

September 12, 2008

Ike Njoku, Planner
Community Development Department
City of Davis
23 Russell Boulevard
Davis, CA 95616

Subject: Grande Resubmittal

Dear Ike,

Enclosed please find four copies of a revised set of documents that addresses your consolidated response (dated August 13, 2008) and previous/subsequent requests. The revisions also incorporate changes made pursuant to a meeting with the neighbors on August 25, 2008 and two subsequent meetings with Will Marshall.

With regards to your letter, dated August 13th:

Fire Issues

- We have widened the streets to satisfy the Fire Dept's requirements and have noted the emergency access at Encina and Street A.

Parks and Greenbelts

- Although it is stated in your consolidated response letter that City will only credit for 0.1 acres, your subsequent email increases it to include all land south of Lots 35-41. Our drawings now reflect that change, and the acreage tables have been revised. Because of the reduction of park land credit from our originally proposed amount, we revised the greenbelt at Lot 41 to the 45' width that was originally negotiated with the neighbors. The 5' has been added to Lot 41.
- The grading and drainage plans have been modified to substantially decrease the depths of the swales.

Tentative Map Comments –

For Sheet 1 of 4:

- “No Access Easement” has been revised to “Relinquishment of Direct Vehicular Access.”

- The Sidewalk has been extended along Street A at Lot 9.
- Curb and gutter improvements along the west side of Street A are vertical curb.
- Accessible ramps are at the intersections.

For Sheet 2 of 4:

- Note has been added to sheet referencing typical lot drainage.
- “LD” notes have been removed. (They were designating landscape drains, but we removed them in order to provide storm water quality control)

For Sheet 4 of 4:

- The traffic index numbers for the streets have been modified on the plans.
- Detail A-1 has been revised based on comment.
- Detail E-1 has been revised.
- Details D-1, F-1 have been revised per comment.

General Comments

- A separate tree exhibit is provided.
- Sheet L-1 is now labeled as “Conceptual Greenbelt/Open Space”
- Typical building envelopes have been removed from the tentative map, and are just shown on the Planned Development Exhibit.
- The half-plex setbacks have been revised as per comment.
- All second story setbacks have been revised to 10’.
- Setback envelopes have been revised to 5’/10’, so no note is necessary for further explanation on the Planned Development Exhibit.
- We are still showing the trees on the Planned Development Exhibit, but have put an ‘X’ through the ones that are planned for removal.

In addition, you and Tom Lumbrazo met towards the beginning of August, and you relayed several requests to Tom. Most of these were addressed in your subsequent consolidated response letter. However, there were a few that were not addressed in your letter.

So in the resubmittal, you will also find:

- A focused Aerial exhibit on an 8.5”x11” sheet
- A conceptual half-plex floor plan that works with a jogged property line
- Zoning comparison data added to the project Description/Justification

Sincerely,

Mark Rutheiser
Sr. Land Planner/Project Manager

cc: Tom Lumbrazo

Enclosures