.: M086-010

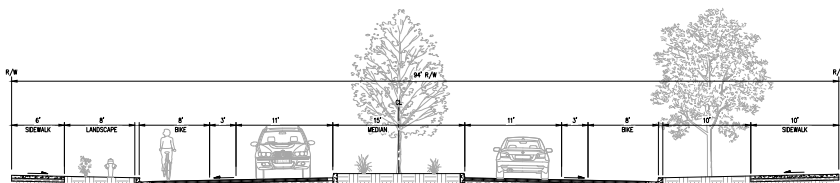


*NOTE: EAST COVILL BOULEVARD STREET SECTION DEPICTS FOUR LANES TO ENSURE ADEQUATE RIGHT OF WAY CAN BE ACCOMMODATED. WORKING TO FOUR LANES IS REQUIRED UNDER CUMULATIVE CONDITIONS ONLY. PROJECT IMPROVEMENTS TO EAST COVILL BOULEVARD ARE LIMITED TO ADDITION OF (1) 400-FOOT EASTBOUND LEFT-TURN LANE AT THE 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 ADDITION OF THOSE 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.

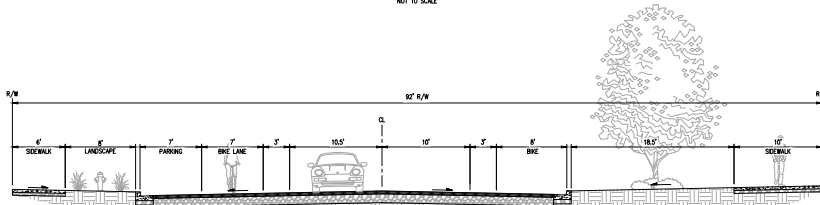
SECTION A-A - EAST COVILL BOULEVARD
NOT TO SCALE



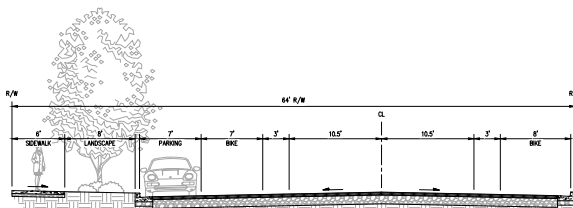
SECTION B-B - EAST ENTRY
NOT TO SCALE



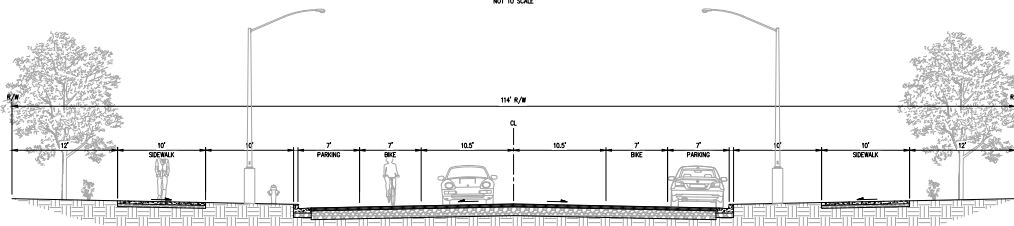
SECTION C-C - WEST ENTRY
NOT TO SCALE



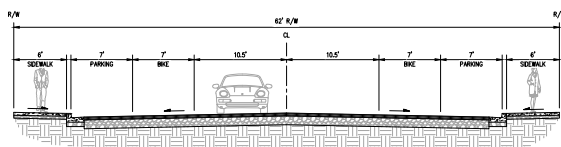
SECTION D-D - MODIFIED LOCAL
NOT TO SCALE



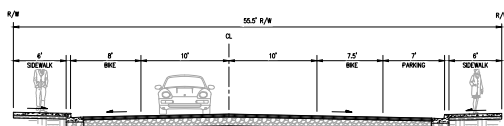
SECTION E-E - MODIFIED LOCAL
NOT TO SCALE



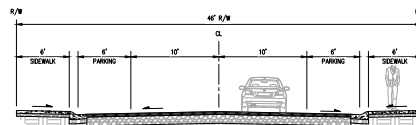
SECTION F-F - MODIFIED LOCAL
NOT TO SCALE



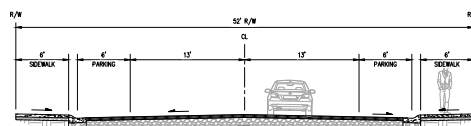
SECTION G-G - MODIFIED LOCAL
NOT TO SCALE



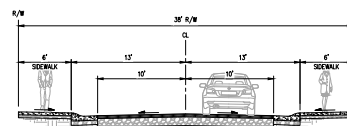
SECTION H-H - MODIFIED LOCAL
NOT TO SCALE



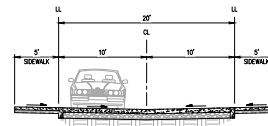
SECTION I-I - LOCAL
NOT TO SCALE



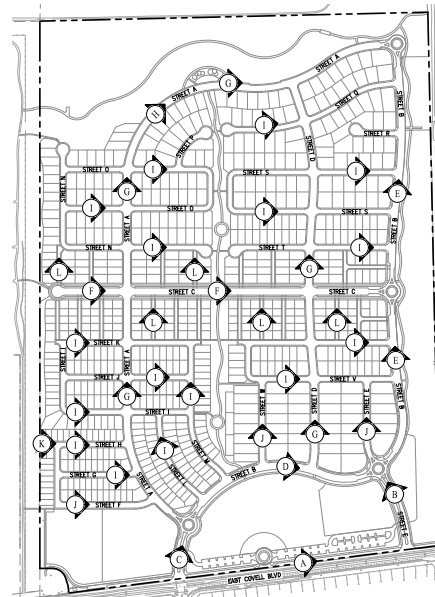
SECTION J-J - LOCAL
NOT TO SCALE



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



NOT TO SCALE
JOB NO.: M086-010



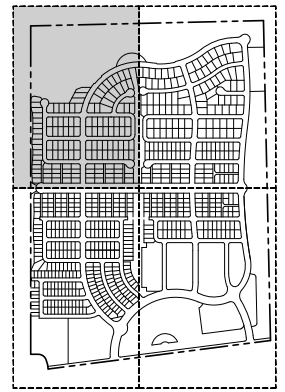
CIVIL ENGINEERS SURVEYORS PLANNERS

SAN RAMON (925) 886-2022
ROCKVILLE (978) 786-4466
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SHEET NO.
8
OF 29 SHEETS

DHIR CAPITAL LLC
APN 042-120-024

DHIR CAPITAL LLC
APN 042-120-025



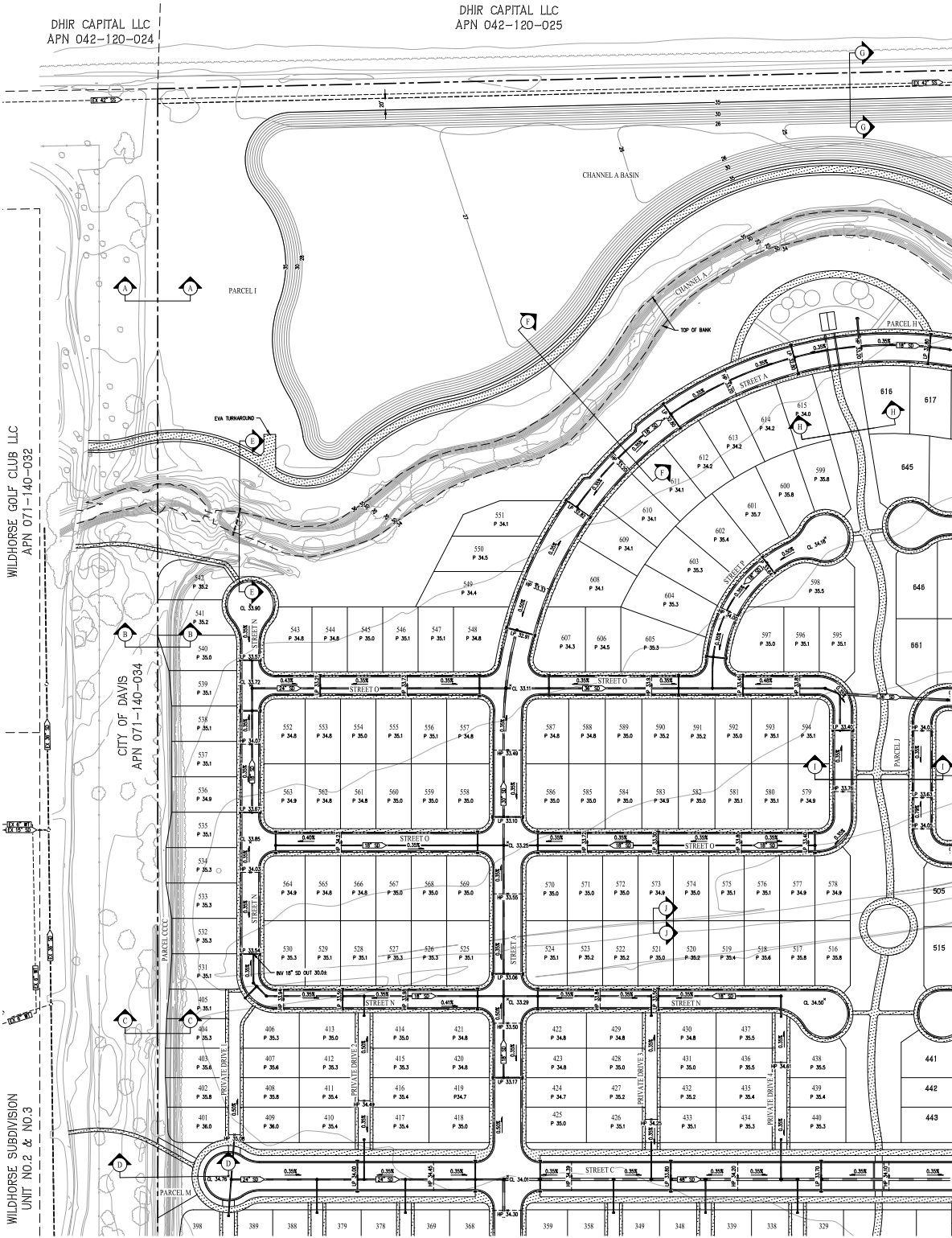
SHEET INDEX

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

WILDHORSE GOLF CLUB LLC
APN 071-140-032

CITY OF DAVIS
APN 071-140-034

WILDHORSE SUBDIVISION
UNIT NO.2 & NO.3



MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 10

NORTH WEST PRELIMINARY GRADING & DRAINAGE PLAN WILLOWGROVE

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

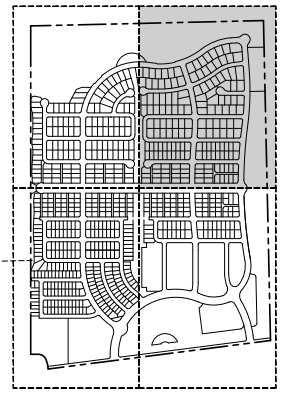


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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
9
OF 28 SHEETS

JOB NO.: M086-010

DHIR CAPITAL LLC
APN 042-120-025



SHEET INDEX

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

GILL FARM TRUST
APN 042-120-029

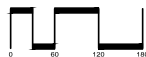
MARIANI NUT COMPANY
APN 071-130-002

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 11

NORTH EAST
PRELIMINARY GRADING
& DRAINAGE PLAN
WILLOWGROVE

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

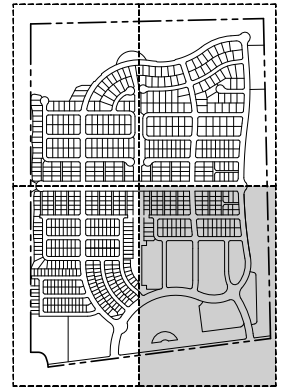


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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
10
OF 29 SHEETS

JOB NO.: M086-010

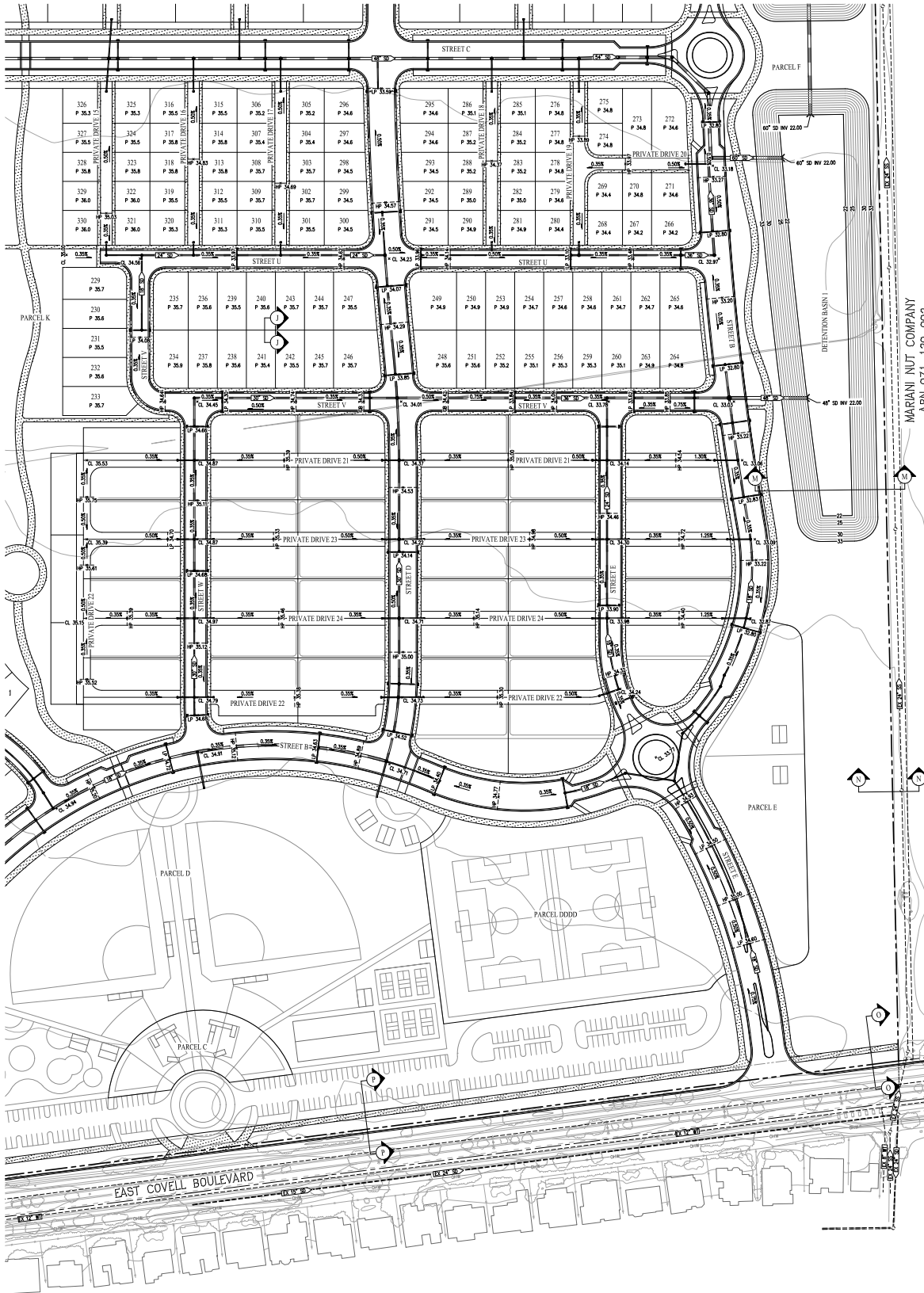
MATCHLINE-SEE SHEET 10



SHEET INDEX

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

MARIANI NUT COMPANY
APN 071-130-002



SOUTH EAST PRELIMINARY GRADING & DRAINAGE PLAN WILLOWGROVE

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



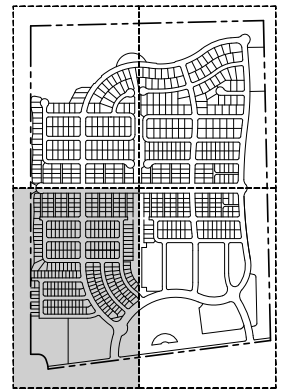
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
11
OF 29 SHEETS

JOB NO.: M086-010

MATCHLINE-SEE SHEET 12

MATCHLINE - SEE SHEET 9



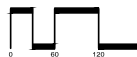
SHEET INDEX

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



SAN RAMON (925) 886-2022
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
12
OF 29 SHEETS

JOB NO.: M086-010

CITY OF DAVIS
APN 071-150-008

BINNING BRANCH HOLDING CO. LLC
APN 071-140-011

CITY OF DAVIS
APN 071-140-034

PARCEL A

PARCEL B

PARCEL D

PARCEL L

PARCEL N

PARCEL M

PARCEL K

PARCEL J

PARCEL I

PARCEL H

PARCEL G

PARCEL F

PARCEL E

PARCEL C

PARCEL B

PARCEL A

PARCEL D

PARCEL E

PARCEL F

PARCEL G

PARCEL H

PARCEL I

PARCEL J

PARCEL K

PARCEL L

PARCEL M

PARCEL N

PARCEL O

PARCEL P

PARCEL Q

PARCEL R

PARCEL S

PARCEL T

PARCEL U

PARCEL V

PARCEL W

PARCEL X

PARCEL Y

PARCEL Z

PARCEL AA

PARCEL AB

PARCEL AC

PARCEL AD

PARCEL AE

PARCEL AF

PARCEL AG

PARCEL AH

PARCEL AI

PARCEL AJ

PARCEL AK

PARCEL AL

PARCEL AM

PARCEL AN

PARCEL AO

PARCEL AP

PARCEL AQ

PARCEL AR

PARCEL AS

PARCEL AT

PARCEL AU

PARCEL AV

PARCEL AW

PARCEL AX

PARCEL AY

PARCEL AZ

PARCEL BA

PARCEL BB

PARCEL BC

PARCEL BD

PARCEL BE

PARCEL BF

PARCEL BG

PARCEL BH

PARCEL BI

PARCEL BJ

PARCEL BK

PARCEL BL

PARCEL BM

PARCEL BN

PARCEL BO

PARCEL BP

PARCEL BQ

PARCEL BR

PARCEL BS

PARCEL BT

PARCEL BU

PARCEL BV

PARCEL BW

PARCEL BX

PARCEL BY

PARCEL BZ

PARCEL CA

PARCEL CB

PARCEL CC

PARCEL CD

PARCEL CE

PARCEL CF

PARCEL CG

PARCEL CH

PARCEL CI

PARCEL CJ

PARCEL CK

PARCEL CL

PARCEL CM

PARCEL CN

PARCEL CO

PARCEL CP

PARCEL CQ

PARCEL CR

PARCEL CS

PARCEL CT

PARCEL CU

PARCEL CV

PARCEL CW

PARCEL CX

PARCEL CY

PARCEL CZ

PARCEL DA

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PARCEL DI

PARCEL DJ

PARCEL DK

PARCEL DL

PARCEL DM

PARCEL DN

PARCEL DO

PARCEL DP

PARCEL DQ

PARCEL DR

PARCEL DS

PARCEL DT

PARCEL DU

PARCEL DV

PARCEL DW

PARCEL DX

PARCEL DY

PARCEL DZ

PARCEL EA

PARCEL EB

PARCEL EC

PARCEL ED

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PARCEL EH

PARCEL EI

PARCEL EJ

PARCEL EK

PARCEL EL

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PARCEL EP

PARCEL EQ

PARCEL ER

PARCEL ES

PARCEL ET

PARCEL EU

PARCEL EV

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PARCEL EZ

PARCEL FA

PARCEL FB

PARCEL FC

PARCEL FD

PARCEL FE

PARCEL FF

PARCEL FG

PARCEL FH

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PARCEL FJ

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PARCEL HD

PARCEL HE

PARCEL HF

PARCEL HG

PARCEL HH

PARCEL HI

PARCEL HJ

PARCEL HK

PARCEL HL

PARCEL HM

PARCEL HN

PARCEL HO

PARCEL HP

PARCEL HQ

PARCEL HR

PARCEL HS

PARCEL HT

PARCEL HU

PARCEL HV

PARCEL HW

PARCEL HX

PARCEL HY

PARCEL HZ

PARCEL IA

PARCEL IB

PARCEL IC

PARCEL ID

PARCEL IE

PARCEL IF

PARCEL IG

PARCEL IH

PARCEL II

PARCEL IJ

PARCEL IK

PARCEL IL

PARCEL IM

PARCEL IN

PARCEL IO

PARCEL IP

PARCEL IQ

PARCEL IR

PARCEL IS

PARCEL IT

PARCEL IU

PARCEL IV

PARCEL IW

PARCEL IX

PARCEL IY

PARCEL IZ

PARCEL JA

PARCEL JB

PARCEL JC

PARCEL JD

PARCEL JE

PARCEL JF

PARCEL JG

PARCEL JH

PARCEL JI

PARCEL JJ

PARCEL JK

PARCEL JL

PARCEL JM

PARCEL JN

PARCEL JO

PARCEL JP

PARCEL JQ

PARCEL JR

PARCEL JS

PARCEL JT

PARCEL JU

PARCEL JV

PARCEL JW

PARCEL JX

PARCEL JY

PARCEL JZ

PARCEL KA

PARCEL KB

PARCEL KC

PARCEL KD

PARCEL KE

PARCEL KF

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PARCEL KK

PARCEL KL

PARCEL KM

PARCEL KN

PARCEL KO

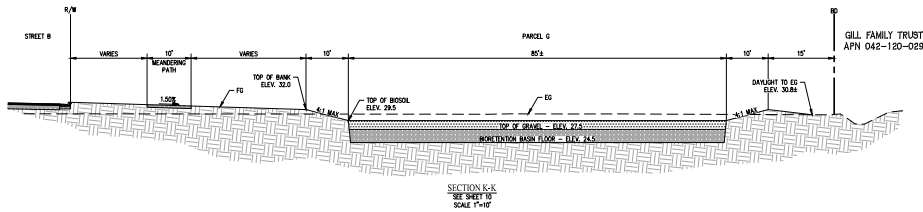
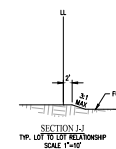
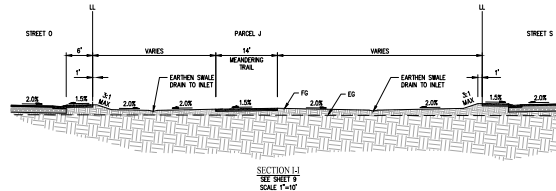
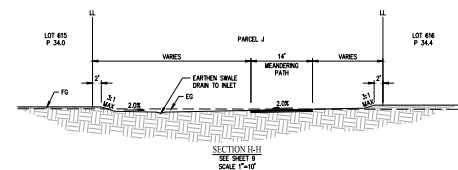
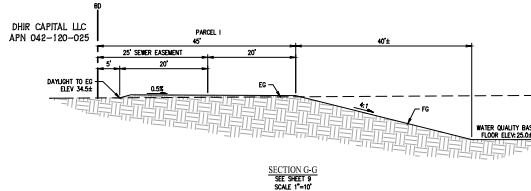
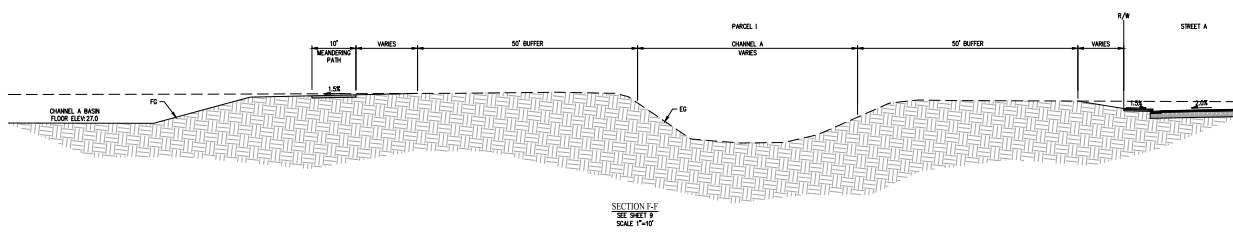
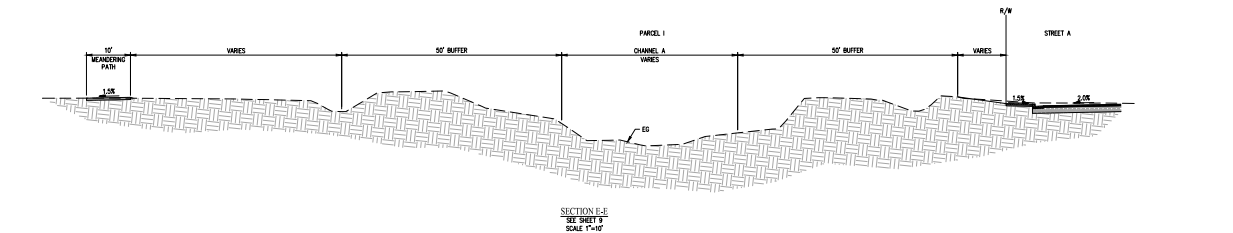
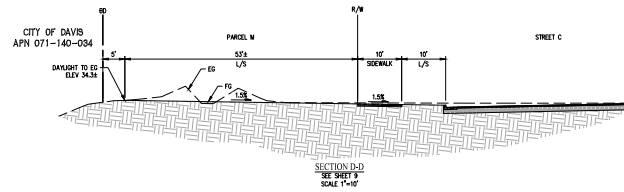
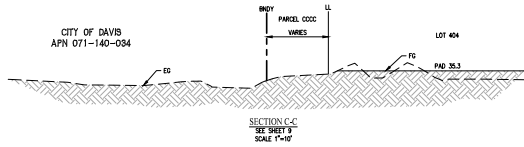
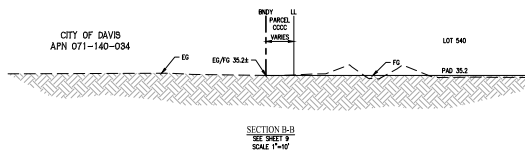
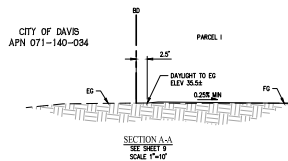
PARCEL KP

PARCEL KQ

PARCEL KR

PARCEL KS

PARCEL KT



PRELIMINARY GRADING SECTIONS WILLOWGROVE

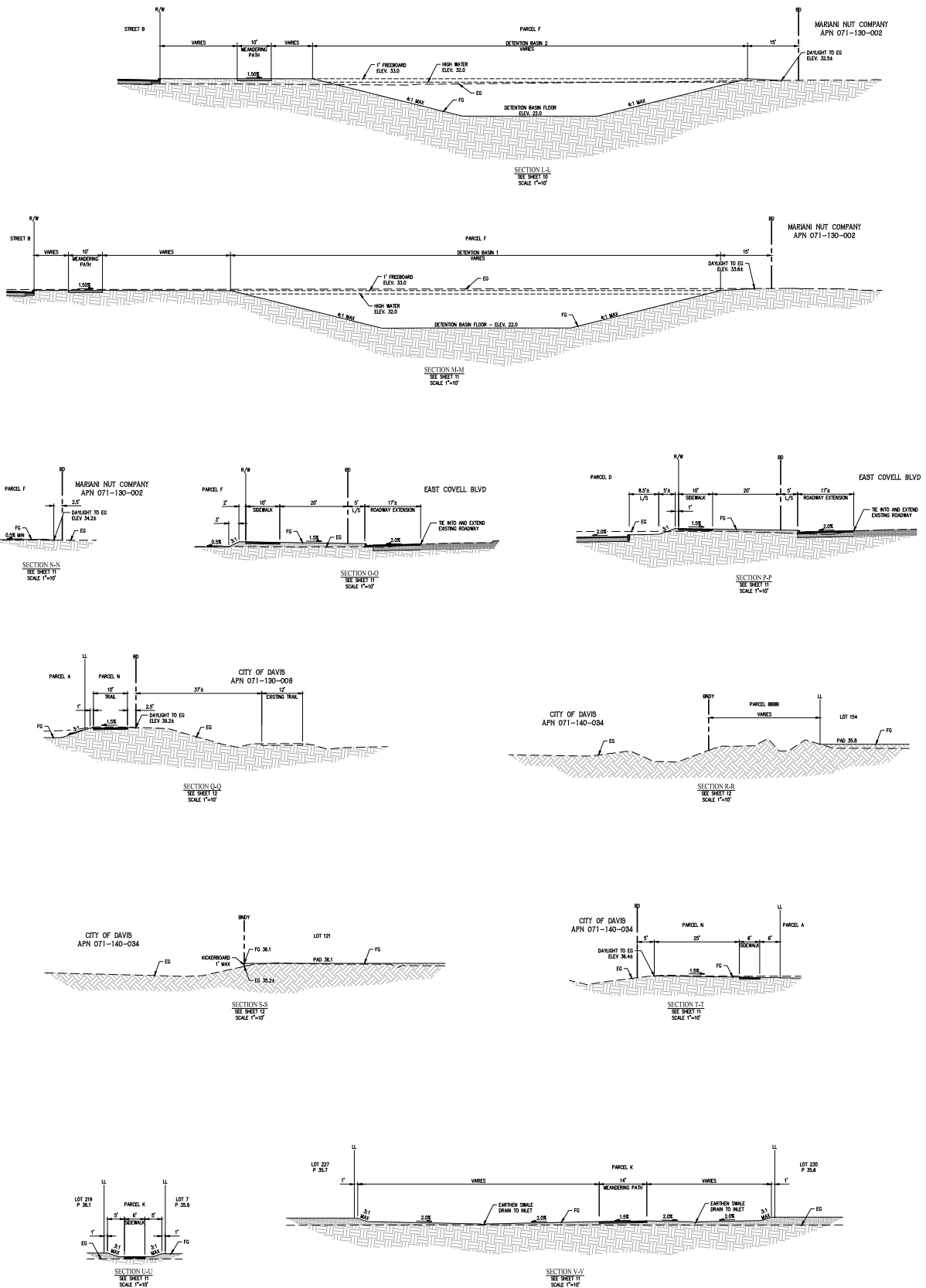
CITY OF DAVIS YOLO COUNTY CALIFORNIA
 SCALE: NO SCALE DATE: APRIL 23, 2026



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SHEET NO.
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 OF 29 SHEETS

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 JOB NO.: M086-010



PRELIMINARY GRADING SECTIONS WILLOWGROVE

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



NOT TO SCALE

JOB NO.: M086-010



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PLANNERS

SHEET NO.
14
OF 29 SHEETS

07/28/2023 07:07:19 PM

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

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
- SANITARY SEWER LINE
- WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE

NOTES

1. THE PHASING DESIGN 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 042-120-024

DHR CAPITAL LLC
APN 042-120-025

WILLOWGROVE GOLF CLUB LLC
APN 071-140-028

WILLOWGROVE SUBDIVISION UNIT
NO. 2 & NO. 3

BINNING RANCH 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

CHANNEL A BASIN

PARCEL I

PARCEL II

PARCEL III

PARCEL G

PARCEL H

PARCEL I

PARCEL J

PARCEL K

PARCEL L

PARCEL M

PARCEL N

PARCEL O

PARCEL P

PARCEL Q

PARCEL R

PARCEL S

PARCEL T

PARCEL U

PARCEL V

PARCEL W

PARCEL X

PARCEL Y

PARCEL Z

PHASE 2

PHASE 1

LEGEND

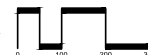
- PHASE BOUNDARY
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE

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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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
16
OF 29 SHEETS

JOB NO.: M086-010

DHR CAPITAL LLC
APN 042-120-024-000

DHR CAPITAL LLC
APN 042-120-025

TE IN TO EXISTING
SEWER MAIN
NW 12" SS IN 13.2

GILL FAN TRUST
APN 042-120-029

MARIANE NUT COMPANY
APN 071-130-006

WILDCORSE COUNTRY CLUB LLC
APN 071-140-002

WILDCORSE SUBDIVISION UNIT NO. 2 & NO. 3

CITY OF DAVIS
APN 071-140-034

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

CITY OF DAVIS
APN 071-130-008

LEGEND

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER

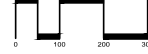
NOTES

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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• (925) 786-4446

• SURVEYORS
• PLANNERS

SHEET NO.
17
OF 29 SHEETS

JOB NO.: M086-010

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 071-140-028

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

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

CITY OF DAVIS
APN 071-130-008

LEGEND

EXISTING POTABLE WATER
PROPOSED POTABLE WATER

NOTES

- PROPOSED UTILITIES ARE SHOWN FOR PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- FINAL WORKING SIZES, VALVE LOCATIONS, WATER METER BACKFLOW PREVENTER DOUBLE CHECK DETESTATION 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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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
18
OF 28 SHEETS

JOB NO.: M086-010

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

WILLOW GROVE CLUB LLC
APN 071-140-028

WILLOW GROVE SUBDIVISION UNIT
NS 2-103

CITY OF DAVIS
APN 071-140-034

BINNING RANCH 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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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
19
OF 29 SHEETS

JOB NO.: M086-010

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 071-130-002

WILLOWGROVE GOLF CLUB LLC
APN 071-140-023

WILLOWGROVE SUBDIVISION UNIT
APN 071-140-024

BIRNING BUNCH HOLDING CO LLC
APN 071-140-011

CITY OF DAVIS
APN 071-130-008

CHANNEL BASIN

CHANNEL A

CHANNEL A 50' BUFFER

PARCEL G

DEVELOPMENT BASIN

DEVELOPMENT BASIN

DEVELOPMENT BASIN

DEVELOPMENT BASIN

DEVELOPMENT BASIN

DEVELOPMENT BASIN

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PHASE 1 BACKBONE PHASING PLAN WILLOWGROVE

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

LEGEND

PROJECT BOUNDARY
PHASE 1 BACKBONE

NOTES

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



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SHEET NO.
20
OF 29 SHEETS

JOB NO.: M086-010

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 071-130-002

WILLOWGROVE GOLF CLUB LLC
APN 071-140-028

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.

PHASE 2 BACKBONE PHASING PLAN WILLOWGROVE

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



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SHEET NO.
21
OF 29 SHEETS

JOB NO.: M086-010

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 071-130-002

WILLOWGROVE GOLF CLUB LLC
APN 071-140-028

WILLOWGROVE SUBDIVISION UNIT
APN 071-140-028

BIRNING BANCH HOLDING CO LLC
APN 071-140-011

CITY OF DAVIS
APN 071-130-008

LEGEND

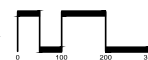
- PROJECT BOUNDARY
- PHASE 1 RESIDENTIAL DEVELOPMENT
- PHASE 1 PARK

NOTES

1. THE PHASING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. ADDITIONAL SUB-PHASES MAY BE ADDED DURING FINAL DESIGN.

PHASE 1 DEVELOPMENT PHASING PLAN WILLOWGROVE

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



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SHEET NO.
22
OF 29 SHEETS

JOB NO.: M086-010

DHR CAPITAL LLC
APN 042-120-024

DHR CAPITAL LLC
APN 042-120-025

GILL FARM TRUST
APN 042-120-029

WILLOWGROVE GOLF CLUB LLC
APN 071-140-028

WILLOWGROVE SUBDIVISION UNIT
APN 071-140-024

BIRNING BUNCH HOLDING CO LLC
APN 071-140-011

CITY OF DAVIS
APN 071-130-008

MARIANI NUT COMPANY
APN 071-130-002

LEGEND

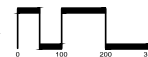
- PROJECT BOUNDARY
- PHASE 2 RESIDENTIAL DEVELOPMENT
- PHASE 2 PARK/RETAIL

NOTES

1. THE PHASING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. ADDITIONAL SUB-PHASES MAY BE ADDED DURING FINAL DESIGN.

PHASE 2 DEVELOPMENT PHASING PLAN WILLOWGROVE

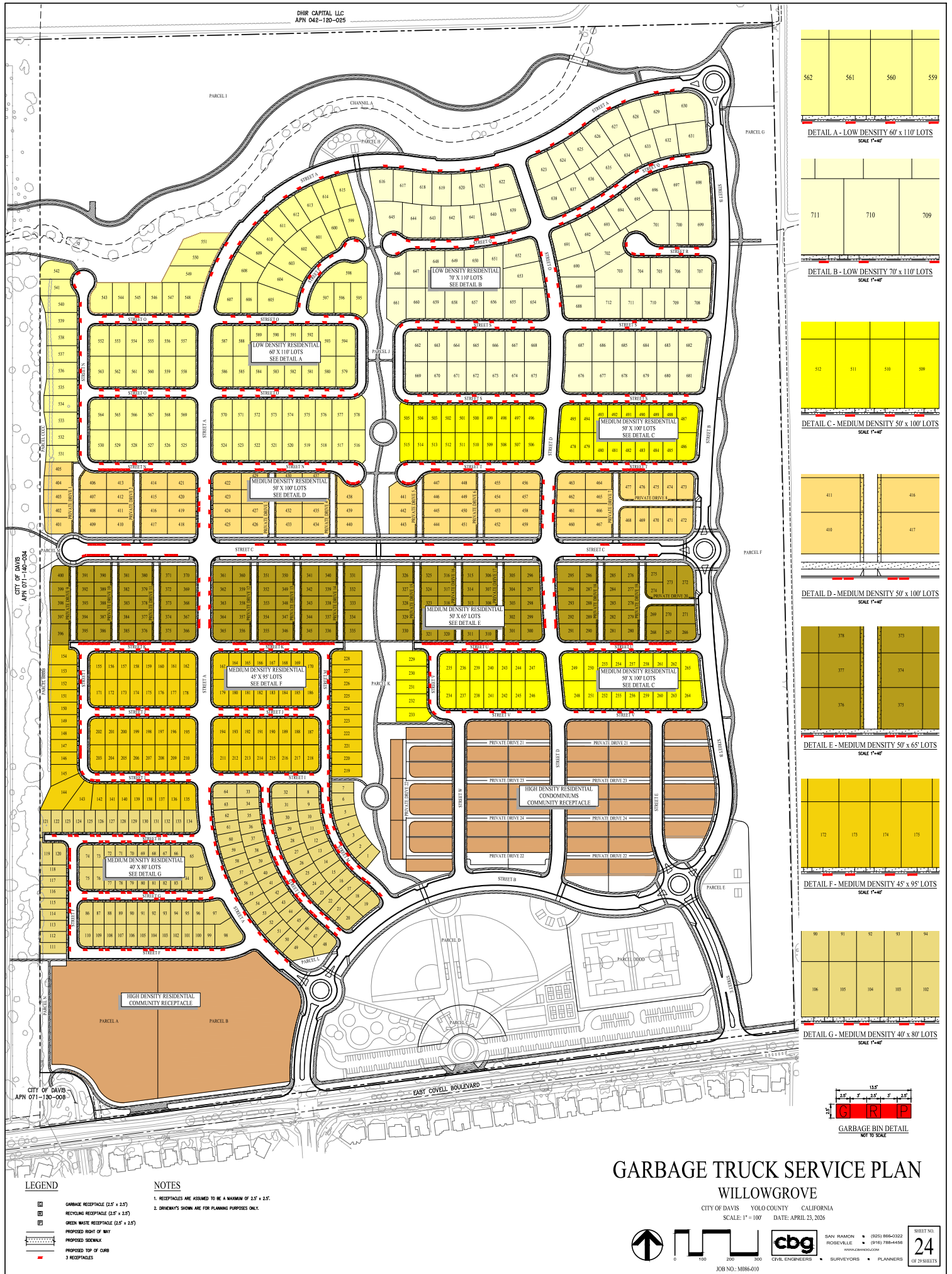
CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: APRIL 23, 2026



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SHEET NO.
23
OF 29 SHEETS

JOB NO.: M086-010



DHR CAPITAL LLC
APN 042-120-024

DHR CAPITAL LLC
APN 042-120-025

WILLOWGROVE GOLF CLUB LLC
APN 071-140-023

WILLOWGROVE SUBDIVISION UNIT NO.2 & NO.3
CITY OF DAVIS
APN 071-140-024

BINNING RANCH 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
SU ACCESS ONLY
WB-50 AND SU ACCESS

TURNING RADIUS EXHIBIT

WILLOWGROVE

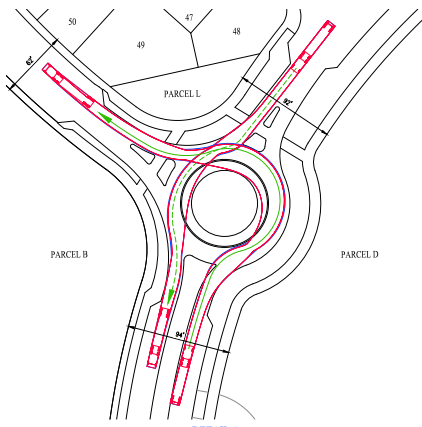
CITY OF DAVIS YOLO COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: APRIL 23, 2026



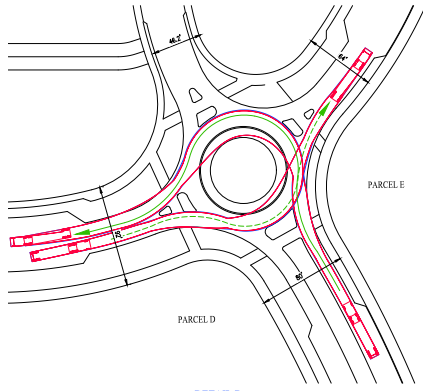
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ROCKVILLE
WWW.CBGMND.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
25
OF 29 SHEETS

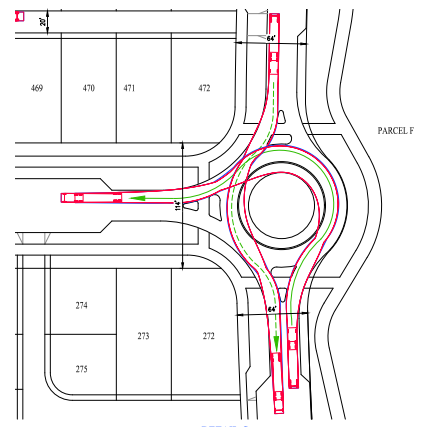
JOB NO.: M086-010



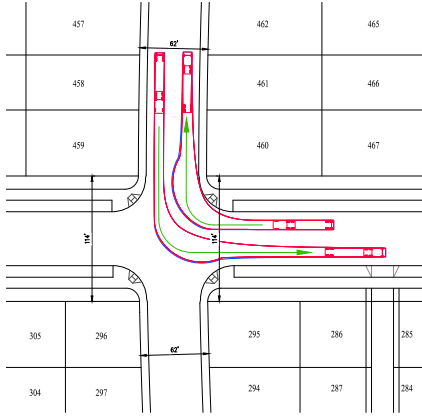
DETAIL A
SCALE: 1"=40'



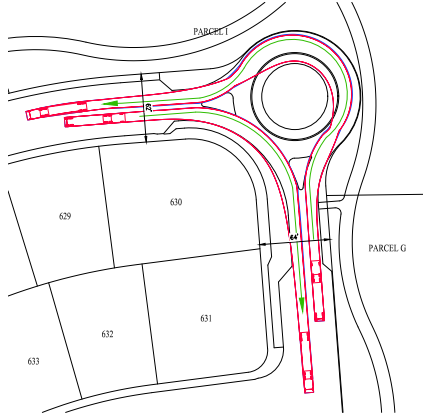
DETAIL B
SCALE: 1"=40'



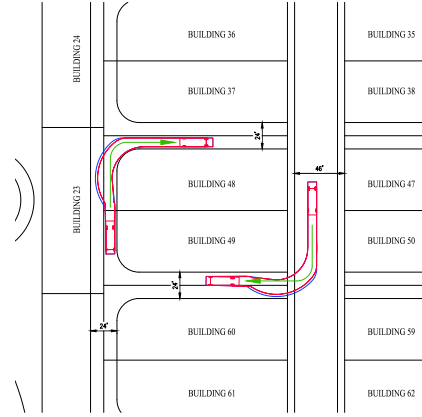
DETAIL C
SCALE: 1"=40'



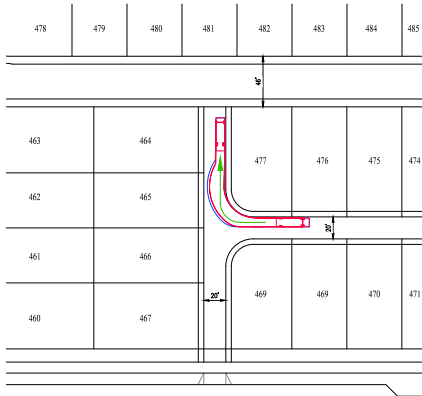
DETAIL D
SCALE: 1"=40'



DETAIL E
SCALE: 1"=40'



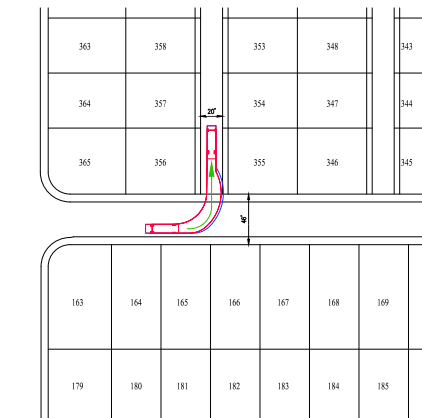
DETAIL F
SCALE: 1"=40'



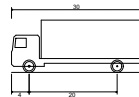
DETAIL G
SCALE: 1"=40'



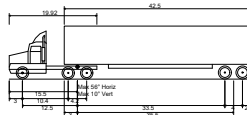
DETAIL H
SCALE: 1"=40'



DETAIL I
SCALE: 1"=40'



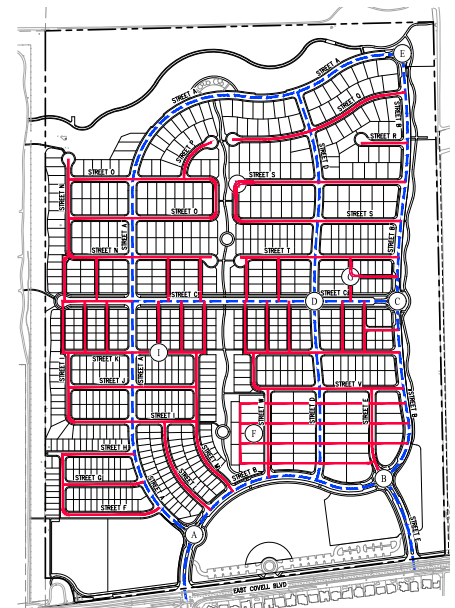
SU - Single Unit Truck
Overall Length 30'00ft
Overall Width 8'00ft
Overall Body Height 11'88ft
Min Body Ground Clearance 1'38ft
Track Width 8'00ft
Lock-to-lock time 5'29ft
Max Steering Angle (Virtual) 31'70"



WB-50 - Intermediate Semi-Trailer
Overall Length 55'00ft
Overall Width 8'50ft
Overall Body Height 12'62ft
Min Body Ground Clearance 1'33ft
Max Track Width 8'50ft
Lock-to-lock time 6'00ft
Max Steering Angle (Virtual) 17'90"

LEGEND

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



VICINITY MAP
NOT TO SCALE

TURNING RADIUS DETAILS

WILLOWGROVE

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



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OF 29 SHEETS

SHEET NO.
26

DHR CAPITAL LLC
APN 042-120-024

DHR CAPITAL LLC
APN 042-120-025

WILLOWGROVE GOLF CLUB LLC
APN 071-140-023

WILLOWGROVE SUBDIVISION UNIT NO.2 & NO.3
CITY OF DAVIS
APN 071-140-024

BIRNING BUNCH HOLDING CO LLC
APN 071-140-011

CITY OF DAVIS
APN 071-130-008

GILL FAN TRUST
APN 042-120-029

MARIANI NUT COMPANY
APN 071-130-002

BIKE CIRCULATION PLAN WILLOWGROVE

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

LEGEND

- CLASS 1 BIKEWAY - POC PAVED ONE WAY/MULTI-USE TRAIL
- CLASS 2 BIKEWAY - BIKE LINE
- GRAVEL UNPAVED TRAIL

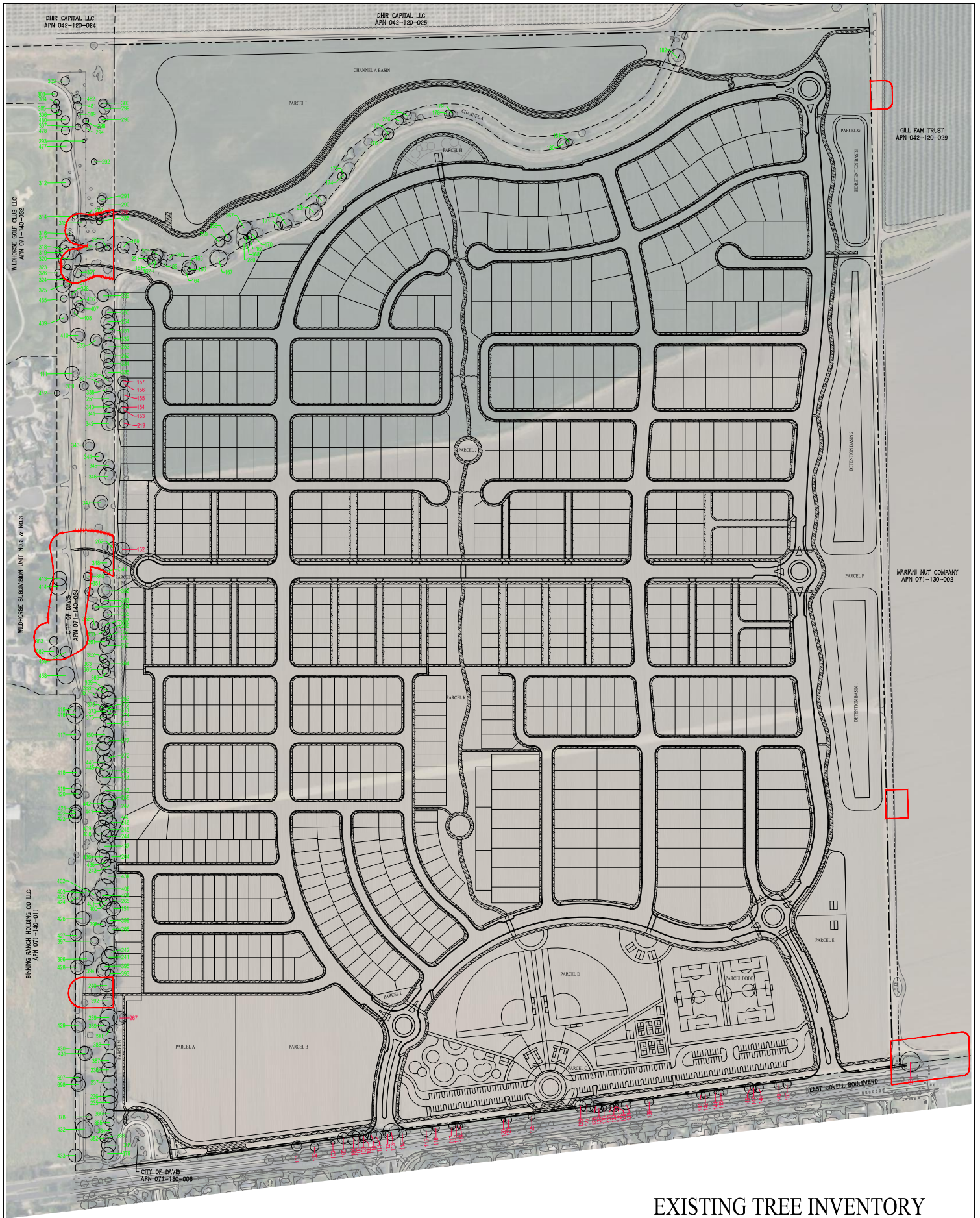


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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
27
OF 29 SHEETS

JOB NO.: M086-010



LEGEND

- PROJECT BOUNDARY
- OFFICE 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. OFFICE 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



SAN RAMON
ROSELVILLE
WWW.CBGENGINEERS.COM

PLANNERS

SHEET NO.
28
OF 29 SHEETS

JOB NO.: M086-010

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, 8.8	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	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, 6.8, 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	12, 11.1, 10, 10	20	25	FAIR-POOR	FAIR-POOR	YES		
112	UNKNOWN	7.1, 6.9, 6.8	10	30	FAIR	FAIR-POOR	YES		
113	CHINESE ELM	9.2, 7.5, 7.4, 4	30	30	FAIR	FAIR-POOR	YES		
114	GOLDEN RAIN	7, 5.8, 5.5, 4.8	15	20	FAIR	FAIR	YES		
115	CHINESE ELM	8.2, 7.7, 6.8, 5, 5, 4	30	30	FAIR	FAIR-POOR	YES		
116	TREE OF HEAVEN	6.2, 5.9	12	24	FAIR	FAIR-POOR	YES		
117	BRADFORD 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-POOR	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 HUCKLEBERRY	16.4, 8.9, 7.3, 3.5	20	35	FAIR	FAIR-POOR	YES		
127	CHINESE ELM	19.2, 18.6, 11.5, 7, 6	25	40	FAIR	FAIR-POOR	YES		
128	GOLDEN RAIN	9.5, 6.9	20	20	FAIR	FAIR-POOR	YES		
129	GOLDEN RAIN	5.9	15	25	FAIR	FAIR-POOR	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, 5, 2.9, 2.8, 2.8	15	20	FAIR-POOR	FAIR-POOR	YES		
141	GOLDEN RAIN	8.3, 6.9, 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	20	FAIR-POOR	FAIR-POOR	YES			
146	GOLDEN RAIN	7.7, 6.9, 5.4, 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, 6.9, 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, 5.2, 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	40	50	FAIR	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, 6.1, 6	40	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, 16.8, 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	24.3, 15.9	25	40	FAIR	FAIR	NO		
239	BLACK WALNUT	38, 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, 10.9, 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, 5.2, 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, 10.6	22	25	FAIR	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	30	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	30	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	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	NO		
265	OLIVE	11.3, 5, 5	13	20	FAIR	FAIR	NO		
266	CHINESE TALLOW	15.4, 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, 5.9	15	30	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	40	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, 8.3	15	35	FAIR	FAIR	NO		
306	VALLEY OAK	10.6, 4, 4	10	35	FAIR	FAIR	NO		
307	VALLEY OAK	6.6	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, 8, 8, 6, 5	15	20	GOOD-FAIR	FAIR	NO		
333	VALLEY OAK	8.8, 8.1, 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	8, 7.7, 6	15	15	POOR	POOR	NO		
337	VALLEY OAK	8, 7.7, 6	20	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	8.8, 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		
345	BLACK WALNUT	19.6	25	35	FAIR	GOOD-FAR	NO		
346	BLACK WALNUT	16.1, 13.8, 9.7, 8.6	30	40	GOOD-FAR	FAIR	NO		
347	BLACK WALNUT	9.3, 9.3, 9.2, 7	25	25	GOOD-FAR	FAIR	NO		
352	BLACK WALNUT	15.8	25	30	FAIR	FAIR-POOR	NO		
353	BLACK WALNUT	12.2, 11.9, 10	25	35	FAIR	FAIR	NO		
354	VALLEY OAK	10.2	12	30	FAIR	FAIR	NO		
355	BLACK WALNUT	11.2, 11	15	20	FAIR	FAIR-POOR	NO		
356	VALLEY OAK	15.5	15	30	FAIR	FAIR	NO		
357	BLACK WALNUT	11.5, 11.2	20	35	GOOD-FAR	FAIR	NO		
358	BLACK WALNUT	7.3, 7.2, 6.5	15	30	GOOD-FAR	FAIR	NO		
359	BLACK WALNUT	9.8, 8.6, 8.5	20	30	GOOD-FAR	FAIR	NO		
360	POAR	7.2	7	20	GOOD	GOOD-FAR	NO		
361	BLACK WALNUT	7.2, 7	15	20	FAIR	FAIR-POOR	NO		
362	BLACK WALNUT	12.7	15	25	FAIR	FAIR-POOR	NO		
363	BLACK WALNUT	13.5, 12.6, 10.7	15	30	FAIR	FAIR	NO		
364	BLACK WALNUT	12.2, 11.9, 10.2	35	35	FAIR	FAIR-POOR	NO		
365	BLACK WALNUT	16.2, 15.8, 15.8	20	35	FAIR	FAIR	NO		
366	BLACK WALNUT	13	15	25	GOOD-FAR	FAIR	NO		
367	VALLEY OAK	15.5	8	20	GOOD	GOOD-FAR	NO		
368	ENGLISH WALNUT	10.2, 7.5, 5.5	25	30	FAIR	FAIR	NO		
369	BLACK WALNUT	12.2	30	30	GOOD-FAR	FAIR	NO		
370	BLACK WALNUT	8.9	15	35	FAIR	FAIR-POOR	NO		
371	BLACK WALNUT	16, 10, 7	35	30	FAIR	FAIR-POOR	NO		
372	BLACK WALNUT	8.8, 8.9	8	30	GOOD-FAR	FAIR	NO		
373	BLACK WALNUT	7.6, 6.9	15	25	FAIR	FAIR-POOR	NO		
374	BLACK WALNUT	10, 9.8, 7	20	30	FAIR	FAIR-POOR	NO		
375	BLACK WALNUT	5.5, 5.5, 5.3	12	18	FAIR-POOR	FAIR-POOR	NO		
376	BLACK WALNUT	10.7, 9.6	15	23	FAIR	FAIR-POOR	NO		
377	BLACK WALNUT	10.4, 8, 7.3, 6.7, 6	15	25	FAIR	FAIR-POOR	NO		
378	BUDGETE	5.5, 4, 3.3, 3.3, 3.2	10	13	GOOD-FAR	FAIR-POOR	NO		
379	ENGLISH WALNUT	12.2, 11.9, 10.2	22	30	FAIR	FAIR-POOR	NO		
380	BLACK WALNUT	12.4, 10.5, 10.5	20	30	FAIR	FAIR-POOR	NO		
382	BLACK WALNUT	6.6	15	20	GOOD-FAR	FAIR	NO		
383	BLACK WALNUT	6.8, 7.8, 5.8	15	30	FAIR	FAIR-POOR	NO		
384	VALLEY OAK	8.2, 6.4	30	30	FAIR	FAIR	NO		
385	BLACK WALNUT	8, 7, 6	15	20	FAIR	FAIR-POOR	NO		
386	BLACK WALNUT	8.6	15	20	GOOD-FAR	FAIR	NO		
387	BLACK WALNUT	26, 18	30	30	FAIR	FAIR-POOR	NO		
388	ENGLISH WALNUT	13.3, 13.0	20	30	FAIR-POOR	POOR	NO		
389	BLACK WALNUT	9.3, 9.7	30	30	FAIR	POOR	NO		
390	VALLEY OAK	8.6	10	25	GOOD-FAR	FAIR	NO		
391	ENGLISH WALNUT	13.8, 13.9	30	30	FAIR	FAIR-POOR	NO		
394	BLACK WALNUT	19.4	20	30	FAIR	FAIR-POOR	NO		
395	BLACK WALNUT	6.3	15	30	FAIR	FAIR-POOR	NO		
396	VALLEY OAK	14, 14, 11, 10	25	40	FAIR	FAIR	NO		
397	BUDGETE	5.3, 4.5, 4.5, 4.3, 3.3, 3	10	20	GOOD-FAR	FAIR	NO		
398	BLACK WALNUT	5, 5, 5	10	15	FAIR-POOR	FAIR-POOR	NO		
399	CHINESE TALLOW	8.4	12	25	FAIR	FAIR	NO		
400	BLACK WALNUT	10, 8.5, 8.5, 6, 5	20	30	FAIR	FAIR-POOR	NO		
401	BLACK WALNUT	9, 8.5, 7.4	30	30	FAIR	FAIR	NO		
402	ENGLISH WALNUT	12.1, 7.8, 7, 6, 5	20	30	GOOD-FAR	FAIR	NO		
403	BLACK WALNUT	5.1, 5, 3.2, 2.1	15	25	FAIR	FAIR-POOR	NO		
404	ENGLISH WALNUT	12.3, 9.8, 8	25	35	FAIR	FAIR-POOR	NO		
405	BLACK WALNUT	10.3	35	45	FAIR	FAIR-POOR	NO		
406	VALLEY OAK	16.1	17	37	FAIR	GOOD-FAR	NO		
407	VALLEY OAK	5.9	15	35	GOOD-FAR	GOOD-FAR	NO		
408	BLACK WALNUT	ENGLISH WALNUT	4.8, 4.8	30	30	FAIR	FAIR-POOR	NO	
409	ELDERBERRY	6, 7, 7, met shrub 2-6	15	25	FAIR-POOR	FAIR-POOR	NO		
410	VALLEY OAK	14.8, 11.6	25	33	GOOD-FAR	FAIR	NO		
411	VALLEY OAK	11.4	25	38	FAIR	GOOD-FAR	NO		
412	POAR	12, 11, 10	35	35	FAIR-POOR	FAIR-POOR	NO		
415	PRUNUS SP.	9	25	33	GOOD-FAR	GOOD-FAR	NO		
416	BLACK WALNUT	1.7	30	30	GOOD-FAR	FAIR	NO		
417	CHERRYBERRY TREE	8, 5, 5	17	20	GOOD-FAR	FAIR	NO		
418	CALIFORNIA BLOOMING	6.1, 5.2, 5.1, 4.4, 3, 2.5	15	20	GOOD-FAR	FAIR	NO		
419	CEANOTHUS (BLUE BLOSSOM)	6, 4, 5.5, 5.4, 4.4, 3.3, 3	10	15	GOOD-FAR	FAIR	NO		
420	BLACK WALNUT	5.8, 5.4, 4	15	25	GOOD-FAR	FAIR	NO		
421	BLACK WALNUT	12.2, 10.6, 10.5, 10.1	23	25	GOOD-FAR	FAIR	NO		
422	BLACK WALNUT	7.2, 7.2, 6.4, 6.4	30	30	GOOD-FAR	FAIR	NO		
423	UNKNOWN	10.2, 9, 4.7	23	30	FAIR	FAIR-POOR	NO		
424	VALLEY OAK	13.8, 6.3	25	45	FAIR	FAIR	NO		
425	CHERRYBERRY TREE	16.2	25	30	GOOD-FAR	FAIR	NO		
426	VALLEY OAK	17.2, 14.5	20	45	FAIR	FAIR	NO		
427	VALLEY OAK	16.7, 10.4	20	40	FAIR	FAIR	NO		
428	VALLEY OAK	20.6	25	45	FAIR	FAIR	NO		
429	VALLEY OAK	16.7, 16.9	25	45	FAIR	FAIR	NO		
430	COAST LIVE OAK	11.6	15	25	FAIR	FAIR-POOR	NO		
431	VALLEY OAK	21.1	30	45	FAIR	FAIR-POOR	NO		
432	VALLEY OAK	24.3	30	45	FAIR	FAIR-POOR	NO		
433	BLACK WALNUT	12.1, 10.4, 10.4	35	30	GOOD-FAR	FAIR	NO		
434	BLACK WALNUT	8.5, 8.3, 8.3, 3.5, 3	25	35	GOOD-FAR	FAIR	NO		
435	BLACK WALNUT	9	17	35	FAIR	FAIR	NO		
436	BLACK WALNUT	9, 9, 7, 6	25	35	GOOD-FAR	FAIR	NO		
437	BLACK WALNUT	10.3, 9.3, 7.1	40	40	GOOD-FAR	GOOD-FAR	NO		
438	BLACK WALNUT	23.7, 14.9, 14.7	30	45	GOOD-FAR	FAIR	NO		
439	ENGLISH WALNUT	9.2, 8.3	28	30	FAIR	FAIR	NO		
440	BLACK WALNUT	26, 20, 16.8, 16.8	45	45	FAIR	FAIR	NO		
441	ENGLISH WALNUT	8.1, 7.5, 7.2, 6.8	20	25	FAIR	FAIR	NO		
442	BLACK WALNUT	3, 30.5, 26.5	35	45	GOOD-FAR	FAIR	NO		
443	ENGLISH WALNUT	7.7, 7.4	17	25	GOOD-FAR	FAIR	NO		
444	ENGLISH WALNUT	13.2, 10.5, 10.8, 10.7, 8.4	35	35	GOOD-FAR	FAIR	NO		
445	ENGLISH WALNUT	10.5, 10.4, 8.2	25	30	POOR	FAIR-POOR	NO		
446	ENGLISH WALNUT	7.8, 7.7, 7.2, 6.8	20	35	FAIR-POOR	FAIR-POOR	NO		
447	ENGLISH WALNUT	6.5, 5.8, 3, 3, 3	15	30	GOOD-FAR	FAIR	NO		
448	BLACK WALNUT	25.5, 19.5, 17.8	40	40	FAIR	FAIR	NO		
449	ENGLISH WALNUT	14	25	33	FAIR	FAIR	NO		
450	BLACK WALNUT	36, 18.2, 20.5	30	45	FAIR	FAIR-POOR	NO		
451	VALLEY OAK	22	30	45	FAIR	FAIR	NO		
452	CYDARE	7.8	12	33	FAIR	FAIR	NO		
457	TOYON	6.8, 6.8	10	30	GOOD	GOOD-FAR	NO		
477	VALLEY OAK	7.8, 6.5, 6.5	20	30	FAIR	FAIR	NO		
478	VALLEY OAK	8.3, 7.1	35	32	FAIR	FAIR	NO		
480	VALLEY OAK	6.6	15	25	FAIR	FAIR	NO		
481	VALLEY OAK	11.8, 6.1, 4.5, 4	15	30	FAIR	FAIR	NO		
482	VALLEY OAK	10.5, 5	15	35	FAIR	FAIR	NO		
497	COAST LIVE OAK	9	25	30	GOOD-FAR	FAIR	NO		
498	VALLEY OAK	22.5, 2.5	25	50	GOOD-FAR	FAIR	NO		