### **ORDINANCE NO. 2658**

## AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAVIS APPROVING THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT REGARDING THE CHILES RANCH PROJECT

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 *et seq.* (the "Development Agreement Statute") which authorizes cities to enter into agreements for the development of real property with any person having a legal or equitable interest in such property in order to establish certain development rights in such property; and

WHEREAS, in accordance with the Development Agreement Statute, the City of Davis (the "City") has enacted regulations (the "Development Agreement Regulations") to implement procedures for the processing and approval of development agreements and amendments in accordance with the Development Agreement Statute; and

WHEREAS, on July 7, 2009, the City Council of the City of Davis approved the Chiles Ranch Project and adopted the Development Agreement for the Chiles Ranch Project (Ordinance 2342); and

WHEREAS, on June 6, 2017, the City Council of the City of Davis adopted the First Amendment to the Development Agreement for the Chiles Ranch Project (Ordinance No. 2504); and

WHEREAS, on July 19, 2022, the City Council of the City of Davis adopted the Second Amendment to the Development Agreement for the Chiles Ranch Project (Ordinance No. 2628); and

WHEREAS, on April 24, 2024, pursuant to Section 65867 of the Government Code, the Planning Commission held a duly noticed public hearing to consider the Third Amendment to the Development Agreement, during which public hearing the Planning Commission received comments from the Developer, City staff, and members of the general public and made a recommendation to the City Council; and

WHEREAS, on May 7, 2024, the City Council held a duly noticed public hearing on the Third Amendment to the Development Agreement, during which public hearing the City Council received comments from the Developer, City staff, and members of the general public; and

WHEREAS, the developer of the site desires to carry out the development of the Property consistent with the General Plan, as amended, and the Development Agreement, as amended by the Third Amendment; and

WHEREAS, the Development Agreement will assure both the City and the Developer that the Project can proceed without disruption caused by a change in City planning and development policies and requirements, which assurance will thereby reduce the actual or perceived risk of planning, financing and proceeding with construction of the Project and promote the achievement of the private and public objectives of the Project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DAVIS DOES HEREBY ORDAIN AS FOLLOWS:

<u>SECTION 1</u>. This Ordinance incorporates, and by this reference makes a part hereof, the Third Amendment to the Development Agreement with attached changes, attached hereto, which extends the Development Agreement for five (5) years from July 6, 2024 to July 6, 2029.

<u>SECTION 2</u>. This Ordinance is adopted under the authority of Government Code Section 65864 et seq., and pursuant to "Development Agreement Regulations".

<u>SECTION 3</u>. In accordance with the Development Agreement Regulations, the City Council hereby finds and determines, as follows:

- (a) The Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan, in that it establishes certain development rights, obligations and conditions for the implementation of the Chiles Ranch Subdivision Project;
- (b) The Development Agreement is compatible with the uses authorized therein, and the regulations prescribed for, the general plan designations which will apply to the Property;
- (c) The Development Agreement is in conformity with public convenience, general welfare and good land use practice;
- (d) The Development Agreement will not be detrimental to the public health, safety and general welfare;
- (e) The Development Agreement will not adversely affect the orderly development of property or the preservation of property values; and
- (f) The Development Agreement is consistent with the provisions of Government Code Sections 65864 through 65869.5.

SECTION 4. The foregoing findings and determinations are based upon the following:

- (a) The Recitals set forth in this Ordinance, which are deemed true and correct;
- (b) The City's General Plan, as amended;
- (c) All City staff reports (and all other public reports and documents) prepared for the Planning Commission, City Council, or others relating to, the 2009 Planning Application #55-07, including General Plan Amendment #05-07, Rezone/ Preliminary Planned Development #08-07, Development Agreement #04-08, Tentative Subdivision Map #03-08, Final Planned Development #12-07, Affordable Housing Plan #01-08, and Design Review #07-08, and the 2017 Planning Application #15-24, including Tentative Map #2-15, Revised Affordable Housing Plan #1-15, Final Planned Development #8-15, Revised Final Planned Development #2-17, and the Development Agreement and other actions relating to the Property;

- (d) All documentary and oral evidence received at public hearings or submitted to the Planning Commission, or City during the comment period relating to the Mitigated Negative Declaration #1-08, the Development Agreement, and other actions relating to the Property;
- (e) Developer has made a good faith effort to comply with timelines and failure to comply is by reason of conditions beyond the control of Developer; and
- (f) All other matters of common knowledge to the Planning Commission and City Council, including, but not limited to the City's fiscal and financial status; City policies and regulations; reports, projections and correspondence related to development within and surrounding the City; State laws and regulations and publications.

<u>SECTION 5</u>. The City Council hereby approves the Third Amendment to the Development Agreement, attached hereto as Exhibit A, subject further to such minor, conforming and clarifying changes consistent with the terms thereof as may be approved by the City Manager, in consultation with the City Attorney to execution thereof, including completion of references and status of planning approvals, and completion and conformity of all exhibits thereto, and conformity to the General Plan, as amended.

<u>SECTION 6.</u> Upon the effective date of this Ordinance as provided in Section 9 hereof, the Mayor and City Clerk are hereby authorized and directed to execute the Second Amendment to the Development Agreement on behalf of the City of Davis.

<u>SECTION 7</u>. The City Manager is hereby authorized and directed to perform all acts authorized to be performed by the City Manager in the administration of the Development Agreement pursuant to the terms of the Development Agreement.

<u>SECTION 8</u>. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

<u>SECTION 9</u>. This Ordinance shall be in full force and effect thirty (30) days after its passage and adoption.

INTRODUCED on the 7th day of May, 2024, and PASSED AND ADOPTED by the City Council of the City of Davis on this 21st day of May, 2024, by the following vote:

AYES:

Arnold, Partida, Vaitla, Chapman

NOES:

None

ABSENT:

Neville

Josh Chapman Mayor

zoe S. Mirabile, CMC

City Clerk

RECORDING REQUESTED BY
AND WHEN RECORDED MAILED TO:

City of Davis
Community Development & Sustainability
Department
23 Russell Boulevard
Davis, CA 95616

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# THIRD AMENDMENT TO DEVELOPMENT AGREEMENT FOR CHILES RANCH

THIS THIRD AMENDMENT to the Development Agreement for Chiles Ranch by and between the CITY OF DAVIS, a municipal corporation (hereinafter "City"), and New Urban Development Davis, LLC, a California Limited Liability Company (hereinafter "Developer"), ("Third Amendment") is entered into as of \_\_\_\_\_\_\_, 2024, on the basis of the following facts and understandings and intentions of the parties.

### RECITALS

- A. The City and Developer entered into a Development Agreement dated as of June 30, 2009, enacted by ordinance No. 2342 (and recorded with the Yolo County Recorder's Office on August 6, 2009, Document Reference No. 2009-0025325-00) pursuant to the authority conferred upon the City by pertinent provisions of California law and City Resolution No. 5996, adopted June 29, 1988, establishing rules, regulations and procedures for the consideration of development agreements (the "Development Agreement.") for the Chiles Ranch Project (hereinafter "Project").
- B. The City and Developer entered into a First Supplement and Amendment to Development Agreement dated as of June 7, 2017, enacted by Ordinance No. 2504 (and recorded with the Yolo County Recorder's Office on July 7, 2022, Document Reference No. 2022-0016033) pursuant to the authority conferred upon the City by pertinent provisions of California law and City Resolution No. 5996, adopted June 29, 1988,

establishing rules, regulations and procedures for the consideration of development agreements.

- C. The City and Developer entered into a Second Amendment to Development Agreement dated as of July 19, 2022, enacted by Ordinance No. 2628 (and recorded with the Yolo County Recorder's Office on September 22, 2022, Document Reference No. 2022-0021759) pursuant to the authority conferred upon the City by pertinent provisions of California law and City Resolution No. 5996, adopted June 29, 1988, establishing rules, regulations and procedures for the consideration of development agreements.
- D. Pursuant to the Development Agreement, the Developer has pursued the final mapping and approval of improvement plans for Phase I of the Project. For purposes of construction of the entire Project, the parties have determined that it is appropriate and mutually beneficial to further amend certain provisions of the Development Agreement as set forth in this Third Amendment.

### **AGREEMENT**

NOW, THEREFORE, in consideration of the mutual promises and agreements contained in this Third Amendment, the parties agree as follows:

## Section 1. Section 102 of the Development Agreement is hereby amended to read as follows:

### [Sec. 102] Term and Effective Date

A. This Agreement became effective thirty days after the original approval on July 7, 2009, pursuant to Ordinance No. 2342. The original term of this Agreement was ten (10) years from its effective date,

The City Council approved a First Supplement and Amendment to Development Agreement on June 6, 2017, pursuant to Ordinance No. 2504. The First Supplement and Amendment extended the term of the agreement an additional five (5) years from the date that Ordinance No. 2504 became effective, which was July 6, 2017 and expiring on July 6, 2022.

This City Council approved a Second Amendment to Development Agreement on July 19, 2022, pursuant to Ordinance No. 2628, which extended the term of the Development Agreement an additional twenty-four (24) months to July 6, 2024.

This Third Amendment hereby extends the Development Agreement for an additional five (5) years from July 6, 2024 to July 6, 2029.

- B. Following the expiration of said term, this Agreement shall be deemed terminated and of no further force and effect, subject, however, to the provisions of Section 408 hereof.
- C. The City shall cause any such written notice of termination to be recorded with the County Recorder within ten (10) days of receipt of such notice.
- D. This Agreement shall be deemed terminated and of no further effect upon entry after all appeals have been exhausted of a final judgment or issuance of a final order directing the City to set aside, withdraw or abrogate the city council's approval of this Agreement or the tentative subdivision map;

## Section 2. Section 201(A) of the Development Agreement is hereby amended to read as follows:

[Section 201] A. <u>Supplemental Residential Fee</u>. In addition to all other fees to be paid by the residential development of the Chiles Ranch Subdivision, the Developer shall pay to the City the sum of \$6,000 at or before Certificate of Occupancy for each and every market-rate residential unit within the Chiles Ranch Subdivision. For purposes hereof, a market-rate unit shall mean and refer to a housing unit within the Chiles Ranch Subdivision that is not required by the City to be sold at a City-designated price that is affordable to moderate or low income household, as such affordability is defined in the City of Davis Municipal Code, Section 18.06.020.

## Section 3. Section 201 of the Development Agreement is hereby amended to add subsection I to read as follows:

[Section 201] I. <u>Existing Property Maintenance</u>. Developer shall make a good faith effort to maintain the Property. At a minimum, property maintenance shall comply with the City of Davis Fire Department's Weed Abatement Criteria with monthly mowing of weeds on the project site or undeveloped phases consistent with the criteria between March 1 through October 30 until commencement of development of the phase, prompt removal of any accumulated trash, and notification to the City of Davis Police Department of any site trespassing issues.

## Section 4. Section 202(A) of the Development Agreement is hereby amended to read as follows:

[Section 202] A. <u>Initial Commencement of Development</u>. There are two approved Tentative Subdivision Maps for the Project (Map No. 4953, including Phases 1A, 1B, 2A and 2B, and Map No. 5088 for the Chiles Ranch West area), the terms for which shall run concurrent with the term of this Third Amendment, reduced copies of which are attached hereto as Exhibit A and incorporated herein by this reference. The

City has also approved a Final Planned Development and Design Review for the Project. Construction of the Project may be conducted in multiple phases, with construction of all phases commencing prior to the expiration of this Third Amendment, which may be extended pursuant to City of Davis Municipal Code Section 40.32.110. Further, Developer shall commence construction of Phase 1A of the Project, defined herein as grading for Phase 1A, no later than September 15, 2027. Once grading has commenced for Phase 1A, Developer shall have satisfied the commencement of construction obligation required by this Section for Phase 1A. Grading for subsequent phases shall occur with the respective phases and commence prior to expiration of this Third Amendment.

## Section 5. Section 403 of the Development Agreement is hereby amended to read as follows:

[Section 403] <u>Annual Review</u>. Developer shall provide a construction progress and development agreement compliance report in writing to the City Manager annually on or before July 1 of each year during the term of this Amendment, or through buildout of the Project whichever is earlier. Such annual report shall be limited in scope to the progress in construction of the Project and compliance with the terms and conditions of the Development Agreement and its Amendments pursuant to California Government Code Section 65865.1.

- A. Upon receipt of the annual report from Developer, the City Manager shall within thirty (30) days notify Developer of any additional information required in order for the City Manager to determine good faith compliance with the Development Agreement and its Amendments. Notice shall include the statement that any review may result in amendment or termination of this Agreement. The costs of notice and related costs incurred by the City for the administration of the annual review pursuant to this Section shall be borne by Developer.
- B. If following such review, the City Manager is not satisfied that Developer has demonstrated good faith compliance with all the terms and conditions of the Development Agreement and its Amendments, or for any other reason, the City Manager may refer the matter along with his or her recommendations to the City Council.
- C. Failure of the City to conduct an annual review after receipt of Developer's annual report shall not constitute a waiver by the City of its rights to otherwise enforce the provisions of the Development Agreement and its Amendments nor shall Developer have or assert any defense to such enforcement by reason of any such failure to conduct an annual review.

### Section 6. Other Terms Remain Unchanged

Except as expressly set forth herein above, all remaining terms and conditions of the Development Agreement shall remain unchanged and in full force and effect.

### Section 7. Recordation

This Third Amendment, including all Exhibits attached hereto, shall be recorded within ten (10) days after the full execution of the Third Amendment and the Ordinance approving this Third Amendment becoming effective and the City hereby directs and designates the City Clerk to record this Third Amendment with the County Recorder of Yolo County within such time.

Dated:, 2024	CITY OF DAVIS,
	A Municipal Corporation
	By: Josh Chapman, Mayor
Dated:, 2024	DEVELOPER
	New Urban Development - Davis, LLC, a California Limited Liability Company
	By:
	Its:
APPROVED AS TO FORM:	
By:	
INDER KHALSA City Attorney	

ALL SIGNATURES ARE TO BE NOTARIZED

### CHILES RANCH **TENTATIVE SUBDIVISION MAP NO. 4953**

CITY OF DAVIS YOLO COUNTY CALIFORNIA **CUNNINGHAM ENGINEERING** SEPTEMBER 2009

### LEGEND:

EXISTING CURR AND GUTTER -8"SS----S- EXISTING SANITARY SEWER W/ MANHOLE [2] EXISTING STORM DRAIN INLET PROPOSED SANITARY SEWER W/ MANHOLE PROPOSED STORM DRAIN W/ MANHOLE PROPOSED WATER LINE PROPOSED DRAIN INLET -- -- EXISTING PROPERTY LINE ---- EXISTING EASEMENT LINE - SUBDIVISION BOUNDARY ------- PROPOSED RIGHT-OF-WAY LINE PROPOSED LOT LINE

PROPOSED RELINQUISHMENT OF DIRECT VEHICULAR ACCESS PROPOSED CURB AND GUTTER PROPOSED SWALE FLOWLINE PROPOSED RIKE DATH PROPOSED SIDEWALK

---- PROPOSED HALFPLEX LOT LINE

PROPOSED RIDGE PROPOSED TREE TO REMAIN DRAINAGE FLOW DIRECTION ARROW LOT NUMBER

583

24 PROPOSED FINISH FLOOR ELEVATION 0.3% PROPOSED STREET GRADE AND DIRECTION EXISTING SPOT FLEVATION

PROPOSED ELEVATION

SERVICE PROVIDERS:

PACIFIC GAS AND ELECTRIC (PG&E)

CITY OF DAVIS PUBLIC WORKS DEPT

CITY OF DAVIS PUBLIC WORKS DEPT (530) 757-5686

(800) 743-5000

(800) 743-5000 (800) 743-5000 CABLE TELEVISION COMCAST (800) 824-2000

(530) 757-5686

### ABBREVIATIONS:

BOTTOM OF WALL CENTERLINE CHORD DRAIN INLET STORM DRAIN LINE, DELTA ANGLE ELEC ELECTRIC EDGE OF PAVEMENT EASEMENT FLOWLINE GRATE HIGH POINT INVERT LENGTH MAINTENANCE HOLE MINIMUM NORTH NOT TO SCALE OVERHEAD ELECTRIC PROPERTY LINE POWER POLE PUBLIC UTILITY EASEMENT CLIRVE RADIUS RIDGELINE SANITARY SEWER, SOUTH STORM DRAINAGE SANITARY SEWER STANDARD TO BE DETERMINED TOP OF GRATE TOP OF WALL TYPICAL WEST, WATER WATER VALVE

TELEPHONE AT&T

(800) 288-2020

(530) 756-4646

FIRE DEPARTMENT CITY OF DAVIS FIRE DEPT (530) 757-5684 U.S.A. (800) 227-2600 GARBAGE & RECYCLING

DAVIS WASTE REMOVAL



### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF, CITY OF DAVIS, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 2 EAST, M.D.B. & M., ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

### PARCEL 1:

'PARCEL "A", AS SHOWN ON THE RECORD OF SURVEY FILED OCTOBER 21, 1960, IN BOOK 8 OF MAPS AND SURVEYS, PAGE 101, YOLD COUNTY RECORDS.

PARCEL 2:

BEGINNAUG AT A POINT WHICH IS WORTH AT 900PE EAST 122 IBS FEET. NORTH OF SEE 1889 AT FEET. NORTH OF GOOD SEATS 189.

FEET. NORTH OF GOOD SEATS 189. STREET AND NORTH AT 1980 AT 120 FEET FROM THE SOUTHWEST COMING AT 1980 AT 182. SET AT 182. AT 1980 AT 1980

### AFFORDABLE HOUSING CALCULATIONS

ALGGEATIC		
S SYMB		HOUSING TYPE
_ A		OW-MODERATE
*	- 1	AIDDLE INCOME
		MARKET RATE
_	TAL:	

Affordable Housing calculations based on City of Davis Low-Moderate and Middle Income Housing Ordinance

### PARKING SUMMARY

PARKING TYPE		# SPACES
OFF-STREET PARKING (GARAGES, DRIVEWAYS & PARKING RESERVE)		263
ON-STREET PARKING		70
Min. quantity of parking spaces 107 units x 3/unit = 321	TOTAL:	333

### LOTTING CHAMADY

LUTTING SUMMARY			
USE	ACRES	UNITS	DENSITY
SINGLE FAMILY RESIDENTIAL (INCLUDES 0.99 AC OF HOA GREENBELT)	9.30	87	9.35 du/ac (net)
CONDOMINIUM RESIDENTIAL	0.95	20	21.05 du/ac (net)
CITY GREENBELT	1.86	-	

TOTAL: 12.11	107	8.84 du/ac (gross
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UNIT TYPE	# UNITS
SINGLE FAMILY DETACHED	77
SINGLE FAMILY HALF-PLEX	10
CONDOMINIUMS	20
TO	OTAL: 107

SHEET INDEX C-1 TITLE SHEET

C-2 CONCEPTUAL LAYOUT

C-3 CONCEPTUAL GRADING AND DRAINAGE PLAN C-4 CONCEPTUAL UTILITY PLAN

VICINITY MAP

C-5 CROSS-SECTIONS

C-6 TYPICAL LOT GRADING CONCEPTS

### OWNER / DEVELOPER:

NEW URBAN DEVELOPMENT, LLC 1930 EAST EIGHTH STREET, STE. 100 DAVIS, CALFORNIA 95616 (530) 756-7729

### CIVIL ENGINEER:

CUNNINGHAM ENGINEERING 2940 SPAFFORD STREET, SUITE 200 DAVIS, CALIFORNIA 95618 (530) 758-2026

### ASSESSORS PARCEL No:

AREA:

### LAND USE:

EXISTING: RESIDENTIAL (LOW DENSITY)
PROPOSED: RESIDENTIAL (MED DENSITY)
RESIDENTIAL (HIGH DENSITY)
GREENBELT

ZONING: EXISTING: PARCEL 1 = R-1-6
PARCEL 2 = AGRICULTURAL
PARCEL A = AGRICULTURAL

### PROPOSED: PD (WITH CONDOMINIUM SUB AREA) FLOOD ZONE:

### NOTES:

- 1. THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 30339
- 2. ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
- THE EXISTING TOPOGRAPHY (SHOWN SCREENED) IS BASED ON A FIELD SURVEY PERFORMED BY MORROW SURVEYING, INC., DATED MARCH 31, 2008.
- BASIS OF BEARINGS: THE MONUMENTED CENTERLINE OF E. EIGHTH STREET, BEING NORTH 79°26°10° EAST, AS FOUND ON THE RECORD OF SURVEY RECORDED IN BOOK 2003 OF MAPS AT PAGE 8.
- 5. BENCHMARK: CHISELED SQUARE @ FACE OF SIDEWALK, W. SIDE OF TULIP, ±200' S. OF LOYOLA, EL=37.30'.
- 6. STREET ADDRESS: 2411 EAST EIGHTH STREET, DAVIS, CALIFORNIA.
- 7. ANY STREET NAMES SHOWN ON THIS MAP ARE FOR PLANNING PURPOSES ONLY. FINAL STREET NAMES TO BE APPROVED BY THE CITY OF DAVIS.
- OWNER INTENDS TO HAVE A RECIPROCAL EASEMENT PREPARED AND RECORDED CONCURRENTLY WITH FINAL MAP TO ADDRESS ACCESS, PARKING, DRAINAGE AND MAINTENANCE OF SAME.
- 9. THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
- 10. THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF DAVIS SUBDIVISION ORDINANCE.
- 11. THIS SUBDIVISION IS A MERGER AND RESUBDIVISION OF PARCELS 1, 2 AND 'A', DESCRIBED HEREON.
- 12. ALL SURFACE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE TO BE REMOVED, UNLESS OTHERWISE NOTED.
- 13. NO SIGNIFICANT EROSION IS ANTICIPATED. APPROPRIATE EROSION CONTROL MEASURES ARE TO BE EMPLOYED DURING CONSTRUCTION.
- 14. OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
- 15. ALL COMMON OPEN SPACE, WITH THE EXCEPTION OF LOTS C, N & P WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION
- 16. PURSUANT TO CITY COUNCIL CONDITIONS OF APPROVAL #16 AND #44 ON SHEET C8, LOTS 41 AND 42 SHALL BE COMBINED FOR A 22 UNIT CONDOMINUM PROJECT AS DEFINED IN THE SUBDIVISION MAP ACT. FOR THE CONDOMINUMS, THE OWNER INTENDS TO FORM A SEPARATE HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE OF ITS COMMON AREAS INCLUDING PRIVATE LITLIES.



Katherine Hen

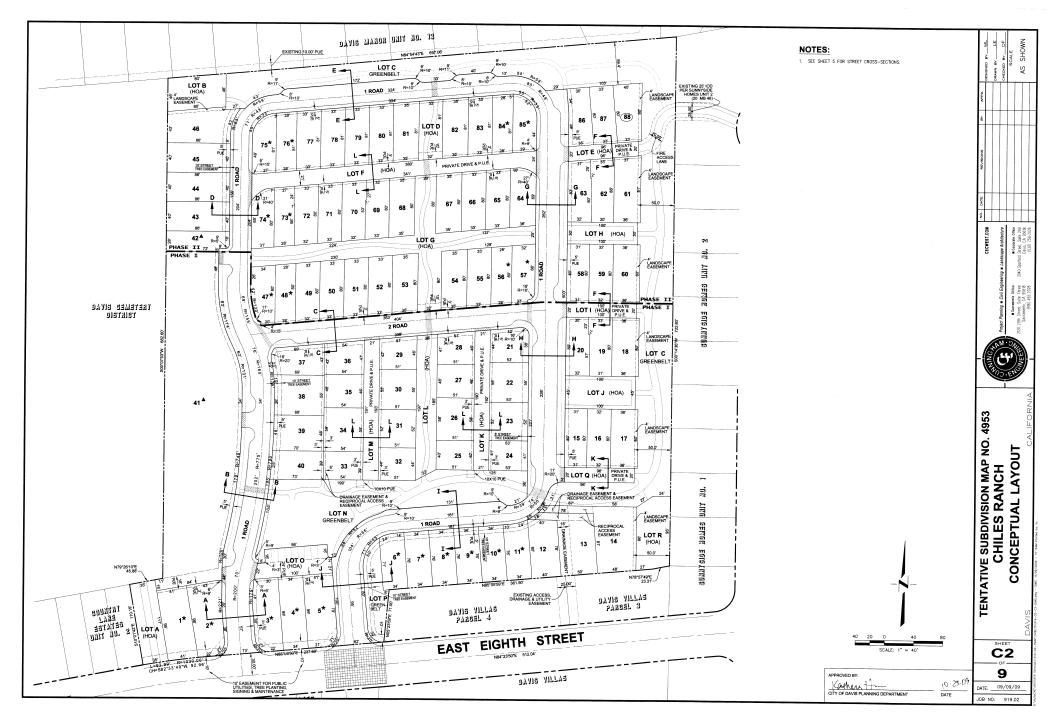
TENTATIVE SUBDIVISION MAP
CHILES RANCH
TITLE SHEET

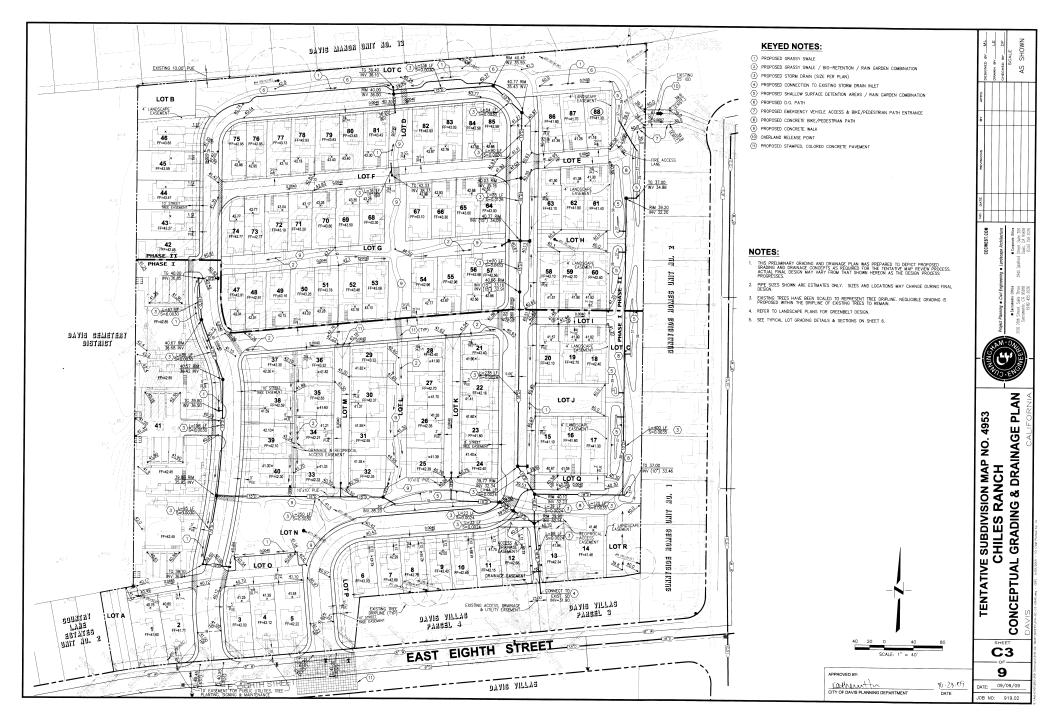
4953

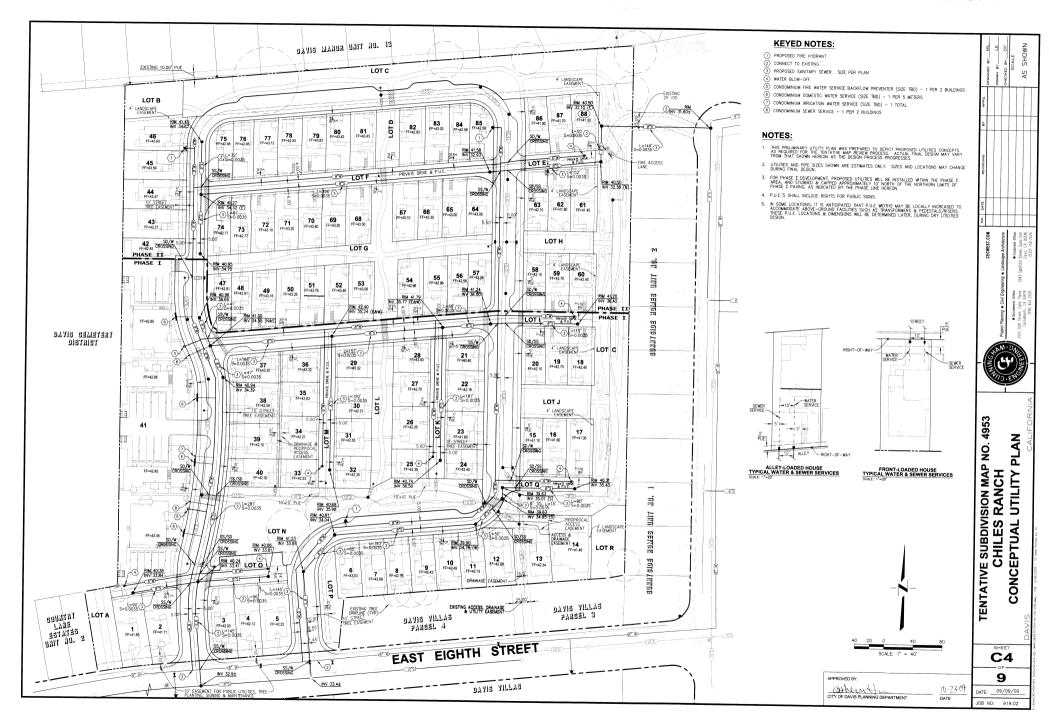
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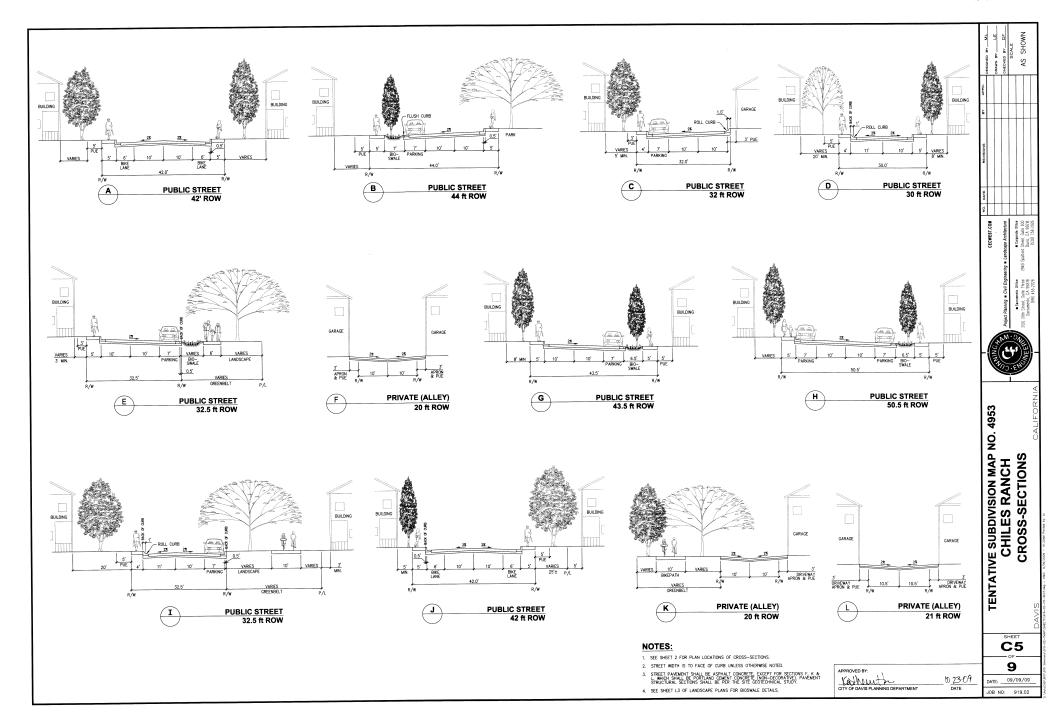
C1 9 DATE: \_\_09/09/09 JOB NO:

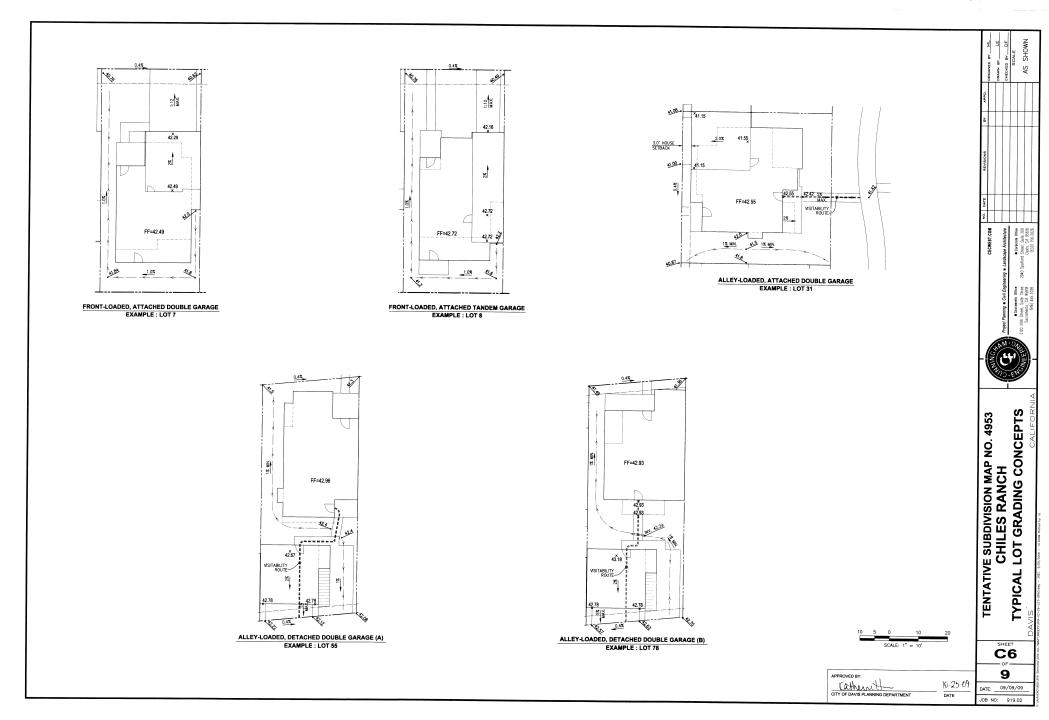
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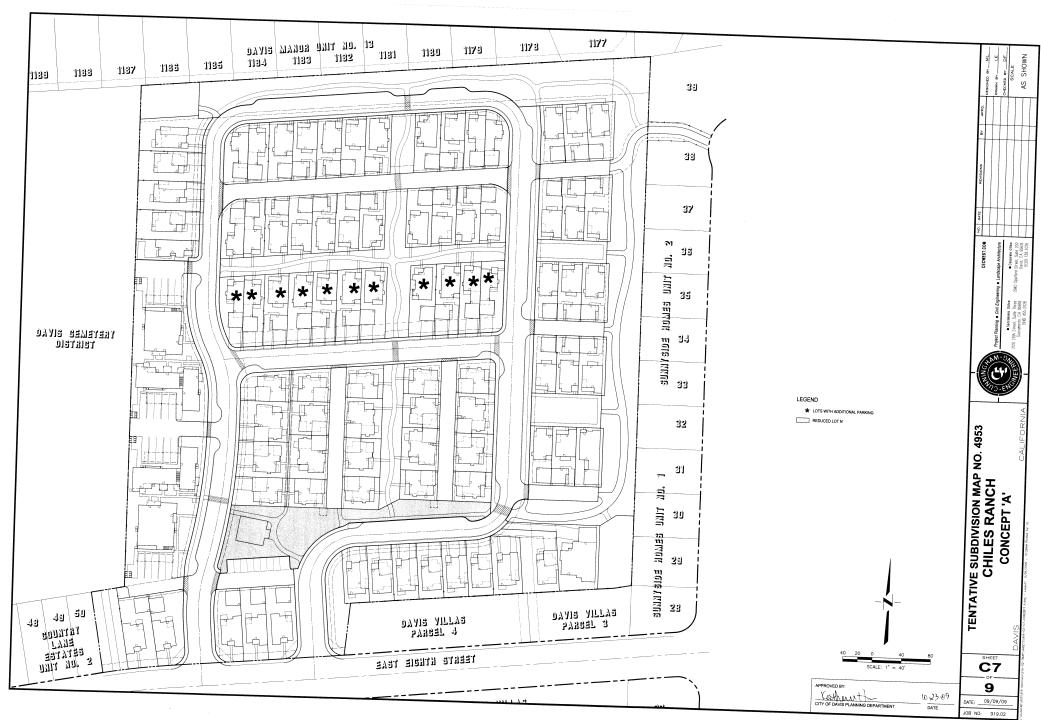












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- PROJECT DEVELOPMENT TIME LIMIT. The property owner can commence substantial construction within eighteen months from the date of the final planned development approval and intends to complete the construction with a reasonable time. (FPD, DR)
- TABLE 1.0 INEQUINEMENTS 1.5.

  All Plan. The proposed planned development, with adoption of the proposed General Plan Amendment, will comply with the land use designation aidential Medium-Density for the parcel currently designated Residential Low-Density General Plan. This allows for a consistent land use aidential Medium-Density for the parcel, which would facilitate the development of the proposed reporter (DAP, PPD, PPD, DPD, DPC).

General Plan Greenbett Consistency. While the project does not meet the strict General Plan policy requirement for 10 percent greenbelt, the City finds this secrepable in light of the finfill nature of the sits, the small sare of the sits, and its locations surrounded by existing readertial uses. Frathermore, it is pinciscal for the project to provide the everage loft for greenbett with site to design an exception readertal laws. The project for the first the project for the site is the project for the project of the project for the project is consistent with General Plan goals to provide linkages, corridors and efter connectors to provide an aertherically polesting and functions.

pleasing and functional network of parks, open space areas, greenbelts and bike paths throughout the city.

The project would be one of several infill projects recently approved by the City Council that do not provide the General Plan requirement for greenbelt. Furthermore, the city recognizes the unique circumstances and limitations of this site and other infill sites within the city and is in the process of developing policies to allow Resibility for greenbelt requirements for smaller findli projects with which this project would comply.

Zening. The proposed project, with the adoption of the preposed rezone, will be consistent with the Zening Ordinance, as the purpose of the planned development district is to allow deversification in the relationship of various buildings and structures and province elifor mits be gid authoration for conversional change in order to allow for new and compatible bussing development with surmounding residential user. The proposed project will provide for an insegence of and harmonicar recludes in the adjustent reductable seek. It will allow for and encourage architectures within surmanning the residential character within the area. (GPA, PPD,

Infill Guidelines. The proposed development has been shown to comply with the General Interim Infill Guidelines in the analysis of the staff report to the Planning Commission dated May 21, 2009, and as may be amended herein. The public necessity, convenience and general welfare require adoption of the proposed enanchment, given that the proposed project is an infill project that will address the busing needs of the city. (GPA, PPD, PPD, DR)

- CIRCULATION. The auto, hicycle and pedestrian traffic system shall be adequately designed to meet anticipated traffic and has been designed to
  provided the minimum amount of interference with each other in that, the proposed project has considered pedestrian and bicycle circulation in
  developing the sixt plan and meets the City's standards for private driveways, circulation, and number of partiags spaces. (FPD, DR)
- ENVIRONMENTAL. Mitigated Negative Declaration #1-08 prepared for this project. It declares that impacts associated with the project have been adequately addressed through city standard conditions of approval and mitigation measures recommended for adoption, and that pertinent measures in the General Plan would apply to the development of the subject size. No environmental impact propt (IRI) is needed. [PPJ, DR, ND]
- ADEQUACY OF THE DEVELOPMENT. The residential development constitutes a residential environment of sustained desirability and stability inamony with the character of the surrounding neighborhood. As conditioned, the proposed development is consistent with the requirements of the new Palamod Development #8-07 (8-1). The developments is appropriate in rese, location and overall planning for the purpose intended, (FPD, DR)
- 6. COMPATIBILITY. The proposed project will constitute a residential environment of austained destribility and stability in harmony with the character of the surrounding neighborhood. The proposed project is suitable for the site at it will comply with the standards in the zoning district, PD 8-50 (8-1), and the bestade for the situatings will be consistent with within the facinities given the applicable development standards. As conditioned, the report will not have significant adverse effect on surrounding properties in that the plan incorporates standards for the site enablished as a means to maintaine impacts on surrounding properties (PD 20). The properties of the plan incorporates standards for the site enablished as a means to maintaine impacts on surrounding properties (PD 20). The properties (PD 20) are propertied (PD 20). The properties of the plan in the plan incorporates standards for the site enablished as a means to maintaine impacts on surrounding properties (PD 20). The properties of the plan in the plan incorporates standards for the site enablished as a means to maintain impact and are properties of the plan in the plan incorporates standards for the site enablished as a mean to maintain impact and are properties of the plan in the plan incorporate standards for the site enablished as a mean to maintain impact and the plan incorporate standards for the site of the site of the plan in the plan incorporate standards for the site of the site of the plan in the site of the sit
- CONSISTENCY WITH THE SIBINISHON GRADINANCE. In accordance with Section 3.66.068 of the City's Subdivision Ordinance, the reproaced subdivision of India complex in the requirements and seein, improvement and does, include such moderate control, repropries interpreted public reads, statingly disposal facilities, water supply availability, environmental procession, and other requirements of the Subdivision Ordinance, the Muttingly Color, and the Control Hart (TM)
- CLIMATE CHANGE & SUSTAINABILITY. The project, as conditioned, complies with the city's Green Building Ordinance; adopted thresholds for greenboare gas emission reduction. The project building and site features are consistent with General Plan and city policies to create long term sustainability of the project, water and conservation, and greenboare gas emission reduction. (PT). Disk
- FINAL MAP. A subsequent Final Map shall be filed with the City to merge three exiting lots, and subdivide the merged parcel into single family residential lots; condominium parcel; city street; city greenbelt; private drives; and common open space parcels. (TM)
- COMPLIANCE WITH THE AFFORDABLE HOUSING ORDINANCE. In accordance with Chapter 18.05 of the Davis Municipal Code the
  project complies with all of the requirements for affordable housing. (AHP)
- APPROPRIATE DESIGN. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will
  enhance the character of the neighborhood and community. (FPD, DR)
- 12. COMATBLE WITH EXISTING CONTEXT. The structural design of the reprosed project is compatible with the civiling properties and autopased finance domain to be suplished and the meant of such disturbles to be legisle about so the project to for not project for the project does not continue current or the engineering content of the disturble content of the disturble content of the description of the descrip
- ENVIRONMENTAL CONSIDERATION. The location, climate, and environmental conditions of the site are adequately considered in determining the use of appropriate construction materials and methods. Sufficient conditions are included with the approval to ensure the long-term maintenance of

### II. CONDITIONS OF APPROVAL

- APPROVAL. The entitlements approved for the project ser: 1) General Plan Amendment changing the Land Use Designation from "Residential Melant-Density", 2) Perintages and Plant Plan
- The approval will allow for the development of a 108 unit subdivision; public street, city greenbelt, private open space and private drives on 12.1 (ALL)
- SIEGATTIL CONTRANAVE. The project shall be completed in absurated conference to the plant contained within the suff report and data absurated to the contract of the submitted for review and approval through the planning review process such as Design Review, or Misor Modification, whethere is applicable. Prior to issuance of Certificate of Companya, all conditions of approval and required improvements shall be completed the activation of the city. (The contract of the contract
- TIME LIMITS FOR FINAL PLANNED DEVELOPMENT AND DESIGN REVIEW. The approval period for final Planned Development #12-07, Design Review # 7 08 shall become mill and void after a period of 18 months from the approval due if substantial construction in good faind reduze or the approval has not commenced absorpance to endeapproval has not formed to the commenced of the period of the
- RUN WITH THE LAND. 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. (ALL)
- DEVELOPMENT AND MAINTENANCE. The site shall be developed and maintained in accordance with the approved plans which include site plans, architectural elevations, landscaping and grading on file in the Community Development Department, the conditions contained herein, Municipal Code regulations, and PD 88.07. (PD, PD, DR)
- NDEMNIFICATION. The applicant shall defend, indemnify, and hold harmless the City of Davis, its officers, employees, or agents to attack, set aside, void, or armal any approval or conclinion of approval of the City of Davis concerning this approval, including be not immede to may approval of conclinion of approval of the City Course, Planning Commissions, or community Development Directors. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the propert and the City shall cooperate failly in the delicate of the nature. The City reserves the right, at the own option, a closure is town antomory in present the City, in officers, employees and agents in the delicate of the matter. (ALC)
- OTHER APPLICAME ENCOMENSATION. To groise approach is nables to all applicable requirements of the Todors, Natu and City of Davis, and University of the Common and Co
- CONFLICTS. When exhibits and/or written conditions of approval are in conflict, the written conditions shall prevail. (PPD, FPD, DR)
- APPLICANTS RESPONSIBILITY TO INFORM. The applicant shall be responsible for informing all subcontractors, consultants engineers, or other basiness entities providing service related to the project or form of the property of the property of the project of the pr
- 10. SUBSCUEST MODIFICATION. Any proposed subsequent modification of the subject size or structure thereon, including but not limited to the following sections, add lim face be reported to the cryb or a review and determination of consistency with the permit. Actions affecting lower people or material move on, off or second the size the physical appearance of the size or structures thereon including but not limited to signing, architecture, or a size of the property of th

- SCHOOL IMPACT FEES. The owner shall cooperate with the School District to the extent authorized by State law in establishing school funding
  mechanisms for new subdivisions and in-fill development to ensure that the impacts of such development on school facilities are fully mitigated.. (FPD)
- PROJECT DEVELOPMENT IMPACT FEES. Payment of project development impact fees; water and sewer connection fees; and Quimby fees
  shall be payable at Certificate of Occupancy for each unit, in accordance with the provisions of the Development Agreement. (TM).
- PLAN CHECK FEES. A plan check fee shall be required by the Community Development Department when an application for a building permit is submitted. The plan check hours shall be billed to the building permit application, unless advised otherwise by the applicant/developer. (FPD, DR)
- CONSTRUCTION TIMES AND NOISE. The developer/applicant shall be responsible for informing all subcontractors and construction crews about
  construction start and finish times including appropriate ambient noise impacts consistent with city code and of all applicable mitigation measures.
- FINAL PLANNER DEVELOPMENT PEPROVAL. The Final Housed Development approval is for a 100 unit residential subdivision providing and a subdivision by the providing the providing providi
- DEVELOPMENT STANDARDS: The final development sandards for the project shall be substantially in compliance with the development sandards down on the first Plasmed Development Plan, and detailed in the Chiles Rentals to Martin, dist some property Normether 21,0008. Any significant changes to the Final Plasmed Development shall require an additional discretionary action for approval subject to the determination of the appropriate process by the Community Development Department and (IPP). DR
- 18. EFAL PLANCED DEVILOPMENT SET. Pier to issuance of building permits the applicant adal schenia reproducible copy of the Ental Development film interned Chiles Research Code Martes, with all code disonless of general consequent or clearly being on the pie lass. The plant set had in one be accepted as the Final Planted Development Set until the Community Development Director has signed and dated the set. The applicant shall provide two prints of the signed set to the Community Development Director has been printed and dated the set. The applicant shall provide two prints of the signed set to the Community Development Director.
- 19. LOT / SITE PLAN REVISIONS. The following changes will be incorporated into the Final Development Plan and Final Map.
  a. The cast property line on lots 14, 17, 18, 60, 61, and 88 will be revised from zero to three feet three inches.
  b. The west property line on lots 1 and 2, and the east property into on lots 1 and 2, and then on lots 1 and 2, and the residence or to three feet three inches.

The CC&Rs shall incorporate provisions to prohibit structures or debris visible from public view outside the fence on loss located adjacent to the east greenbelt. (PPD, FPD, TM)

- BUILDING HEIGHT / STORIES. (FPD, DR). Maximum building height shall not exceed 30 feet / two stories, with the following exceptions:
  a. Lots 14 and 17 shall be restricted to single story.
  b. Lots 1-3 shall be restricted to ear and shall story.
- REQUIRED PARKING. The number of parking spaces shall be provided in accordance with the requirements of Section 40.25.090 of the Zoning Ordinance. One additional parking on site parking space shall be provided for a second dwelling unit. Garage, carport and parking space dimensions shall be as shown on the Final Plannach Development Plan (PPD, DR)
- GARAGES. (PPD, FPD, DR)
   Garage conversions (partial or whole) shall not be permitted under this Final Planned Development.
   Required parking spaces within garages shall remain clear for parking. Enforcement shall be the responsibility of the Homeowners' Association.
- SECOND DWELLING UNITS. A maximum of ten second dwelling units shall be permitted within the development at time of initial construction. Future second dwelling units shall be prohibited. (FPD, DR)
- FUTURE CHANGES. No building expansion shall be allowed under this Final Planned Development. The owner of any unit shall disclose this condition to future buyers prior to the sale. (FPD, DR)
- MAINTENANCE OF EASTERN SIDE YARDS. Structures or debris visible from public view shall be prohibited on side yards located adjacent to the greenbelt. Provisions to ensure compliance shall be incorporated in the project CC&Rs.
- VISITABILITY / ACCESSIBILITY. The applicant/developer shall provide visitability / accessibility features consistent with city policies for market rate units. The development would provide 62 first floor only accessible units, 2 single story accessible units, and 11 visitable units. Eleven units within the development will be nether visitable or accessible due slopes that exceed ADA requirements. (FPD, DR)
- The low/moderate condominium units are exempt from the visit ability/accessibility requirement due to exceeding a density threshold of 1.25 units per net acre. However, two condominium units will be visitable and nine condominium units will be accessible. (AHP, FPD, DR)
- PRODUCT FLACEMENT. The total number of each house plan contracted within the development shall be consistent with that shown on the Final Flamoud Development. No more than two boards because plan of the same plan of the pl
- PIRE DEPARTMENT REQUIREMENTS. Prior to the issuance of building permits, the applicant/developer shall obtain approval from the fire department that all secreasry public services, including water service and fire bytanes, more fire department analards. The number and flow capability of the fire both and the contraction of the contract
- A Process on the instance of the first L-eithorde of Uconatary in Prince 1, a secondary obsergibility whole decided, Principal Control of the Control of the

- 29. POLICE SAFETY REQUIREMENTS. Plans shall be submitted to the Police Department for review and approval prior to issuance of building permits. All new development shall comply with the City Building and Security Ordinance and other safely recommendations and requirements regarding building security see will as employee and patton security, prior to issuance or building permits.
  - it is recommended that a minimal number of medium growing shrubs be planted well back from bicycle paths. Tree should be selected with canopies that will grovide a clear view undermeath to allow bicyclist to see clearly for a distance and to reduce areas that restrict visibility. (PPD, DR)
- 38. RESIDENTIAL EMERGENCY ACCESS. For emergency response purposes, each dwelling unit shall have an identifiable "from" door that has a reasonable connection to the street of which it is addressed. Reasonably connected means a dwelling must have a door visible from itsually in the same plane) as the pured surface adjacent to the building. The Fire Department will determine whether exterior doors and adjacent paved surfaces are reasonably connected (FPD, DR).
- 31. MESTINEYTH. ADDRESSING. Each destilling unit address shall correspond to a street or private drive. Notice that it is of a manufacture of alley. Small not for the private drives and addressing shall be supplied to the review and approval of the City Engineer. (TAI, FPD, Dirth lev visible from the street.)
  b. Destilling because of private drives all provide addressings so that the private drives and adversarial part of the destilling. Address number shall be a minimum of a street.
  b. Destilling because of private drive all provide addressings so both the front and rear of the dwelling. Address number shall be a minimum of a street.
  b. Destilling because of private drive and provide addressings so the both the front and rear of the dwelling. Address number shall be a minimum of a street of the dwelling. Address number is shall be a minimum of a street of the dwelling. Address numbers are cally obtained to the private and the private and the street of the dwelling and that the adversarial private and the private a

  - approaching emergency vehicles.

    In locations where end paved trans serve several dwellings, a prominent sign shall be provided at each entrance to the paved areas.

    Signs shall display address number of the dwellings on that paved area.

    Signs shall display address number of the dwellings on that paved area.

    Signs shall display address number of the dwellings on that paved area.
- 32. TEATIC CLAINING. The developer legisless shall work with the Clip to intuit up to recruitfic calming measures along E. Eighth Store in the project vicinity. Traffer calming remeasures to be considered are speed to well-on the open called to predict a found cost to the Develope for traffic calming measures shall not exceed \$51,500. Final determination of methods) and placements to potential traffic calming measures shall be subject to review and approval of the Public Works Direct and/or Clip Eighter; (TM, PPD, DR).

- 33. STREET GUTTER MODIFICATION. The Developer shall modify the guster at the intersection at Meaquise Drive and E. Eighth Street to provide for a potential shume but route on E. Eighth Street. The modifications proposed estail relucing the grain-change to accommodate a but structuring the potential structure of the proposed and the potential structure of the proposed and the potential structure. The potential structure of the potential structure
- 34. GREEN CONSTRUCTION. The project shall comply with the city's Green Building Ordinance. (FPD, DR)
- PENCING. Concernetly with application for the first building persuant developer adult shahm a plan showing the location and design details for all PENCING. Concernetly with application for the first building persuant developer and include the persuant per

- Guideline. Common Area Fencing. All forcing design, material and construction details for common area forcing shall be subject to review and approval of a Common Area Fencing. All forcing design, material and construction details for resistant and approval of the Honorover's Association shall own and be responsible for maintenance and regard of all fescing lessage in common area(s).

  \*\*Resistant Loss A. B fencing design, material and construction design for resistant loss shall be adopted to review of the Community Development loss and the Common area of the Community Development and Common area of the Community Development and the Common area of the Community Development and the Common area of the Common a
- 36. RESIDENTIAL TREE PLANTING. Trees shall be a minimum of 15 gallons in size. All trees shall be planted and staked in accordance with Parks
- TREE MANTENACE. All tree planted or preserved in Economie's Association common may be used a styrmidic family used people, while the adultivation is accordance with this opposite of his Department of the contraction of the Contraction of the Contraction of Action of Action of the Contraction of Contractio
- RESIDENTIAL LANDSCAPING. The applicant/developer shall install all front yard landscaping and irrigation. Landscaping design shall be reviewed and approved prior to issuance of permits (FPD, DR)
- ACCENT LANDSCAPING. The applicant/developer shall install common area landscaping and irrigation. Landscaping and irrigation shall be maintained by Homeowner's Association. Landscaping design shall be reviewed and approved prior to issuance of permits. (FPD)
- IRRIGATION SYSTEMS. All plant materials, including ground cover shall be serviced with an automatic irrigation system. All irrigation systems shall be subject to review and approval by the Community Development Department, Parks and General Services, and/or the Public Works Department prior to issuance of permits (FID, DR)
- MAINTENANCE STATEMENT. The following assument shall be included on the final landscape pine set: "All common space indesequed areas hall be maintained in preparity upon conspicious and keyp from the mose dand debets and manuscule as landsking, growing condition and shall receive regular groung, fertilizing, moving and irimining. Any damaged, dead, diseased, or deceiving plant material or tree shall be replaced within 30 days. Significant training or promise will be be permised without pope for (11) approach (PPD, DR)
- APPROVED BUILDING DESIGN. No substantive deviations from the approved building design may be permitted without another Design Review
  approval. Minor changes may be approved through the minor improvement application process. (DR)
- 43. COVENANTS CODES AND RESTRICTIONS. A detailed set of CCER's including but not necessarily limited to explicit use, maintenance and methods and process for allocating and collecting cools associated with the maintenance, repair, and/or replacement of shall be solutioned and shall be reviewed and general by the Community Development Deprotenance, City Engineer and other the CD, Martiney from the conclusion of the Fair May for the contraction of the Fair May for the contraction of the Fair May for the contraction of the CD, Martiney for the conclusion of the Fair May for the contraction of the Fair May for the CD, Martiney and CD, Martiney CD, Fair May for the CD, Martiney and Martiney CD, Fair May for the CD, Martiney C
- REQUIRED UNITS. Twenty-two low/moderate affordable income units shall be provided by the project. All units will be developed concurrently with the project's marker trate units. Certificates of occupancy will not be provided until on the last twenty marker rate units in the project until all low/moderate units have been issued a certificate of occupancy. (FPD, AIPL)
- 45. AFFORDARIE FINTS ALE PRICES. The effectshee ownership units shall be sold as prices affectable to low-insofarrain income boundholds, as defined in ractice is 450.00 and 18.6000 of the City of Days Miningal Color. All (inventoration income installable advertised and sold in accordance with the City's Hoper Selection Guedelinis. A marketing and hope selection plan shall be submitted in the City's binoming saff for every project, monthly between participation of the City's binoming saff for every project, monthly between participation for LCIV prices and prices are desired prices in section account for the City's undesired prices in section account for the City and account for the
- INCOME ELIGIBILITY ON AFFORDABLE FOR-SALE UNITS. Households purchasing the low/moderate income units shall have a gross annual income that is at or below 120% of Area Median Income for Yolo County, adjusted for household size, at the time of purchasing a low-moderate
- AFFORDABILITY REQUIREMENTS. Required affordable low/moderate income units shall remain affordable over time and continue to ensure affordable housing opportunities for future income eligible households. The following requirements shall be established in a City-provided deep restriction recorded to the low/moderate income units and shall be subject to review and approval by the City Manager's Office prior to sale of the unit:
- HFY)
  Owner-Occupancy Requirement, the Project developer agrees to record this requirement to each affordable unit, using the City's standard deed in accordance with Section 18.04 of Dwiss Municipal Code.
  Owner-Occupancy Requirement, the Project developer agrees to record this requirement to each affordable unit, using the City's standard deed in accordance with Section 18.04 of Dwiss Municipal Code.
  Owner-Occupancy Regular Section 18.04 of Dwiss Municipal Code.
  Owner-Occupancy Regular Section 18.04 of Dwiss Municipal Code Section 18.04 of Dwiss Municipal Cod
- the affectable units. Send the service of the send of
- AFFURDABLE HUSSING DISTLOSTILE. Develope that provide written notice to all parchasers of loss or home what the adultivision of the season and entering for the affurdable benefit on the develope to the propiet. The disclosure and the affurdable bensiting units are to be developed for loss and moderate income households. Wording is subject to review and approval by the Community Development Department port to occupiency (AIPF)
- RESALE RESTRICTION. Project developer agrees to record the City's required resale restriction to the deed of each low/moderate income unit upon its initial sale. (AHP)
- PROFEST MANTENANCE. The following assumed that he included on the site plane "Applicant are responsible for minimizing all common are landschaping and ringstone, signs, responsible for minimizing all common are landschaping and ringstone, signs, responsible for all professions and the present directs and the improvements in such a manner but does not detected from the appearance of the surrounding area. Partiaglois shall be maintained in an attractive and outside fashion with any probled assignificantly restanded or enercy proxyring and sup other significant analize reputar of an interface of the first first protyce" (DR)
- Signification (Telesco or drawer proving an one protest agreemen summers as a meny summers and proving an early confer and proving an expension of the property and proving an expension of the property and proving an expension of the project including east percebel, morth buffer, common open space, and proving from youth in substantial conformance to the conceptual induction plan dated April 2008. Final Proving Conference of the buffer growth of the proving and proving an expension of the proving proving and proving an expension of the buffer growth in the proving and proving a pr
- vegetation to the maximum extent feasible. Use of lart shall be minimized and restricted to areas of positive recreation (only to reduce water consumption).

  It Location of all pavements, forcing, buildings, accessory structures, parking for light poles, property lines, and other pertinent site plan features, and Location of all pavements, forcing, buildings, accessory structures, parking for light poles, property lines, and other pertinent site plan features, the Location of all pavements on the structure of the location of the locatio

APPROVED BY Kathent CITY OF DAVIS PLANNING DEPARTMENT

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PRECONSTRUCTION NURVEY AND THEE REPORT. Pours is named or grading, diskage or building permit, and price to enementing and the price of the price of

- regrova and stall provide the contained has appraisant view of new in two set controls.

  THER MITGATION PROGRAM. The project shall include an additional tree minigation program, which shall be subject to the review and approval of the City's Arboriat. The additional tree minigation program shall be designed to a war as many tree as prounding, in addition to the tree that are directly designated to be asked and or transited on sain. The tree minigation program shall be designed and the same of the sain of
- 55. TREE MODIFICATION PLAN. A Tree Modification Permit shall be required for the tree removal proposed for the project (FPD, DR)
- 56. TREE PROTECTION PLAN. A Tree Protection plan shall be required for any existing trees on the property and any street trees adjacent to the project. The plan shall include a grading plan with the trees plotted on the plan. Compliance with the tree preservation plan is required before and during any site distributions carried and prior to issuance of building permits. (PD,DR)
- CITY STREET/GREENBELT TREES. The developer shall provide an updated list of tree species for the street and greenbelt trees to be planted.

  Location of street tree easements and tree selection shall be subject to review and approval by Parks and General Services prior to recordation of Final
- Map.

  Map.
- AFFORDAME\_RIGISING\_DISTRIBUTION. There is issuance of building permits, the developer shall submit a plan for marketing the differentiable mins and adotting no qualifying the buyers subject to eview and approved by the GW Managers Office and the City Atomory. Overloper shall recognize that any commitments for sale of the units without City approval are invalid and are counter to this affordable housing plan approval. This plan shall be in compliance with the City of their Superferent and settlement of the city's workforce' perfectives system. City of the City is supported by the City is supported by the city is workforce' perfectives system. City of the city is workforced and th
- REVISED PLANS. Prior to issuance of building persists, revised plans incorporating all conditions or deproved for the project shall be constituted and administed to the Committy Development plans one persists, are used upon a constituted prior to the committee providence and the owney lot modified, betteris. All plans including site, grading, includinges, irragation, mechanical and other improvement plans shall be consolidated for consistency of the constituted of
- EXTERIOR LIGHTING. Enterior lighting shall be directed so as to not adverteely impact adjacent sites or mrift. Light standards shall be directed so as to not adverteely impact adjacent sites or mrift. Light standards shall comply with the provisions of the City's Outdoor Lighting Accorate Ordinance as well as the City's Security Ordinance. A detailed on-site lighting plan, including a photometric diagram and details of all exterior light fixtures shall be reviewed and approved by the Community Development Department prior to the issuance of permittic and the provision of the Community Development Department prior to the issuance of permittic and the community of the Community Development Department prior to the instance of permittic department prior to the instance of permittic and the community of the communit
- 61. SHADING. South and West facing windows shall generally be shaded from the summer sun by using shade trees on the south and west building exposures. Landscaping shall be planted adjacent to a building face to the landscaping extent possible to help reduce heat and glare. (DR)
- 62. LANDSCAPE WATER CONSERVATION. The project shall comply with the Landscape and Water Conservation requirements (Section 40, 26, 190 of the Davis Municipal Code). Verification of compliance with this ordinance shall be to the satisfaction of the Public Works Department and shown on the building permit plans set with the irrigation plan. The plant list shall incorporate native species whenever possible throughout the suit. (PTD, PTD.)
- LANDSCAPE ARCHITECT VERIFICATION OF WATER CONSERVATION. The landscape architect for the approved plan shall submit a signed statement to the City upon installation confirming that the landscape irrigation and water conservation measures have been installed consistent
- 64. CONSTRUCTION MANAGEMENT PLAN. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall salmint a construction input management plan including a project development schedule and "good neighbot" information for review and approved by the Community Development and Abids which Lepturents. The construction of the Community Construction of the Community of the
- CONSTRUCTION WASTE RECYCLING. The project shall comply with the city's Construction and Demolition Ordinance. (DR)
- 66. GOOD NEIGHBOR RELATIONS. The applicant shall provide e-mail and telephone listing for community concerns, names of persons who can be contacted report concerns and correct problems report concerns. A copy of the contact information shall be provided to the Community Development.
- 67. EXEMOCIDENT PEARITY REQUIRED. All suck within the public right of very including be not limited to utilities and grading, that the explosion spots on this substitutes gains. The pupillose affine increase afficient and produce of the public period for such an expension period for the control of the building period for such an expension period for the such as the public right-of-way, including, but an initiation, tapaits, but it rates, water metres, butched more known processors (i.e., and interpretation of the public right-of-way, including, but an initiation, tapaits, but it rates, water metres, butched workway, gains and orbitapherical/water inspectors (iii.). The processors (iii.). The processors (iii.) The processor (iii
- Prior to the Flast Msp

  8. Academic To the developer shall prepare the necessary essements and/or other documents such as CUAR(s) to provide reciprocal access and use for a Man Alexand To the two lessed by another, including but not necessarily common access, chainage, landscaping, utilities, and shared drivessy(s). The language of said accesses shall ander of the documents shall ander be subject to the review and approval of the Commission Development Director, City Engineer &or City Astroney prior to recordation of the Flast Margis) and prior to issuance of building permits. All improvements other than public sciences, the prior that the properties of the reproduction of the entire property interest of teleprometers Association shall not be included as the state of the properties of the entire property interest and frameworkers. Association shall be subject to the approval of Community Development Director City Engineer and/or City Attency. (TM, FPD),
- 69. CERENTELT. Subtivides nail decision and improve approximately in spread 7.0 second of the project sits as eight personal. The greeched, camenda shows on the tensions on may 1 x C<sup>2</sup> sollab before finded as now separating praced. The greeched halb eight substantial conformance to the proton of T<sub>c</sub>CC without on the tensions compared described generally as beginning at the entrol edge of the emergency access road; continuing south to T<sub>c</sub>CC without on the tensions came to the contract of the contract
- 78. IMPROVEMENT PLANS REQUIRED FOR IMPROVEMENTS TO GREENBELT. Subdivider shall provide for the design of, and construction drawings for grading, pathway (including lighting), and landscaping improvements for the greenfeld blocycle and pathway system, subject to the review and approved of the Paths and General Services Director and the City Engineer. (TM, PPD, 1PT, DR)
- BICYCLE PATH ADVISORY REVIEW. Bicycle and pedestrian connections form the eastern greenbelt to the public streets shall be reviewed by the Bicycle Advisory Commission. Any review by the commission shall provide opportunity for the neighborhood to participate and comment on the design concepts for the greenbelt/street connections. (TM, PPD, PPD, DPD, DR)
- BUFFER. The northern portion of "Lot C" as shown on the tentative map shall be redrawn to exclude the area acceptable to the city as dedicated
  greenbelt generally described above as "Greenbelt." The parcel shall be shown on the Final Map as "Homeowner's Association. (TM, PPD, DPS DR)
- 7.3. HEFFER. FITTINE RECYLLE CONNECTION. (T.M. PPO. FPD. DB. For purposes of growtings a potential fines being the connection from Chiles Banks through the Connection form principle. (In a window contribution as a line successor in interest, (i.e. Homeowork's Association) provides the city will a written agreement from the Davis Centerry District dedicating an exessent temporal their property for contributes principle district descriptions.
  - he developes would make an irrevocable offer of Dedication to the city for the greenbelt. The IOD would include the area in the northwest countries are consistent of a community garden. The IOD would arealisty be rejected, offer to open. The offer would not be accepted unless further action by the care of the contrient of the c

- LOT A. The developer shall prepare the necessary eastenests and/or other documents such as CCRAs to provide accost to a pretion of "Lat. A" to have been described by District for finance which access to the south portion of their property. The language of said executions and administration of the property of the language of said executions and of the documents shall be administrated to provide the contraction of the first ballogist and prior to discussed or building press. All Provisions for maintaneous by administration property owners and/or Henrowner's Association shall be subject to the approval of Community Development Director City Engineer and/or City Attorney. (PPO, PPO, D.R.)
- The impages of said easement shall include the following provisions:

  a. Let A will be landscaped in Places:
  but not before, the Davis Connetty District raw improve the lot for vehicle access.
  c. Access will be for furnised processors. Which care of the access by the public shall only be during processions.
  d. The connective shall install a gate that is similar to the gate located on Pole Line. Case is so be kept lock at all times except during funeral use.
  During the first 2 years, the coals acceptable use of the easement would be a belong task.

- 1.01 N. "Let N" above no the tenutive map as "Generbell" shall be above with the changes reflected in "Concept A" on the Final Map as "Hemomental Association". The parter and all improvements including the not final the resident gradue, indication; in the parter and all improvements including the not final the resident gradue, indication; increasing, networks parter in the contraction of the contraction of the second of the contraction of the second of the second of the contraction of the second of th
- 76. LOT P. "Lot P" shown on the tentative map as "Greenbelt" shall be shown on the Final Map as Homeowner's Association. (TM, FPD, DR)
- LOT R. "Lot R" improvements, including but not limited to resident garden, landscaping, irrigation, trees, and fences shall be owned and maintained by the Homeowner's Association. (TM, FPD, DR)
- UTILITY IMPROVEMENT PLAN REVIEW. All sizes, locations and grades of the utilities to serve this project are subject to the review and approval of the City Engineer. (TM, FPD, DR)
- 79. PUBLIC / ROADWAY IMPROVEMENTS (TM, FPD, ID):

  A continued of the conti
- PROVISION OF RIGHT OF WAY IMPROVEMENTS. The design and construction of all public improvements to serve the subdivision shall be subject to the review and approval of the City Engineer. (TM, FPD, DR)
- COMMUNITY FACILITIES DISTRICT. Subdivider shall annex the project into the city's Community Facilities District 1990-1 (East Davis Area of Benefit), prior to, or concurrently with the recordation of the first Final Man for the project. (TM)
- or to Certificate of Occupancy (REENERLI THROPOYMENTS. Subdivider shall install greenbelt landscaping, bicycle-pedestrian pathway and fire access improvements (including lighting) to city standards concurrently with the other public improvements to sure the subdivision, subject to the review and approval of the Perisa and General Services Director of edgings and the Chy lightinger. The belove path salle Peritalia Creamer Coverter or such them married as Perisa and General Coverter or subdivision, and the Child Coverter Coverter or subdivision, subject to the review and approval of the Perisa and General Coverter Coverter or Services and the Child Coverter Coverter or subdivision, subject to the review and approval of the Perisa and General Coverter Coverter or Services and Coverter or
- 8. BIFFER INFROVENDENTS. The solubilistic shall install the cost in brife in Pineal I of the development prior to be insuser or fine Certificate of Cocupany, for Pineal I. The read influent sections shall be provided on the final latence pine, subject to the review and approximate of General Services and Pinkits Weeks. The betfer, including all ammittee including but not limited to resident garden, landscaping, irrigation, profestriar paths and trees shall be covered and maintained by the Hormoure's Association (III-P)P. PP, PD, PB.
- Prior to Insurance of Grading.

  34. BIOLOGICAL SWINY REQUIRED. Prior to issuance of a grading, or disking, or any ground disturbance, or building permit or other improvement

  34. BIOLOGICAL SWINY REQUIRED. Prior to issuance of a grading, or disking, or any ground disturbance, or building permit or other improvement

  35. BIOLOGICAL SWINY REQUIRED. The control of the prior of the p
- GRADING PLAN. Prior to issuance of a grading, or disking, or any ground disturbance, or building permit or other improvement activities on the site a grading plan of the project shall be prepared by a registered Civil Engineer, for the review and approval of the City Engineer. (TM, DR)
- BUILDING PERMIT GRADING PLAN. Prior to issuance of a grading, or disking, or any ground disturbance, or building permit or other im activities on the site the applicant shall submit a final grading plan concurrent with the initial building plan check submittal to the Community Development Department. All secessibility features and bicycle access routes are to be clearly shown on the site plan and grading plan. (DR)
- DRAINAGE PLAN REQUIRED. An on-site drainage plan shall be submitted for review and is subject to the approval of the City of Davis Public Works Denartment prior to the issuance of permits. (DR)
- 86. UTLITY FA.N. Price to images of a garding, or dating, or any ground disturbance or building point or other improvement activation to be left. As alloy gate adult be approved by all applicable celling provides. The plan, with an approved stamp from the Crit OPAss Community Development Department, while he submitted by the applicant to the utility provide for review. Any necessary changes or deviations from the approved utility becoming processing and the extra confidence of the providence of the community of the community
- STREET LIGHTING. Final street lighting design, including location and number of fixtures, are subject to the review and approval of the City Engineer, (TM, FPD, DR)
- EXECUTE TELEVIT TELEVIT TELEVITED. All work within the public gight of very, including het not limited to addition and grading, adult between the public right of very including het not limited to addition and grading, adult het work with the public right of very limited. The public right of very limited to addition the first public right of very limited properties for all work and construction that encreased within or cover the public right of very, including, but not limited to, because, the limited to, with removement. (108)
- Prior to Construction

  1. PRECONSTRUCTION MEETING. Prior to the start of any work on-site, the applicant shall request and attend a preconstruction meeting to include nonicet superintendent, architect, subcontractors, as well as City representatives including Community Development and/or Public Works. (DR, TM)
- During Construction Activities
  92. UNDEVELOPED SITE MAINTENANCE. The applicant shall be responsible for the ongoing maintenance and upkeep of undeveloped portions of the another is in accordance with the City of Davis Municipal Code. All building pads shall be seeded and irrigated for erosion control. (DR)
- SIDEWALK MAINTENANCE. Owners shall maintain the sidewalk in clean condition free of litter, spilled food and stains. The sidewalk shall be pressure washed by the owners on a regular basis. (FPD, DR)
- 94. TRASH MAINTENANCE. The entire site shall be kept free of trash or debris at all times. (FPD, DR)
- BACKFLOW EQUIPMENT. Backflow prevent valve wheels and stems shall be maintained in a manner which enables inspection in order to determine whether or not the valve is open. (DR)
- NATURAL VENTILATION. All of the south facing windows on the upper floor(s) of the building(s) shall be operable to allow natural ventilation of
  units/tenant spaces. Adequate natural ventilation must be demonstrated prior to issuance of occupancy for all units. (DR)
- RECYCLING. An appropriate recycling storage area and containers shall be provided within each unit in the project to the satisfaction of the Community Development Department. (DR)
- SOILS. Prior to the issuance of permits, the applicant shall have a soils investigation report prepared and the applicant shall comply with all recommendations contained within the report (DR)
- CONSTRUCTION TIMES AND NOISE IMPACTS/MITIGATION MEASURES. The developer/applicant shall be responsible for informing all subcontractors and construction crews about construction start and finish times including appropriate ambient noise impacts consistent with city code and of all applicable mitigation measures. (DR)
- 100. THE AIR QUALITY DURING CONSTRUCTION. The following actions shall be taken during construction to minimize temporary air quality

  - THE LIN QUALITY DURNIC CONSTRUCTION. The following actions shall be taken during construction to minimize remporary are quanty impracts (dairy) (DM).

    A net effective dust conventy regimen should be implemented whereight a contract contract the project area should be well watered another convent their bounding.

    Apply water of their publishers on exposed enth surfaces as necessary to control dust entities. 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-peable waters thall be such general control to the project and the site of the day, of all earth surfaces during clearing, grading, earth moving, and other site preparation activities. Non-peable water shall be used, where discontaction purposes where fenable. Excusing well shall be used for all controlled projects where fenable. Excusing well shall be used for all controlled projects where fenable. Excusing well shall be used for all controlled projects where fenable. Excusing well shall be used for all controlled projects and the state of the state

- 10. OZDAN PRECURSORS DIMEN CONSTRUCTION. In racta to minimate the relasses of count precursors associated with construction, the following standard requirement enveloped by the Volos/quark ACD shall be implemented (DR).
  2. Construction equipment and engines shall be properly maintained.
  2. Construction equipment and engines shall be properly maintained.
  2. Construction equipment and engines shall be properly maintained.
  3. Construction equipment and engines shall be properly maintained.
  4. Construction equipment and engines shall be properly maintained.
  6. Construction equipment and engines shall be properly maintained.

- a. \* cause, sering hims to exply periors on minutes.
  C. consented on activities shall utilize neet technologies to control coone procursor emissions, as they become available and feasible.
  d. During smog season (May through October), the construction period shall be lengthened so as to minimize the number of vehicles and equipment operating at the name time.
- EXCAVATION. If subsurface paleontological, archaeological or historical resources or remains, including unusual amount of bones, stones, shells or portury shards are discovered during excursion or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Narie American Heritage Commission shall be consulted to develop, if necessary, further measures to reduce any cultural resource impact before construction continues (VM, DR)
- 103. YOUR REPUTCION PLACTICES. The payloars shall employ point excluding construction practices. The following measures shall be incorporated more accused support distances where the impact of constructions (seed). (FIR).
  a. All quajiment shall have sound-control deviene to less effective than those provided on the original equipment. No equipment shall have an un-enfficied release, by the developer shall implement oppositive additional noise imaginate measures inclining, bus to limited by Ausgaing the contains of stationary construction equipment, shutting off tiding equipment, reckeduling construction activity, notifying adjacent residents in advance of construction work, or installing acquired hardran action incole transcription.

- HOURS OF CONSTRUCTION. During all project construction, hours of construction shall be as follows:
   a. Monday through Friday 7:00a.m. to 5:00 p.m.

- in to Certificate of Occupancy

  In PALL INSPECTION. A non-site final inspection of the photometric standards shall be conducted by the electrical engineering consultant to confirm when all lower corrects mealled according to the approved photometric plan. There should be an overlaing impection to confirm proper installation.
- 106. COMPLIANCE WITH CONDITIONS. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the City of Davis Community Development Department. The site and buildings shall be inspected for compliance prior to the issuance of a certificate of occument, vIALD.
- 107. FENCING. The applicant/developer shall install all fencing required for Phase I and Phase II prior to issuance of first Certificate of Occupancy for each phase. (FPD, DR).

III. ENVIRONMENTAL: ares and standard conditions apply to the new Planned Development Distric

### MITIGATED NEGATIVE DECLARATION #1-08

willigation Measure. Loss of Swainson's Hawk Nesting Habitat.

Name of the trees proposed for transval by the project narrantly contains active ness, However, Swainsarth hawk noting has occurred on the site in the Name of the trees proposed for transval by the project arrantly contains active ness, the work of the proposed project contains the contains active ness, the proposed project contains the loss of mention has the state of service ness, which would be contained potentially significant. The following mitigation measure would be necessary to reduce the adverse effects to Swainsorth hawk nesting habitat to a less than significant level.

The following mitigation measure would be necessary to reduce the adverse effects to Swainsorth hawk nesting habitat to a less than significant level.

- a) If avoidance of project activity (demolition of existing structures, against or seven transcription) and the second structure of the second structu
- Strengton Vesers: Loss 4113 Secret of Studies Sensions (Harvi Francis) Babble

  The Chief Rocket Section approximate). It just not A studied that Nov. 1800 meet in them is before of Swalsness's basek needing. Active Swalsness's basek needs occur within one-quarter mile of the tile. Swalsness's baseks, as well as other repress, have been observed foraging on the project site.

  Approximately O.22 error of existing structures occur on the proposed as its and are considered non-untailed healths for Swalsness's basek foraging. The 19 are associated with the project would result in loss of studied lengting highlate and would be considered potentially significant. One of the following impligation measures would be concerned to the school placed to see them significant level.
- i. The Yolo County HCPNCCP Joint Power Association (JPA) entered min agreement with a Collisional Department of Fish and Game regarding mitigation for impacts to Swatneson's have librarying liabilat. The agreement requires that I acre of Indulat management liabils be acquired for each acre of Swatneson's base's foreign jabilated lost. Prior to the issuance of grading permits, the project applicant shall jusy the appropriate fee for 11.9 acres of foreign jabilated infected, or
- ii. Prior to commencement of construction-related activities for the project including, but not limited to, grading, staging of materials, or earthmetic statistics, the project proposent shall place and record on or more Conservation Examents that more the foreigne labelish minigation acroage control of the property of the proper
- Miligation Measure Impacts to Other Potentially Occurring Sensitive Species.

  White-tailed kite, but one's, buttowing ow's, bats, yellow-billed maggie and western bluebird have been identified to next or roost on or within the immediate vicinity of the proposed project inc. Direct or indirect supers to measure of these species may occur as a result of construction, and would therefore be considered potentially significant. The following integration measures would be necessary to reduce potentially significant. The following integration measures would be necessary to reduce processing or expected affects and inflament projects to necessary to reduce age of the proposed projects to necessary to reduce projects to necessary to reduce age of the project to necessary to reduce a project to provide project to necessary to reduce age of the project projects and the projects benefits of the reduce and the following in the reduces the necessary to reduce a project to necessary to reduce a project to the reduce and the reduced projects to the reduce and the reduced projects and the reduced projects and the reduced projects are reduced by the reduced projects and the reduced projects are reduced by the reduced projects and the reduced projects are reduced projects and the reduced projects are reduced projects and the reduced projects are reduced projects and reduced projects are reduced projects are reduced projects and reduced projects are reduced projects and reduced projects are re
- a) If avoidance of project activity (demolition of existing structures, grading, or new construction) during the breeding season is not feasible, a qualified biologist shall conduct pre-construction survey(s) to determine the nessing status of white-slated list, but no wis, between you sk, yellow-bried structures, and the pre-construction survey of the local conducted to lost batter all deep and no more than 20 also yellow the beginning of construction in cluding capacityment and materials stagingly between the months of March and early September. If no active nests or roosts are found during the survey, no further mitigation for nesting rooting of constructions of precise shall be required.
- b) If during the focused survey(s) series each or but roots, are destribed notice or within 250 feet of the proposed, no demolition of citizing networks or commercious flower but flowers or commercious flowers and be allowed until a significant flowers that they some place freeded follow foreign engineering flowers ability or that the season has failed and becomes insective. In the case of his reconstitution, it is extracted, exclusion shall be the only option prior to demolition. The case of his reconstitution of the reconstitution of the case of his reconstitution of the reconstitution

### sdard Conditions:

Prior to building permit issuance, a final lighting plan for all exterior lighting, including a photometric plan, shall be submitted to the Community Development Department for review and approval. All exterior lighting shall comply with the city's outdoor lighting control ordinance.

- Air Quality:

  An infertive due control program should be regin exceed by experience separation to review an approximate signing activities occur on the project site. In addition, all dirt load exiting a construction site within the project sear should be well exceed after loading control to the project site. In addition, all dirt load exiting a construction site within the project sear should be well exceed after loading control to the project site. In addition, all dirt load exiting a transmission site within the project sear should be well exceed after loading free transmission. Construction contracts shall include date control treatment in late morning and at the end of the day, of all earth surfaces during cleaning granting, entiremoving, and other step repression activities. Now pools were stable be used for fill contraction proposes where feasible.

  Very pools were stable be used, where stable is to suppose the control of high world (i.e. ward greaters late) in the proposition caused by construction activities.

  Very pools were stable to the project stable and the proposition of the project stable and the swept at the end of the day.

  Commencement of over my acception of overs and and strong unless of the project stable by every at the end of the day.

  The proposition of the project stable and the project stable and the every at the end of the day and cleared of any deposits caused by construction activities.

- activities.

  Revegatation or stabilization of exposed earth surfaces shall be required in all inactive areas in the project. 
  Vehicle speeds shall not exceed 15 miles per hour on unpaved areas. 
  Construction equations and origines shall be properly maintained to expose the properly maintained. 
  Construction equations and engines shall be properly maintained to expose the proper

- Note:

  All windows and sliding glass doors should be weather stripped or mounted in low uit-infiltration design frames meeting ANSI air infiltration sandards.
  Sundard energy-conserving building practices will saisify this requirement.
  Note including features shall be recognized into building contraction and side improvement as may be necessary to ensure interior notice levels on
  greater than 45 GRA and an assumance culent more level of 60 GRA.
  All conservations energy and experience than the incomplement of the city of Davis Noise Ordinance.

APPROVED BY CITY OF DAVIS PLANNING DEPARTMENT

10.25-09

C9 9 09/09/09 DATE: JOB NO: 919.02

APPROVAL

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CONDITION

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MAP

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SUBDIVIES !

**ENTATIVE** 

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### **CHILES RANCH WEST TENTATIVE SUBDIVISION MAP NO. 5088**

BEING ALL OF LOT "41" OF CHILES RANCH SUBDIVISION MAP NO. 4953 FILED IN BOOK  $\_$  OF MAPS AT PAGE  $\_$  ON  $\_$ , YOLO COUNTY, CALIFORNIA

### **CUNNINGHAM ENGINEERING**

**JUNE 2015** 

### LEGEND:

CURB AND GUTTER PER CHILES RANCH SUBD. 4953 6"S - SANITARY SEWER W/ MANHOLE PER CHILES RANCH SUBD. 4953 30"D STORM DRAIN W/ MANHOLE PER CHILES RANCH SUBD. 4953 STORM DRAIN INLET PER CHILES RANCH SUBD. 4953 WATER LINE PER CHILES RANCH SUBD. 4953 SEWER LATERAL W/ CLEANOUT PER CHILES RANCH SUBD. 4953 STREETLIGHT PER CHILES RANCH SUBD. 4953 PROPOSED STORM DRAIN W/ FILTERRA DRAIN PROPOSED WATER LATERAL W/ METER FIRE HYDRANT PER CHILES RANCH SUBD. 4953

--- FXISTING FASEMENT LINE - SUBDIVISION BOUNDARY PROPOSED RIGHT-OF-WAY LINE PROPOSED LOT LINE PROPOSED EASEMENT LINE

EXISTING PROPERTY LINE

FYISTING CURR AND CUTTER 24 LOT NUMBER

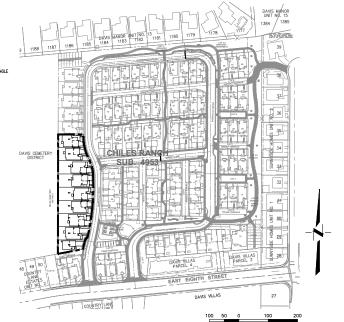
PROPOSED FINISH FLOOR ELEVATION 0.3% PROPOSED STREET GRADE AND DIRECTION EVISTING SPOT FLEVATION 54% PROPOSED ELEVATION

### ABBREVIATIONS BACK OF WALK CENTERLINE

EAST EASEMENT FINISH FLOOR LENGTH MATCH

MAXIMUM MINIMUM NORTH NOT TO SCALE PL . . PUE. PROPERTY LINE PUBLIC UTILITY EASEMENT CURVE RADIUS

WATER, WEST



# ΑS VICINITY MAP

### SHEET INDEX

C-1 TITLE SHEET

C-2 SITE LAYOUT, UTILITY AND GRADING PLAN

BRCH LANG ELEMENTAR

### OWNER / DEVELOPER:

NEW URBAN DEVELOPMENT, LLC 1930 EAST EIGHTH STREET, STE. 100 DAVIS, CALFORNIA 95616 (530) 756-7729

### CIVIL ENGINEER:

CUNNINGHAM ENGINEERING 2940 SPAFFORD STREET, SUITE 200 DAVIS, CALIFORNIA 95618 (530) 758-2026

### ASSESSORS PARCEL No:

AREA:

0.98 ACRES

### LAND USE:

EXISTING: RESIDENTIAL (MEDIUM DENSITY)
PROPOSED: RESIDENTIAL (MEDIUM DENSITY)

ZONING: EXISTING: PD#8-07

### PROPOSED: PD#8-07

FLOOD ZONE: ZONE 'X' -UNSHADED, 06113C0611G (6/18/2010)

### SERVICE PROVIDERS:

GAS PACIFIC GAS AND ELECTRIC (PG&E) (800) 743-5000 ELECTRICITY PACIFIC GAS AND ELECTRIC (PG&E) (800) 743-5000 CABLE TELEVISION

COMCAST (800) 824-2000 WATER CITY OF DAVIS PUBLIC WORKS DEPT (530) 757-5686

SEWAGE CITY OF DAVIS PUBLIC WORKS DEPT (530) 757-5686

TELEPHONE AT&T (800) 288-2020 FIRE DEPARTMENT CITY OF DAVIS FIRE DEPT (530) 757-5684 U.S.A. U.S.A. (800) 227-2600 GARBAGE & RECYCLING DAVIS WASTE REMOVAL

(530) 756-4646

ALL THE CERTAIN REAL PROPERTY BEING IN THE STATE OF CALIFORNIA, COUNTY OF YOLO, CITY OF DAVIS, AND IS DESCRIBED AS FOLLOWS:

### BENCHMARK

BASIS OF ELEVATIONS: CHISELED SQUARE @ FACE OF SIDEWALK, W. SIDE OF TULIP, ±200'S, OF LOYOLA, EL=37.30 (NGVD 29)

B.M. F-644 ELEVATION 34.94 (USGS UNADJUSTED)
USGS BRONZE DISC IN CONCRETE 48' SOUTH OF CENTERLINE OF SOUTHERLY (EASTBOUND) S.P.R.R. TRACK; ±140' WEST OF A POINT
OPPOSITE 430' SECOND STREET; ±14' MILE WEST OF MACE BOULEVARD OVERCROSSING.

LOCAL BENCHMARK: SQUARE CUT, TOP BACK OF WALK, SW CORNER OF 2525 EAST EIGHTH STREET, ELEVATION 41.41

### **BASIS OF BEARING**

THE MONUMENTED CENTERLINE OF E. EIGHTH STREET, BEING NORTH 79°28′10" EAST, AS FOUND ON THE RECORD OF SURVEY RECORDED IN BOOK 2003 OF MAPS AT PAGE 8.

- 1. THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 30339
- 2. ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE
- 3. THE EXISTING TOPOGRAPHY (SHOWN SCREENED) IS BASED ON A FIELD SURVEY PERFORMED BY MORROW SURVEYING, INC., DATED MARCH 31, 2008. CONTOUR INTERVAL # 1 FOOT.
- 5. THIS SUBDIVISION IS A RESUBDIVISION OF LOT 41.
- 7. NO SIGNIFICANT EROSION IS ANTICIPATED. APPROPRIATE EROSION CONTROL MEASURES ARE TO BE EMPLOYED DURING CONSTRUCTION
- 8. OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

C1 2

SUBDIVISION MAP NO. LES RANCH WEST

SHEET

TITLE (

CITY OF DAVIS COMMUNITY DEVELOPMENT DEPARTMENT DATE

06/30/15

TENTATIVE

