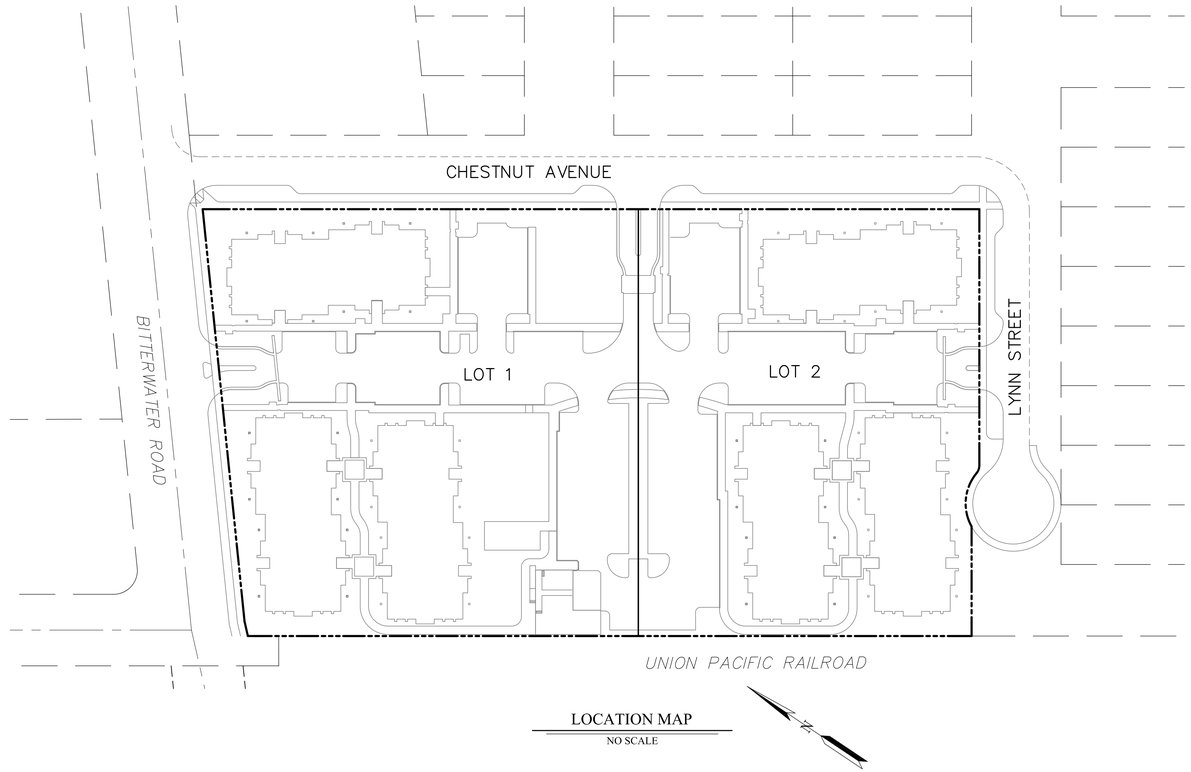
TENTATIVE PARCEL MAP FOR
BITTERWATER/CHESTNUT WORKFORCE HOUSING
KING CITY, CALIFORNIA

LEGEND

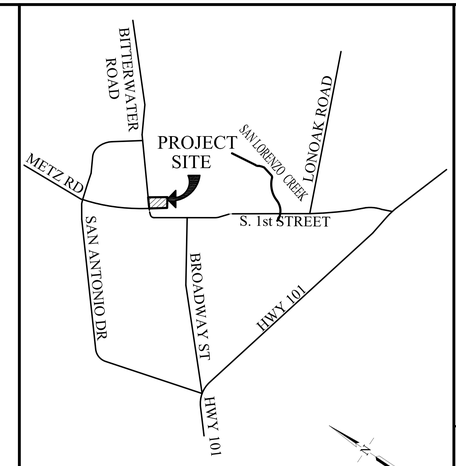
PROPOSED	DESCRIPTION	EXISTING
	PROJECT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY (R/W)	
	CENTERLINE	
	CURB	
	SIDEWALK	
	EDGE OF PAVEMENT	
	RETAINING WALL	
	EASEMENT	
	CONTOUR	350
	FLOWLINE	
V V	TOP AND TOE OF SLOPE	
	LIMIT OF GRADING	
SD	STORM DRAIN	SD SD SD
SS	SANITARY SEWER	SS SS SS
W	WATER	
	OVERHEAD LINE	OH
	ACCESSIBLE PARKING STALL	
	LOADING AND UNLOADING AREA	
OR	CATCH BASIN	
FF 341.8	PAD ELEVATION	
×339.3	SPOT ELEVATION	×349.2
OR	DIRECTION OF SURFACE FLOW	
	OVERLAND DRAINAGE RELEASE	
	EXISTING TREE TO BE REMOVED	
	MANHOLE	OR
	FIRE HYDRANT	
	DOUBLE DETECTOR CHECK VALVE	

ABBREVIATIONS

BNDY	BOUNDARY	NO.	NUMBER
CB	CATCH BASIN	PAD	PAD ELEVATION
CL	CENTERLINE	PAV	PAVEMENT
DI	DRAIN INLET	PL or ℄	PROPERTY LINE
EP	EDGE OF PAVEMENT	PSE	PUBLIC SERVICE EASEMENT
EX	EXISTING	PUE	PRIVATE UTILITY EASEMENT
FC	FACE OF CURB	R/W	RIGHT OF WAY
FH	FIRE HYDRANT	S	SLOPE
FI	FIELD INLET	SD	STORM DRAIN
GB	GRADE BREAK	SDMH	STORM DRAIN MANHOLE
HP	HIGH POINT	SS	SANITARY SEWER
INV	INVERT	SSMH	SANITARY SEWER MANHOLE
LF	LINEAR FEET	SWK	SIDEWALK
LP	LOW POINT	TC	TOP OF CURB
MAX	MAXIMUM	TYP	TYPICAL
MIN	MINIMUM	W	WATER



LOCATION MAP
NO SCALE



VICINITY MAP
NO SCALE

SHEET INDEX

GENERAL NOTES

1. LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. THE EXISTING TOPOGRAPHY, AS SHOWN, IS BASED ON AN AERIAL SURVEY DATED APRIL 18, 2019. THE SPOT ELEVATIONS SHOWN ON THIS PLAN REPRESENT GROUND ELEVATIONS, AS DETERMINED AT TIME OF SAID SURVEY.
3. FINAL PIPE SIZES, ELEVATIONS AND LENGTHS ARE SUBJECT TO CHANGE; TO BE CONFIRMED DURING FINAL DESIGN.
4. THE PROJECT IS LOCATED IN FLOOD ZONE 'X' PER FLOOD INSURANCE RATE MAP NO. 06053C1103G. ZONE X IS DEFINED AS AREAS WITH A 0.2% CHANCE FLOOD HAZARD.
5. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY GRICE ENGINEERING DATED OCTOBER 3, 2019.
6. PROPOSED SURFACE GRADES, PAD GRADES AND PIPE INVERT ELEVATIONS AS SHOWN ARE PRELIMINARY. ALL GRADES AND INVERT ELEVATIONS ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
7. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS TENTATIVE PARCEL MAP.
8. ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF KING.
9. GRADING, SURFACE IMPROVEMENTS, AND UTILITIES ARE CONCEPTUAL AND ARE SUBJECT TO REVISION DURING FINAL DESIGN.
10. BENCHMARK: NGS POINT "K 1441", PID "GU4131", LOCATED NEAR THE MESA DEL REY AIRPORT, 54 FEET NORTHWEST OF THE NORTH CORNER OF THE KING CITY AVIATION INCORPORATED BUILDING, 33 FEET NORTHWEST OF THE CENTER OF THE MAIN ENTRANCE ROAD, 1 FOOT SOUTHWEST OF A WITNESS POST, ELEVATION(NAVD88) = 371.23'.

PROJECT INFORMATION

1. PROPERTY LOCATION: SOUTHEAST OF BITTERWATER ROAD, NORTHEAST OF UNION PACIFIC RAILROAD, NORTHWEST OF CHESTNUT AVENUE
2. ASSESSOR'S PARCEL NUMBERS: 026-285-001, 026-285-002, 026-285-003, 026-285-004, 026-285-005, 026-285-006, 026-285-007, 026-285-008
3. PRESENT LAND USE: RESIDENTIAL, LIGHT INDUSTRIAL, AGRICULTURE
4. TOTAL EXISTING LOTS: 18
5. TOTAL PROPOSED DEVELOPABLE LOTS: 2
6. EXISTING GENERAL PLAN: PLANNED DEVELOPMENT (PD)
7. PROPOSED GENERAL PLAN: PLANNED DEVELOPMENT (PD)
8. EXISTING ZONING DISTRICT: NEIGHBORHOOD CENTER (NC)- DOWNTOWN EDITION SPECIFIC PLAN (P-D/SP)
9. PROPOSED ZONING DISTRICT: NEIGHBORHOOD CENTER (NC)- DOWNTOWN EDITION SPECIFIC PLAN (P-D/SP)
10. COMBINED NEIGHBORHOOD BUILDOUT TABULATION (SEE SHEET 3 FOR DETAILS):

EXISTING GROSS AREA	5.22 ± AC
PUBLIC R/W TO BE VACATED	0.03 ± AC
SUBTOTAL NEW GROSS AREA	5.25 ± AC
PROPOSED PUBLIC STREET R/W	0.07 ± AC
PROPOSED RESIDENTIAL LOTS	5.18 ± AC
TOTAL	5.25 ± AC

11. WATER: CALIFORNIA WATER SERVICE COMPANY
12. SANITARY SEWER: CITY OF KING
13. STORM DRAIN: CITY OF KING
14. GAS & ELECTRIC: PACIFIC GAS & ELECTRIC

APPLICANT:

FRESH FOODS
700 AIRPORT BLVD.
KING CITY, CA 93930

CIVIL ENGINEER:

RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO
GILROY, CA 95020
CONTACT: CHRIS PATTON, P.E., RCE #66271
(408) 848-0300, cpatton@rja-gps.com

RJA
RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO GILROY, CA 95020
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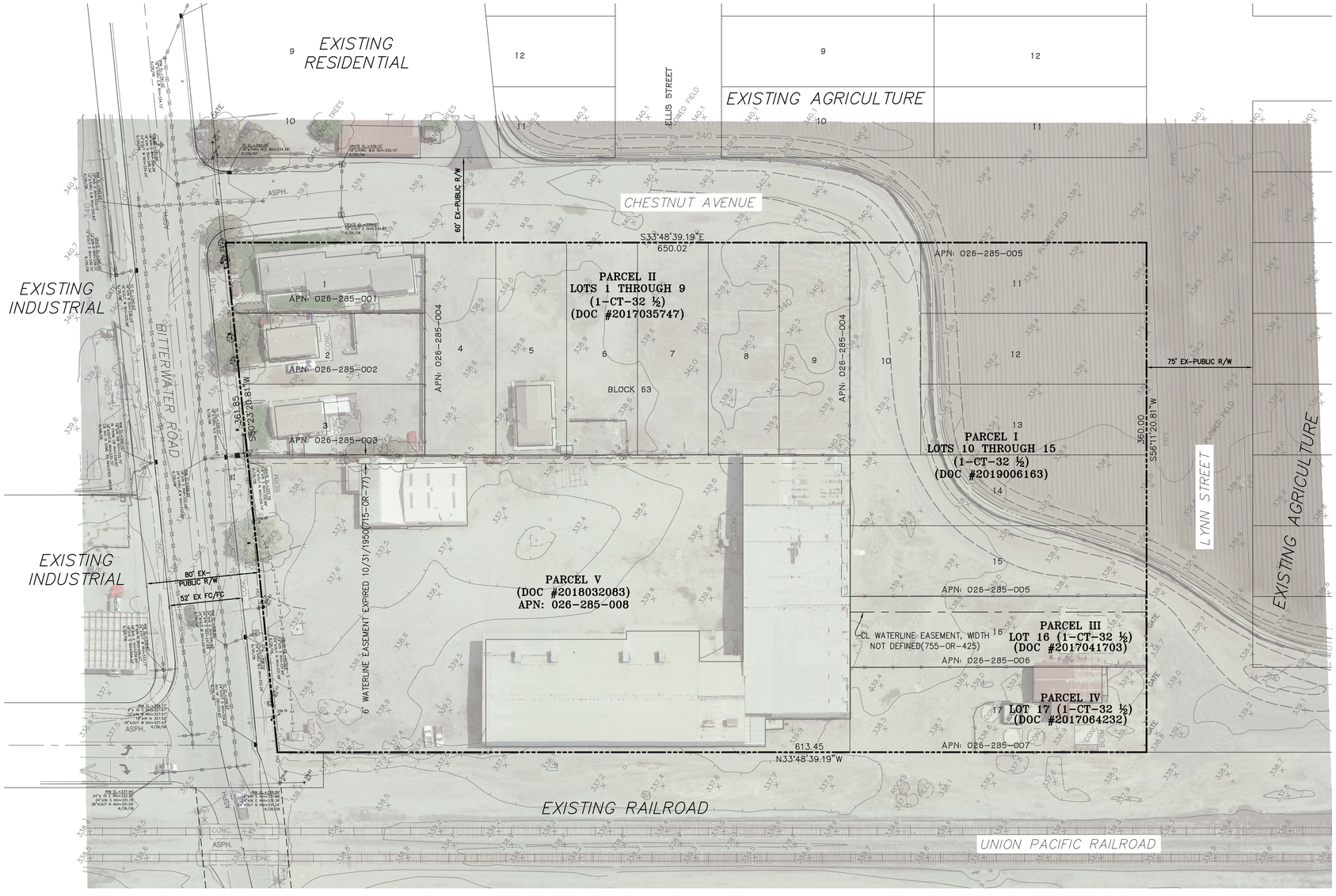
TENTATIVE PARCEL MAP
TITLE SHEET
BITTERWATER/CHESTNUT WORKFORCE HOUSING
KING CITY, CALIFORNIA
FOR: FRESH FOODS

SCALE NONE
DATE NOV 2019

DATE	MK	SHEET REVISIONS	BY	CK
		1ST SUBMITTAL NOVEMBER 2019		

SHEET 1 OF 6 SHEETS

JOB NO. 192013



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	PROJECT BOUNDARY	
	LOT LINE	
	CENTERLINE	
	CURB & GUTTER	
	SIDEWALK	
	OVERHEAD LINES	OH

NOTE:
1. ALL IMPROVEMENTS WITHIN THE PROJECT BOUNDARY TO BE REMOVED

0 40 80 120
SCALE IN FEET: 1"= 40'

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TENTATIVE PARCEL MAP
EXISTING CONDITIONS AND PRELIMINARY DEMOLITION PLAN
BITTERWATER/CHESTNUT WORKFORCE HOUSING
KING CITY, CALIFORNIA

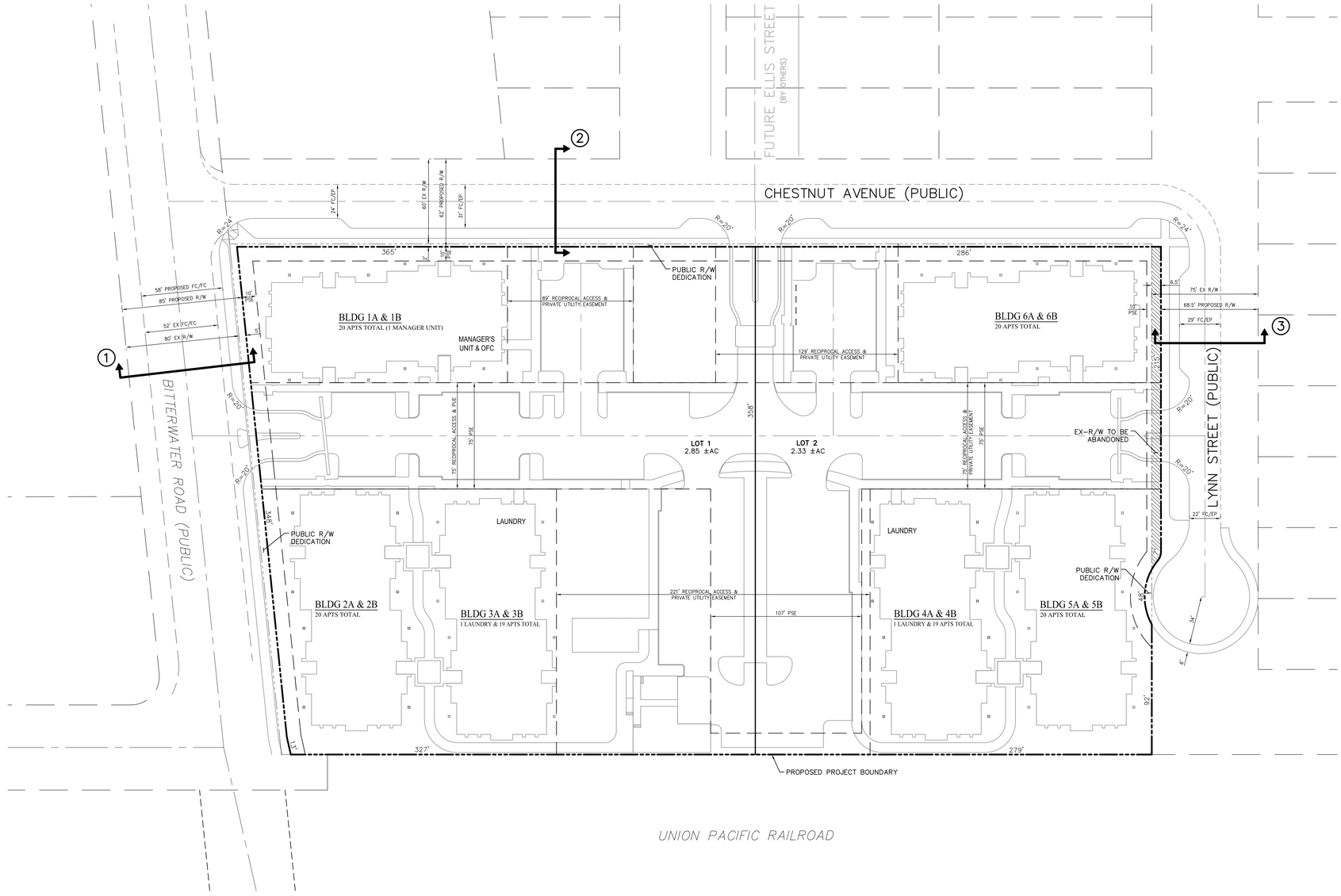
FOR: FRESH FOODS

SCALE: 1"=40'
DATE: NOV 2019

DATE	MK	SHEET REVISIONS	BY	CK
		1ST SUBMITTAL NOVEMBER 2019		

SHEET 2 OF 6 SHEETS

JOB NO. 192013

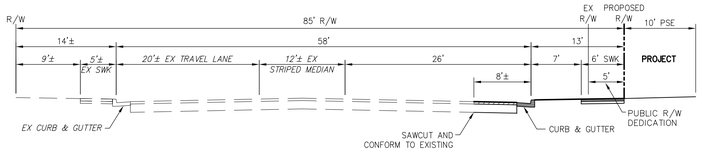


LEGEND

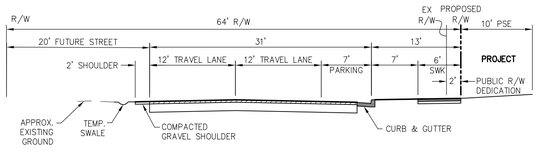
PROPOSED	DESCRIPTION	EXISTING
	PROJECT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY (R/W)	
	CENTERLINE	
	CURB	
	SIDEWALK	
	EDGE OF PAVEMENT	
	EASEMENT	
	FUTURE CENTERLINE	
	FUTURE RIGHT OF WAY	
	EXISTING R/W TO BE ABANDONED	

LOTTING NOTES

1. ALL ABANDONMENTS WILL BE DONE WITH PROJECT PARCEL MAP(S), PER SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.



① BITTERWATER ROAD
NO SCALE



② CHESTNUT AVENUE
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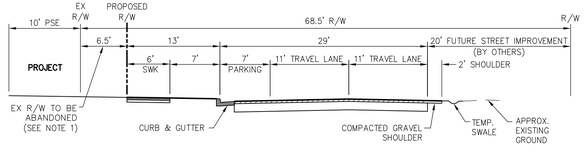

③ LYNN STREET
NO SCALE

0 40 80 120
SCALE IN FEET: 1"= 40'

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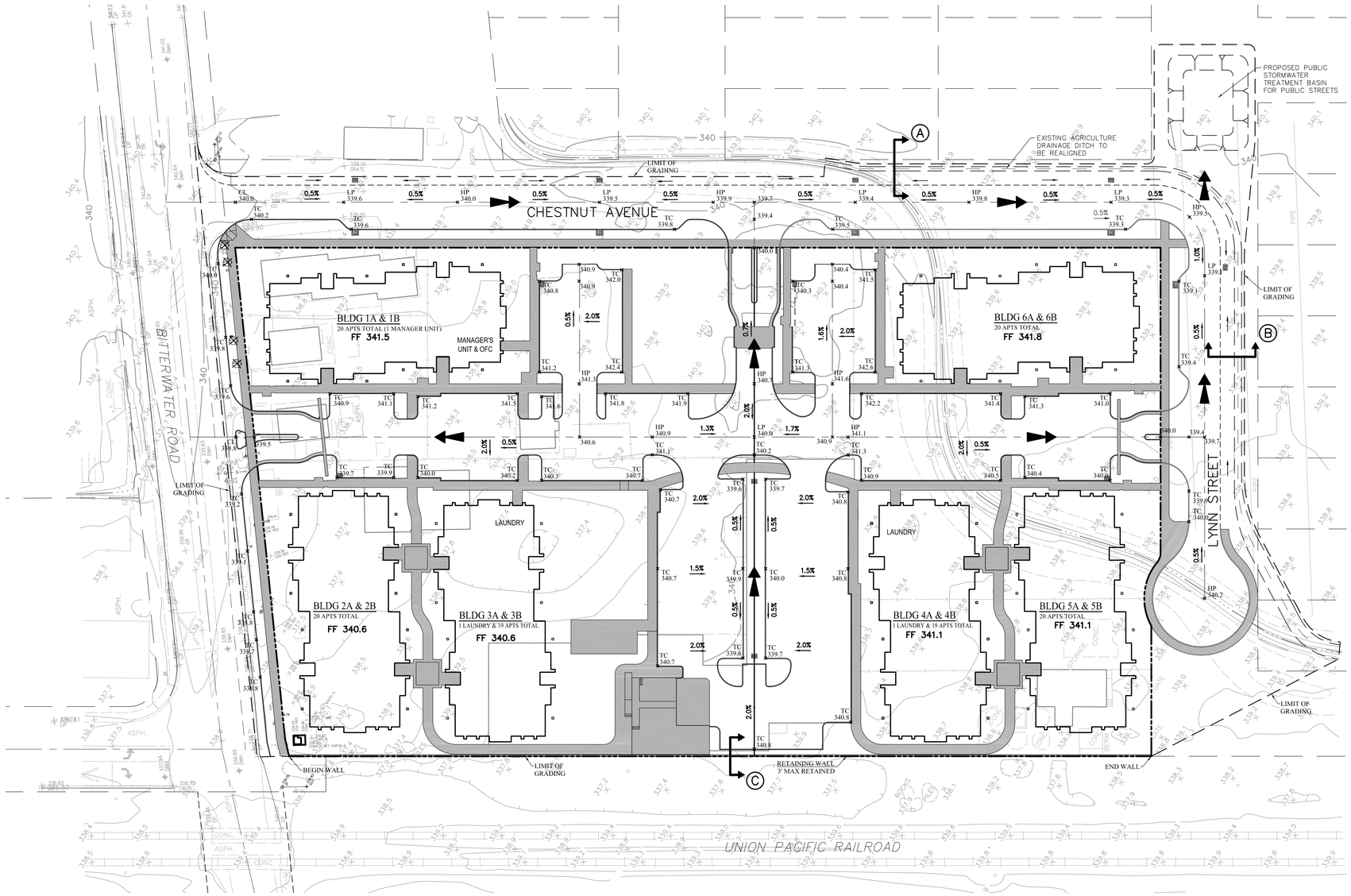
TENTATIVE PARCEL MAP
LOTTING PLAN
BITTERWATER/CHESTNUT WORKFORCE HOUSING
KING CITY, CALIFORNIA
FOR: FRESH FOODS

SCALE 1"=40'
DATE NOV 2019

DATE	BY	CK
SHEET REVISIONS		
1ST SUBMITTAL NOVEMBER 2019		

SHEET 3 OF 6 SHEETS

JOB NO. 192013

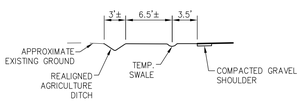


LEGEND

PROPOSED	DESCRIPTION	EXISTING
	PROJECT BOUNDARY	
	LOT LINE	
	CENTERLINE	
	CURB	
	SIDEWALK	
	EDGE OF PAVEMENT	
	RETAINING WALL	
	CONTOUR	350
	FLOWLINE	
	TOP AND TOE OF SLOPE	
	LIMIT OF GRADING	
OR FF 341.8	CATCH BASIN	
339.3	PAD ELEVATION	
OR	SPOT ELEVATION	
	DIRECTION OF SURFACE FLOW	×349.2
	OVERLAND DRAINAGE RELEASE	
	EXISTING TREE TO BE REMOVED	

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.



SECTION (A)
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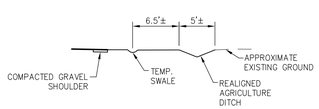

SECTION (B)
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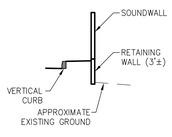

SECTION (C)
NO SCALE

0 40 80 120
SCALE IN FEET: 1"= 40'

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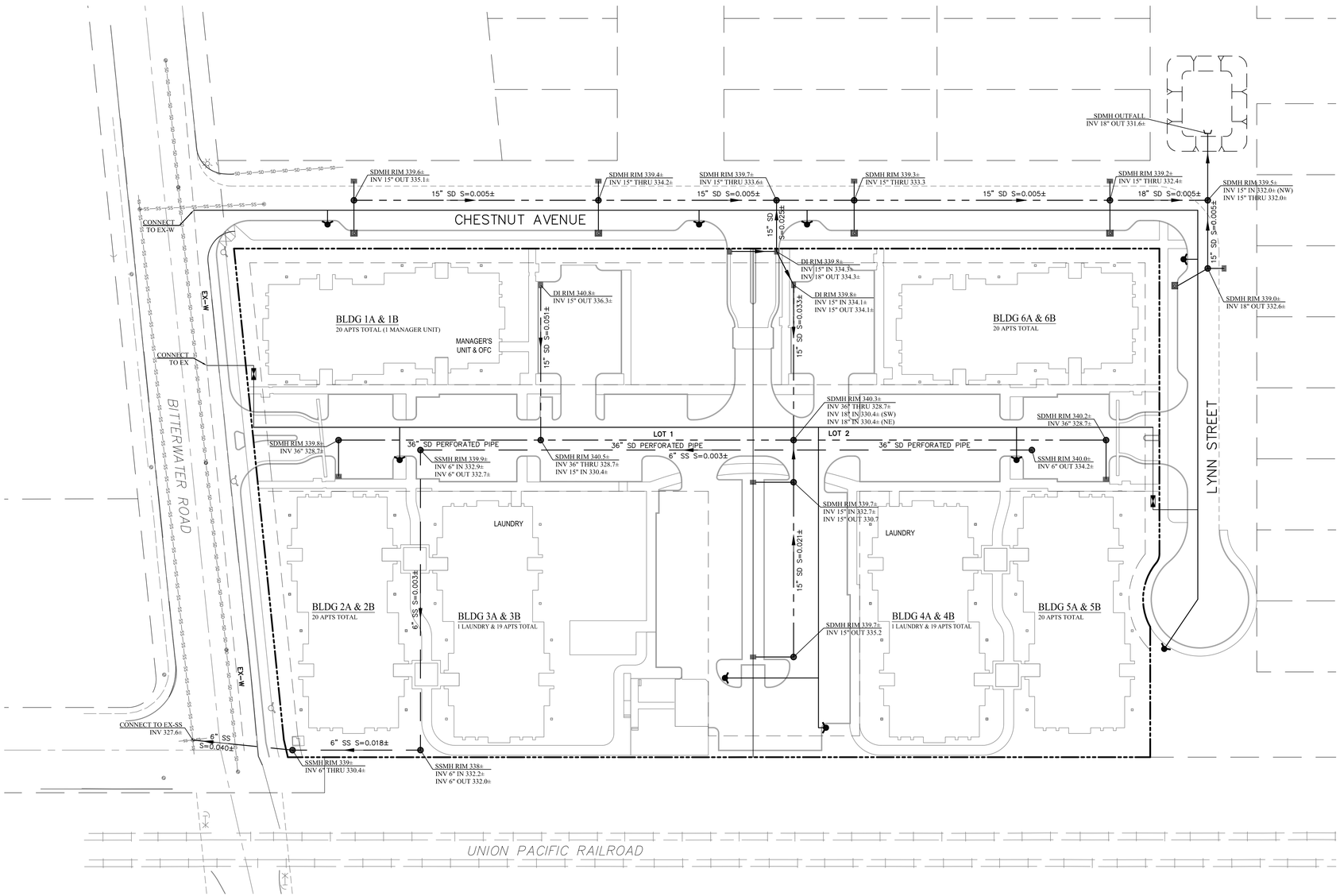
TENTATIVE PARCEL MAP
PRELIMINARY GRADING AND DRAINAGE PLAN
BITTERWATER/CHESTNUT WORKFORCE HOUSING
KING CITY, CALIFORNIA
FOR: FRESH FOODS

SCALE 1"=40'
DATE NOV 2019

DATE	MK	SHEET REVISIONS	BY	CK
		1ST SUBMITTAL NOVEMBER 2019		

SHEET 4 OF 6 SHEETS

JOB NO. 192013



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	PROJECT BOUNDARY	
	LOT LINE	
	EASEMENT	
	CURB	
	SIDEWALK	
	EDGE OF PAVEMENT	
SD	STORM DRAIN	SD SD SD
SS	SANITARY SEWER	SS SS SS
W	WATER	
●	MANHOLE	○ OR ○
■	DRAIN INLET (DI)	
	FIRE HYDRANT	
	DOUBLE DETECTOR CHECK VALVE	

0 40 80 120

SCALE IN FEET: 1"= 40'

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TENTATIVE PARCEL MAP
PRELIMINARY UTILITY PLAN
BITTERWATER/CHESTNUT WORKFORCE HOUSING
KING CITY, CALIFORNIA

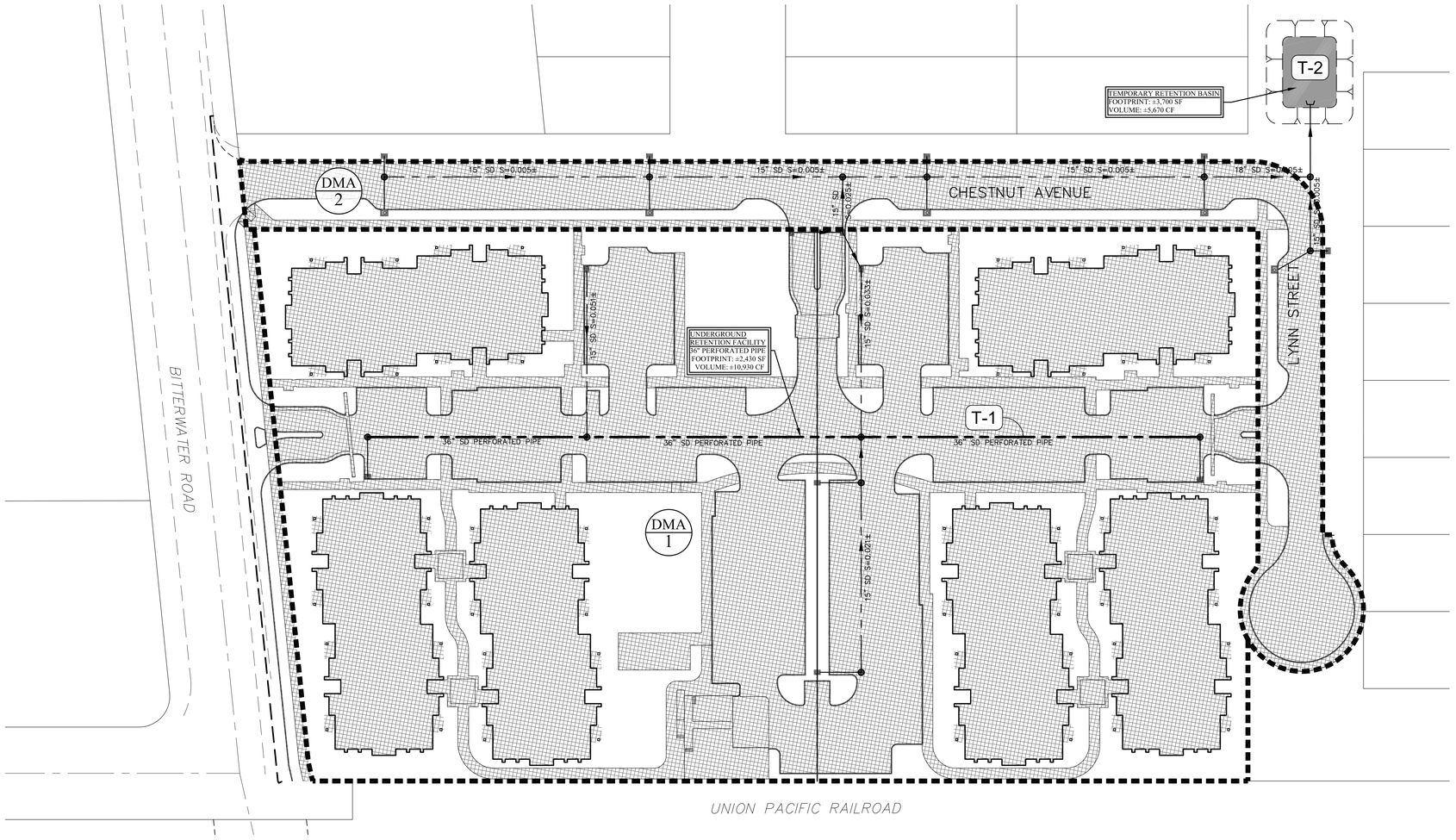
FOR: FRESH FOODS

SCALE 1"=40'
DATE NOV 2019

DATE	MK	SHEET REVISIONS	BY	CK
		1ST SUBMITTAL NOVEMBER 2019		

SHEET 5 OF 6 SHEETS

JOB NO. 192013



LEGEND

PROPOSED	DESCRIPTION
	DRAINAGE AREA BOUNDARY
	36" PERFORATED STORM DRAIN PIPE
	STORM DRAIN
	STORM DRAIN CURB INLET
	STORM DRAIN FIELD INLET
	IMPERVIOUS AREA
DMA 1	DRAINAGE MANAGMENT AREA ID
T-2	TREATMENT CONTROL MEASURE ID
	STORMWATER TREATMENT BASIN

GENERAL NOTES

1. THE PROJECT IS LOCATED IN THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (CCWQCB) JURISDICTION. STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO CCRWQCB RESOLUTION NO. R3-2013-0032 "POST-CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION".
2. THIS STORM WATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN AND ULTIMATE SITE CONFIGURATION.
3. RETENTION FACILITIES WERE SIZED USING THE HYDROGRAPH ROUTING METHOD IN COMPLIANCE WITH ATTACHMENT D OF THE CCRWQCB RESOLUTION NO. R3-2013-0032.
4. ALL STORMWATER CALCULATIONS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. THE LID MEASURES AND STORMWATER CONTROL FACILITIES MAY BE CHANGED OR MODIFIED DURING FINAL DESIGN AS LONG AS THE PROJECT CAN SHOW CONFORMANCE WITH THE CITY OF KING AND CCRWQCB POST-CONSTRUCTION STORMWATER REGULATIONS IN EFFECT AT THE TIME OF THE PROJECT APPROVAL.
5. THE 36" PERFORATED STORM DRAIN SERVES AS THE MAIN DETENTION/RETENTION FACILITY FOR THE ON-SITE PROJECT. THE FACILITY WAS SIZED TO RETAIN THE 95% STORM VIA THE ROUTING METHOD USING CIVILSTORM COMPUTER PROGRAM BY BENTLEY SYSTEM INCORPORATED.
6. THE PROJECT SITE IS LOCATED WITHIN WATER MANAGEMENT ZONE 4. ZONE 4 IS EXEMPT FROM PEAK FLOW MANAGEMENT REQUIREMENTS PER CCRWQB RESOLUTION NO. R3-2013-0032. HOWEVER, THE PROJECT COMMITS TO NOT EXCEED PRE-PROEJCT PEAK FLOWS FOR THE 2-YEAR THOUGH 100-YEAR STORM EVENTS.
7. A TEMPORARY RETENTION/DETENTION BASIN WILL BE RPOVIDED FOR OFFSITE AREAS. THE BASIN RETAINS UP TO THE 2-YEAR STORM EVENT AND DETAINS OFFSITE AND ONSITE PEAK FLOWS FROM EXCEEDING PRE-DEVELOPMENT PEAK FLOWS FOR THE 2-YEAR THROUGH 100-YEAR STORM EVENTS. THE BASIN DISCHARGES TO AN EXISTING AGRICULTURAL DRAINAGE DITCH THAT IS BEING REALIGNED AS A PART OF THIS PROJECT. UPON BUILD OUT OF THE KING CITY DOWNTOWN ADDITION (KCDA) SPECIFIC PLAN, THE BASIN WILL BE REMOVED AND A STORM DRAIN SYSTEM WILL BE INSTALLED TO CONVEY RUNOFF TO THE ULTIMATE BASIN LOCATION AS SHOWN IN THE KCDA SPECIFIC PLAN.
8. STORMWATER PEAK FLOWS WERE CALCULATED USING CIVIL STORM COMPUTER PROGRAM BY BENTLEY SYSTEM INCORPORATED. THE CCWQCB RAINFALL DEPTH MAPS AND NOAA ATLAS 14 WERE USED TO DETERMINE THE RAINFALL DEPTHS. THE NRCS RAINFALL DISTRIBUTION FOR CALIFORNIA (REGION CA-5) WAS USED FOR THE 24-HOUR RAINFALL PATTERN. THE NRCS CURVE NUMBER METHOD WAS USED TO ESTIMATE RUNOFF.

PRELIMINARY STORMWATER TABLE

Project Name: Rava Ranches
Project Location: King City, CA
Date: November, 2019

Project Information

Area =	269,930 ft^2	*Total project area including public streets*
Existing Impervious Area =	50,180 ft^2	
	19%	*Existing Percent impervious area*
Ex Imperv Area To Remain =	0 ft^2	*Total existing impervious surface to remain*
Replaced Imperv Area =	50,180 ft^2	*Total existing impervious surface to be replaced as part of project*
New Imperv Area =	146,350 ft^2	*Total new impervious surface to be installed as part of project*
Total Impervious Area =	196,530 ft^2	*Total project impervious area*
	73%	*Percent impervious area*
Water Management Zone =	4	

Performance Requirements

No. 1 = Implement site design and runoff reduction strategies
No. 2 = Provide water quality treatment for 85% storm event
No. 3 = Prevent offsite discharge from events up to the 95th% storm event via optimizing infiltration
No. 4 = N/A- Water Management Zone 4 is exempt from peak flow management
No. 5 = N/A

Rainfall Design Information

MAP =	in	*Mean Annual Precipitation*
$P_{85\%}$ =	0.8 in	*85th% 24-hr rainfall depth*
$P_{95\%}$ =	1.2 in	*95th% 24-hr rainfall depth*
2-yr	1.70 in	*2-year 24-hr rainfall depth*
10-yr	3.00 in	*10-year 24-hr rainfall depth*
25-yr	3.79 in	*25-year 24-hr rainfall depth*
100-yr	5.02 in	*100-year 24-hr rainfall depth*

Soil Type Design Information

Site HSG =	C	*NRCS Hydrologic Soil Group Classification*
Infiltration Rate =	3.02 in/hr	*Lowest recorded percolation test at proposed elevation of underground retention facility, performed by Grice Engineering, November 2019*
Safety Factor =	2	
Design Infiltration Rate =	1.5 in/hr	

95% Rainfall Depth Runoff Retention Volume

		Impervious Surface (SF)		Pervious Surface (SF)						Runoff Rentention Volume Calculation				
DMA	Area (SF)	Total New and Replaced Impervious Surface	Replaced Impervious Surface (SF)	Managed Turf	Landscape/Grass	Pervious Concrete	Turf Block	Pavers	Total	Impervious Area Credit for Redevelopment (SF)	Drainage Area Minus Credit (SF)	% Impervious	Runoff Coefficient	95th% Volume, Vss (ft^3)
1	225,630	158,780	43,770		66,850				66,850	21,885	203,745	70%	0.50	10,135
2	44,300	37,750	6,410		6,550				6,550	3,205	41,095	85%	0.66	2,729
Total	269,930	196,530		0	73,400	0	0	0	73,400	25,090	244,840	73%	0.52	12,864

Notes:

1. SCM surface area for volume based facilities is based on the area at 1/3 depth to account for side slopes.
2. SCM sizing for the underground infiltration facility and 36" perforated storm drain pipe was done using the Hydrograph Routing Method in conjunction with CivilStormcomputer modeling software by Bentley Systems Inc.

Governing Equations:

$$V_{95} = \frac{C * P_{95} * A}{12}$$

V_{95} = *95% Rainfall Depth Runoff Retention Volume (ft^3)*
C = $0.858i^3 - 0.78i^2 + 0.774i + 0.04$
P_{95} = 1.20 *24-hr 95th percentile rainfall depth (in)*
A = *drainage area (ft^2)*
i = *% impervious*

$$\text{Area} = \frac{V_{95} * 12}{D_F + D_{BSM} * R_{BSM} + D_S * R_G}$$

Area = *Design SCM area based on 95% runoff retention volume (ft2)*
D = *SCM Layer depth (in)*
R = *SCM Layer porosity (in)*

$$T_D = \frac{V_{95} * 12 * SF}{I * \text{Area}}$$

T_D = *Drawdown time (hr)*
A = *Available SCM area (ft^2)*
I = 1.5 *Infiltration Rate (in/hr)*

Underground Retention Facility Volume Calculation

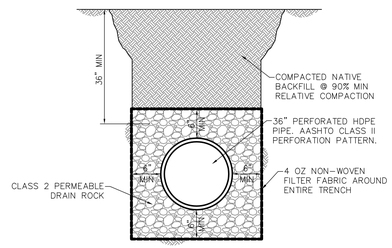
SCM Descritption	Length of Pipe (ft)	Total Footprint (ft^2)	Total Volume (ft^3)	Infiltration Flow Rate (cfs)	Drawdown Time (hr)
36" Perforated Pipe	540	2,430	10,935	0.08	36

Note:
The Underground Retention Facility was sized by applying the Hydrograph Routing Method, outlined in Appendix D of the CCRWQCB Reolution No. R3-2013-0032. An infiltration rate of 1.5 in/hr was used which refelects a factor of safety of 2.

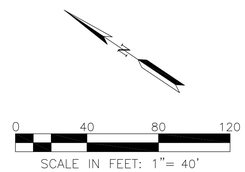
Temporary Stormwater Retention/Detention Basin Summary

Infiltration Area = 1,600± ft^2
Total Detention Volume = 5,670± ft^3
Detention Basin Ponding Depth = 2.5 ft
Detention Basin Freeboard = 1.0 ft

Return Period	Allowable Outflow (cfs)	Peak Outflow (cfs)
95th %	0	0
2-yr	2.23	0
10-yr	5.39	4.98
25-yr	7.37	7.36
100-yr	10.46	10.26



PERFORATED PIPE TRENCH DETAIL
NO SCALE



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TENTATIVE PARCEL MAP
PRELIMINARY STORM WATER CONTROL PLAN
BITTERWATER/CHESTNUT WORKFORCE HOUSING
KING CITY, CALIFORNIA
FOR: FRESH FOODS

SCALE 1"=40'
DATE NOV 2019
BY CK
SHEET REVISIONS
DATE MK
1ST SUBMITTAL NOVEMBER 2019

SHEET 6 OF 6 SHEETS
JOB NO. 192013

TABLE OF CONTENTS

Changes to the King City Downtown Addition Specific Plan

Cover

Adopted 14 June, 2011 / Amended 28 January 2014 / Amended [date] 20~~19~~20

Title

Downtown Addition Specific Plan

City of King, California

Adopted 14 June, 2011
Amended 28 January 2014
Amended [date] 20~~19~~20

……

Amended by:

Sargent Town Planning
EMC Planning Group

Footer

(repeated on each page)
Adopted 14 June, 2011 / Amended 28 January 2014 Amended [date] 20~~19~~20

Acknowledgment Page

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Table of Contents

Note added at Figure 3-11, page numbers will be updated from Figure 3-11 through Figure 3-87 (last figure in Section 3).

Figure 3-29: Chestnut Avenue, Jayne Street, and Palm Avenue ~~and Metz Road/Ellis Street~~ – Typical Section

Table 5-3 title change: Estimated Project Development Fee Revenue - Maximum Density

Page 1-1

Figure edit- Plan boundary

Page 1-2

(first sentence) The Specific Plan area is in the former King City Redevelopment Project Area.

(second sentence) The overall goal of the King City Redevelopment Project Area was ~~is~~ to alleviate conditions within the downtown that are impediments to the full and beneficial use of properties and buildings.

Page 1-8

6. **Appendices.** The Specific Plan contains ten appendices. The Regulating Code Glossary provides definitions of terms and phrases used in the Regulating Code, the General Plan Consistency Review discusses how the Specific Plan implements the City's General Plan, the Inclusionary Housing Program Outline and Framework describes the specific efforts the developer of the Downtown Addition will take to promote low to moderate income housing, the Master Developer Design Review outlines the approval procedure and submittal requirements, the Building Height and Architectural Styles describe the relationship between style and building height, ~~and~~ the Off-Site Street Sections describe roadway improvements outside the project boundary, ~~. A seventh appendix,~~ and the Fiscal Impact Analysis~~, is~~ provides information on fiscal and economic factors. ~~d under separate cover. Three additional~~The final three appendices ~~are reserved for future addition and~~ include the Adopting Resolutions and Ordinances, the Mitigation Monitoring and Reporting Program, and the Precise Description of the Specific Plan Area Boundary.

Page 2-1

Text in Section 2.1 Introduction, 3rd paragraph:

The Downtown Addition Specific Plan allows the development of up to ~~650~~ 710 housing units, and up to ~~190,060~~ 148,060 square feet of commercial space, while ensuring almost 2~~3~~4 acres of open space. The detailed breakdown of developed and undeveloped areas is provided in Table 2-1.

Table 2-1: Land Use Summary

Land Use	Area [ac[1]]	Max. Commercial[2] [sq.ft.]	Max. Residential[3] [DU]
Residential: Neighborhood General 1	14.47	n/a	89
Residential: Neighborhood General 2	17.52	n/a	199
Residential: Neighborhood General 3	~~11.45~~ 9.53 [8]	0[4]	~~234~~ 183 [8]
Mixed Use: Neighborhood Center	13.~~42~~21[9]	~~167,438~~ 132,893 [5] ~~22,622~~ 15,167[6]	~~128~~ 239 [10]
Public Open Space: Parks, Greens, Paseos, Mid-Block Common Areas[7]	22.62	n/a	n/a
Streets Rights-of-Way	~~30.70~~ 29.72 [11]	n/a	n/a
Total	~~110.18~~ 107.07~~1.7~~1	~~190,060~~ 148,060	~~650~~ 710 [12]

Notes:

General Note: The commercial square footage and residential unit counts are intended to be flexible, but not exceed the maximum for the plan area. Commercial uses include up to 15,167 square feet of live-work commercial space in the NC district, and/or up to 15,060 square feet in the NG-3 district, but not exceeding a total 134,247 square feet of commercial floor area within the specific plan.

1 All acreages are approximate;

2 Maximum sq. ft. numbers intended to provide flexibility for each zone; Actual sq. ft. numbers shall not exceed the total;

~~2~~3 Maximum DU numbers intended to provide flexibility for each zone; Actual DU numbers shall not exceed the total;

~~3~~4 NG-3 district can include up to 15,060 sq. ft. of commercial and/or live-work commercial transferred from the NC District~~Sq. ft. number represents the commercial potential shown on the Tentative Tract Map. Up to 15,060 sf of commercial space, including the commercial component of Live-Work units, is permitted per Table 3-2 (Allowed Land Uses and Permit Requirements) and Section 3.3.3.B (Initiation of Non-Residential Use), provided the total commercial square footage does not exceed 190,060~~;

~~4~~5 General commercial. Commercial floor area reduced by 34,545 square feet due to change in use from commercial/mixed use to exclusive residential on 4.24 acres of the Bitterwater Road site (30,945 square feet) and 1.00 acres of the Jayne Street site (3,600 square feet). Live-work space reduced by 7,455 square feet on Bitterwater/Chestnut Project site;

~~5~~6 Live-Work units permitted per Section 3 (Regulating Code);

~~6~~7 Mid-Block Common Areas may be landscaped or hardscaped, or may be converted to additional off-street parking if necessary;

8 NG-3 district can include up to 15,060 sq. ft. of commercial and/or live-work commercial transferred from the NC district and NG-3 district residential capacity reduced by 50 units due to removal of the Jayne Street site.

9 NC district reduced by 1.19 acres due to removal of Jayne Street Project site and small adjacent property and increased by 0.98 acres due to abandonment of Metz Road / Ellis Street right-of-way.

10 NC district residential capacity reduced by 8 live-work units and increased by 118 workforce housing units, for a net change of 110 additional units.

11 Streets right-of-way area reduced by 0.98 acres to reflect abandonment of Metz Road/Ellis Street right-of-way.

12 Total residential capacity increased 110 units for Bitterwater/Chestnut Project site and decreased by 50 units due to removal of Jayne Street site, for a net change of 60 additional units.

Page 3-1

Text in Section 3.1.2 Applicability of the Regulation Code, Part C

2. If a conflict occurs between a provision of the ~~Uniform~~ California Building Code and a requirement of this Regulating Code, the ~~Uniform~~ California Building Code shall control.

The Building Official may, in the case of buildings of recognized historical merit, invoke the provisions of the State of California Historic Building Code.

Page 3-3

Figure edit- Adjust boundary; remove Metz Rd-Ellis St extension; removed footnote 6 text through " UPRR and is approved by the City Engineer".

Page 3-5

Figure edit - Adjust boundary; remove Metz Rd-Ellis St extension

Page 3-6

Figure edit - Adjust boundary; remove Metz Rd-Ellis St extension

Page 3-7

Figure edit - Adjust boundary; remove Metz Rd-Ellis St extension

Page 3-8

Figure edit - Adjust boundary; remove Metz Rd-Ellis St extension

Page 3-9

Figure edit - Adjust boundary; remove Metz Rd-Ellis St extension

Page 3-14

Text in Section 3.3.3 Additional City Approval Requirements, Part D

D. Three-story buildings ~~elements~~. The construction of a ~~building with~~ three-story ~~architectural elements intended for architectural accentuation~~building in the Neighborhood Center (NC) zone may be permitted with Design Review approval pursuant to KCMC 17.50. A Conditional Use Permit (CUP) may still be required if the building contains a residential use. ~~and requires that a Conditional Use Permit be obtained prior to the issuance of a building permit by the City. The findings of the Conditional Use Permit must determine that adequate fire protection has been provided by fire sprinklers, building access to the building, standpipes, fire escapes, building materials, other design features.~~

Page 3-18

Figure edit- remove Metz Rd- Ellis St extension; make jayne st site in white

Page 3-20

Figure edits- remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-22

Figure edit- remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-24

Figure edit- remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-25

Text in Section 3.4.7 NC (Neighborhood Center) Zone Standards, Part C.3.K:

3. Height limit. The height of primary and secondary buildings shall not exceed the following limits, as shown in Diagram NC-3. Minimum and maximum heights are measured from average finished grade at the front setback line.

K Primary building eave height: 28 ft. (2 stories) max.;
36 ft. (3-story) ~~accents~~ max. with design review approval pursuant to KCMC 17.50.

Page 3-52

B. Building size and massing.

1. Buildings shall be composed of one, one and a half, ~~or~~ two- or three-story volumes.

Page 3-56

A. Description of type. (second sentence): The courtyard is intended to be a semi-public or private space that physically or visually functions as an extension of the public realm into the private lot

B. Building size and massing.

1. Buildings shall be principally composed of two and three-story volumes. Three-story ~~architectural elements may be~~buildings are allowed ~~for architectural accentuation~~ in the NC zone with design review approval pursuant to KCMC 17.50 (see Section 3.4).

Page 3-57

Text changes in Section 3.6.2.10(D):

2. Common stairs may provide access from the courtyard to up to four ~~no more than three~~ second- and third-floor units. Stairs may be open or roofed, but not enclosed.

Page 3-58

Text in Section 3.6.2.11 Live-Work Building, Part B.1:

B. Building size and massing.

1. Buildings shall be principally composed of two and three-story volumes. Three-story ~~architectural elements may be~~buildings are allowed ~~for architectural accentuation~~ in the NC zone with design review approval pursuant to KCMC 17.50 (see Section 3.4).

Page 3-60

Text in Section 3.6.2.12 Mixed-Use Building, Part B.1:

B. Building size and massing.

1. Buildings shall be principally composed of two and three-story volumes. Three story ~~architectural elements may be~~buildings are allowed ~~for architectural accentuation~~ in the NC zone with design review approval pursuant to KCMC 17.50 (see Section 3.4).

Page 3-62

Text in Section 3.6.2.13 Commercial Building, Part A and B.1:

A. Description of type. A Commercial Building is designed for occupancy by commercial uses such as retail, restaurant, personal service or office uses. Commercial Buildings are typically single story structures but may also accommodate two or three-story commercial spaces. A Commercial Building may be occupied by a single user or may be subdivided into multiple smaller commercial units, each with a separate entrance.

B. Building size and massing.

1. Buildings shall be composed of one, one and a half, or two or three-story volumes.

Page 3-64

Text in Section 3.6.2.14 Civic Building, Part B.2:

B. Building size and massing.

2. Buildings shall be composed of one, one and a half, or two or three-story volumes. Three-story ~~architectural elements may be~~buildings are allowed ~~for~~

~~architectural accentuation~~ in the NC zone with design review approval pursuant to KCMC 17.50 (see Section 3.4).

Page 3-160

Figure edit - Adjust boundary; remove Metz Rd- Ellis St. extension

Page 3-161

Figure edit - Adjust boundary; remove Metz Rd- Ellis St. extension (same for 11 copies)

Page 3-162

Figure edit - remove Metz Rd- Ellis St. extension; make Jayne St. site in white

Page 3-163

Figure edit - remove Metz Rd- Ellis St. extension; make Jayne St. site in white

Page 3-164

Figure edit - remove Metz Rd- Ellis St. extension; make Jayne St. site in white

Page 3-166

Figure edit - remove Metz Rd- Ellis St. extension; make Jayne St. site in white

Page 3-167

Text in Section 3.8.2.6:

3.8.2.6 Chestnut Avenue, Jayne Street, and Palm Avenue~~, and Metz Road/Ellis Street~~

Chestnut Avenue, Jayne Street, and Palm Avenue ~~and the Metz Road/ Ellis Street "dog leg" west of Chestnut Avenue~~ are designed as secondary through streets within a 64-foot right-of-way with relatively wide travel lanes, parallel on-street parking, and sidewalks separated from the curb by parkways with street trees. In conjunction with Pearl Street these thoroughfares provide a secondary circulation network that accommodates daily traffic as well as periodic large service and emergency response vehicles.

Table on top right in, orange title change:

Chestnut Ave, Jayne St, & Palm Ave ~~& Metz Rd/Ellis St.~~ Standards

Figure 3-29 title change:

Figure 3-29: Chestnut Avenue, Jayne Street, and Palm Avenue ~~and Metz Road/Ellis Street~~ Typical Section

Figure edit at bottom left corner: take out right of way in Bitterwater Road site and make Jayne St site in white

Page 3-168

Figure edit - remove Metz Rd- Ellis St. extension; make Jayne St site in white

Page 3-169

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-170

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-171

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-172

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white and remove the blue of the "alleys" since no longer in plan boundary

Page 3-175

Figure edit - Adjust boundary (remove gray alleys in removed area

Page 3-182

Figure edit – Rotate image.

Page 3-183

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension

Page 3-189

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension

Page 3-190

Figure edit– Adjust boundary; remove Metz Rd- Ellis St extension (same 13 copies)

Page 3-191

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-192

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-193

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-194

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white (2 of them)

Page 3-195

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-196

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-197

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-198

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-199

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-202

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension

Page 3-205

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension

Page 3-211

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension. Also remove the Bitterwater/Chestnut site.

Below Figure 3-69, edit text in the last sentence:

On-street parking in the district accounts for approximately 150~~200~~ spaces; the balance of required spaces shall be provided off-street.

Page 3-212

Text in 1st paragraph:

~~The maximum buildout potential for the NC zone has been determined not to exceed 125,000 square feet of commercial space, not including commercial or flex space within live-work buildings, which would allow for up to 65,060 square feet in the NC and NC-3 zones (see Section 2.1).~~ On-street parking in the 'park once' district accounts for approximately 200 parking spaces. As individual uses are proposed, their parking requirements shall be

checked against available parking supply in the 'park once' district, and any deficit shall be addressed through on-site parking or other arrangements, as approved by the Director.

Page 3-213

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension

Page 3-221

Text in 2nd paragraph:

Figure 3-86 identifies three types of fences, distinguished by the space they enclose and their context. Examples of these fence types are shown in Figure 3-87. Sound attenuation walls may be constructed at property lines adjacent to the railroad right-of-way.

Page 3-223

New text is added.

On properties with noise-sensitive uses, when ambient noise levels would exceed the City's noise level standards for the particular use, a sound attenuation wall may be constructed on, or within three feet of, a property line adjacent to and parallel to the railroad right-of-way. The sound attenuation wall shall be no higher than required to reduce noise levels at the property to within City standards, and shall not extend laterally any farther than required to reduce noise levels at the property to within City standards. Walls shall include decorative components, and may in addition, be screened with vegetation. The property owner shall be responsible for maintenance of the wall in perpetuity, including the overall structure and both inward and outward faces.

Page 4-1

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension remove water lines in the BW site

Page 4-2

Table 4-1 Change Downtown Addition Specific Plan from 0.18 to 0.199. daily and 0.597 for peak

Page 4-3

Last para, 1st sentence: The wastewater demand of the Specific Plan, 0.1998 MGD can be accommodated within the existing 0.343 MGD ~~existing~~ unused capacity (1.2 MGD Permitted Capacity – 0.867 MGD existing demand) limits of the wastewater treatment facilities and the Phase 1 improvements which will be in position prior to the wastewater demands project being placed on the WWTP.

Figure edit -Adjust boundary; remove Metz Rd- Ellis St extension – remove wastewater line within site and adjacent site to SE, and re-connect Ellis line to Chestnut toward BW Road

Page 4-4

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension – remove drainage line within BW site.

Page 4-5

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension

Page 4-6

Last paragraph on left hand side, last sentence:

The major exceptions to this general pattern include the area near the frontage road along the railroad tracks, which will be graded down towards Metz Road, and is the neighborhood street, which cuts through the center of the plan area, which will be graded towards Broadway.

Table 4-2: Student Generation – Maximum Density

Unit-type	Units	K-5		6-8		9-12		Total Students
		Students per Unit	Student Generation	Students per Unit	Student Generation	Students per Unit	Student Generation	
Single-family detached	175	0.46185	84.981	0.192291	50.934	0.32526	5745.5	191.3172
Single-family attached	346	0.46185	167.8160	0.192291	100.766	0.32526	11290.0	358.5338
Multifamily attached	129 189*	0.70460	98.0133	0.228480	61.943	0.25749	24.549	184.5225
Total	650 710		350.7374		213.5143		2180	724.2735

Note – * Includes the addition of 60 multi-family units to the Downtown Addition Specific Plan area from the Bitterwater/Chestnut Housing Project

Page 4-7

Figure edit-adjust boundary

Page 4-8

Paragraph starting with, "Based on student generation…" at top of left side of page. First sentence includes a "maximum of 735 724 students (Table 4-2)."

Page 4-9

Program #13: insert the California Fire Code; take out "Uniform"

Page 5-1

Text in Section 5.1 Introduction, 4th paragraph:

Lastly, adoption of the Downtown Addition Specific Plan is a "project" as defined by the California Environmental Quality Act (CEQA). For this reason, the Plan will require environmental review to determine the extent of potential adverse environmental impacts that may occur through its adoption, ~~and~~ implementation, and/or revision.

Under 5.3 Implementation section,

Take out 1st sentence (from "it is anticipated" to "(figure 5-1)") and replace with: "The Downtown Addition Specific Plan's phases are conceptual and can be adjusted to meet market demands.

4th sentence: "Generally, the project is anticipated to start on the southwestern edge~~and~~ of the site ~~around~~ near the railroad ~~crossing at Pearl Street~~ and then fill in to the southeast, and then to the northeast. As part of the first phase any required interim improvements to the Pear Street at-grade crossing will be constructed along with the roadway improvements at Chestnut Avenue, a portion of Broadway Street (Broadway Square) and Jayne Street to complete the circulation connection from Bitterwater Road to Pearl Street/First Street. The commercial space would be developed ~~adjacent to the railroad~~ in the final development phases, as build-out of the site is needed to generate adequate market demand."

Page 5-2

Paragraph at top right starting, "A development agreement may provide…" (5th sentence): ~~It is assumed that~~ T~~t~~he Specific Plan's ~~will have a 9 year~~ phased construction ~~schedule; however, this is considered an estimated time frame and~~ is subject to outside forces, including regulatory approvals, weather, and the economic climate.

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension Expand Phase 8 and reduce Phase 7

Page 5-3

Table 5-1: Downtown Addition Phasing-Maximum Development Scenario

	Phase	Pre-dev.	1	2	3	4	5	6	7	8
	~~Year~~	~~1~~	~~2~~	~~3~~	~~4~~	~~5~~	~~6~~	~~7~~	~~8~~	~~9~~
Residential Units	**Totals**									
Single Family Detached	175		59	33	32	51				
Single Family Attached	~~256~~205		~~55~~4	69	88	44				
Multi-Family/Apartment	~~8~~127				~~98~~					118
Live/work units	~~90~~82		16			8	~~21~~20	18	20	~~7~~
Mixed Use (condo over retail)	121						45	50	26	
Total Residential Units	**~~650~~710**	**~~0~~**	**~~130~~79**	**102**	**12~~98~~**	**103**	**~~66~~65**	**68**	**46**	**~~7~~118**
Commercial Space (square feet)	**Totals**									
Grocery Store	~~50~~37,000								~~50~~37,000	
Small Retail	40,860						~~10,000~~ 18,780	22,080	~~10,000~~	
Convenience Retail	55,000						~~15~~23,000	25,000	~~15~~7,000	
Live/Work Commercial Space	15,200		~~11,500~~			~~6,000~~	15,~~000~~ 200	~~13,000~~	~~14,500~~	~~5,060~~
Total Commercial Space	**~~190,060~~ 148,060**	**~~0~~**	**~~11,500~~ 0**	**0**	**0**	**~~6,000~~0**	**~~40,000~~ 56,980**	**~~38,000~~ 47,080**	**~~89,000~~ 44,000**	**~~5,060~~0**
Infrastructure	**Totals**									
Additional Roads (miles)	3.~~66~~60		1.09	0.59	0.86	0.70	0.23	0.04	0.09	~~0.06~~
Additional Alleys (miles)	2.~~57~~52		0.79	0.47	0.52	0.45		0.13	0.16	~~0.05~~
Developed Parks (acres)	12.01		4.57	2.60	1.41	3.23	0.20			
Water Quality Basin (acres)	0.89		0.89							
Paseos (acres)	0.26		0.14	0.06	0.06					
Mid-Block Areas (acres)	1.45		0.25	0.58	0.59	0.03				
Recreational Open Space (acres)	9.38		5.03	4.35						

Page 5-3

Under section title 5.4 Infrastructure and Public Facilities; fifth sentence:

Table 5-3, Estimated Project Development Fee Revenue, provides a breakdown of the Development Impact Fee revenue sources for the Specific Plan shown in Table 5-3, the City,

school district and other public districts with collect ~~approximately~~ an estimated $12,828,067 ~~14,756,084.03~~ ~~17,308,033~~ for off-site infrastructure and facilities.

Page 5-4

Table 5-3: Estimated Project Development Fee Revenue-Maximum Density

Fee Type	Land Use	Fee	Fee Unit	Units/Square Feet	Total Revenue
Law enforcement	Single-family	$847.64 ~~881.22~~~~838.00~~	Housing Unit	175	$148,337 ~~54,213.50~~ ~~46,650~~
	Multifamily	$134.88 ~~249.16~~~~36.94~~	Housing Unit	~~475~~535	$72,161 ~~133,300.60~~ ~~112,547~~
	Commercial	$0.373 4 ~~038~~	Square Foot	~~125,000~~148,060	$55,226 ~~59,224~~ ~~47,552~~
	Subtotal				$275,724 ~~346,738.10~~ ~~306,748~~
Fire Protection	Single-family	$693.57 ~~865.22~~~~22.78~~	Housing Unit	175	$121,375 ~~51,413.50~~ ~~43,987~~
	Multifamily	$533.80 ~~692.64~~~~58.66~~	Housing Unit	~~475~~535	$285,583 ~~370,562.40~~ ~~12,864~~
	Commercial	$0.16 ~~574~~	Square Foot	~~125,000~~148,060	$23,690 ~~84,394.20~~ ~~67,931~~
	Subtotal				$430,647 ~~606,370.10~~ ~~524,781~~
Bridges, Signals & Thoroughfares	Single-family	$3,829.42 ~~2,181.91~~~~074.89~~	Housing Unit	175	$670,149 ~~381,834.25~~ ~~63,106~~
	Multifamily	$2,556.40 ~~1,385.26~~~~17.32~~	Housing Unit	~~475~~535	$1,367,674 ~~741,114.10~~ ~~625,727~~
	Commercial	$4.635 ~~5.30~~~~04~~	Square Foot	~~125,000~~148,060	$686,258 ~~784,718~~ ~~630,400~~
	Subtotal				$2,724,081 ~~1,907,666.30~~ ~~619,233~~
Storm Drainage	Single-family	$1,321.50 ~~521.29~~~~495.72~~	Housing Unit	175	$231,263 ~~91,225.75~~ ~~86,751~~
	Multifamily	$475.00 ~~246.92~~~~34.81~~	Housing Unit	~~475~~535	$254,125 ~~132,102.205~~ ~~11,535~~
	Commercial	$0.452 ~~30~~~~28~~	Square Foot	~~125,000~~148,060	$66,923 ~~44,418~~ ~~35,336~~
	Subtotal				$552,311 ~~267,745.95~~ ~~33,622~~
General Governmental Facilities	Single-family	$582.50 ~~757.79~~~~20.62~~	Housing Unit	175	$101,938~~32,613.25~~ ~~26,109~~
	Multifamily	$582.50 ~~757.79~~~~20.62~~	Housing Unit	~~475~~535	$~~405,417.65~~ ~~342~~341,638 ~~,295~~

	Commercial	$0.204 ~~320~~	Square Foot	~~125,000~~148,060	$30,204 ~~47,379.20~~ ~~37,947~~
	Subtotal				$443,779 ~~585,410.10~~ ~~468,403~~
Library Expansion Facilities[3]	Single-family	$~~500.61~~~~476.06~~	Housing Unit	175	$~~87,606.75~~ ~~3,311~~
	Multifamily	$~~533.76~~~~07.58~~	Housing Unit	~~475~~535	$~~285,561.60~~ ~~41,101~~
	Commercial	$~~0.00~~	Square Foot	~~125,000~~148,060	$~~0~~
	Subtotal				$~~373,168.35~~ ~~24,411~~
Public Meeting Facilities	Single-family	$946.50 ~~705.21~~~~670.62~~	Housing Unit	175	$165,638 ~~23,411.75~~ ~~17,359~~
	Multifamily	$1,027.00 ~~754.35~~~~17.35~~	Housing Unit	~~475~~535	$549,445 ~~403,577.25~~ ~~340,741~~
	Commercial	$0	Square Foot	~~125,000~~148,060	$0
	Subtotal				$715,083 ~~526,989~~ ~~458,100~~
Aquatic Center Facilities	Single-family	$343.00 ~~697.21~~~~63.62~~	Housing Unit	175	$60,025 ~~122,011.75~~~~16,027~~
	Multifamily	$371.00~~746.35~~~~17.35~~	Housing Unit	~~475~~535	$198,485 ~~399,297.25~~ ~~37,127~~
	Commercial	$0.00	Square Foot	~~125,000~~148,060	$0
	Subtotal				$258,510 ~~521,309~~ ~~453,153~~
Park and Open Space Acquisition	Single-family	$3,323.50~~675.75~~~~495.46~~	Housing Unit	175	$581,613 ~~643,256.25~~ ~~11,706~~
	Multifamily	$3,602.50~~932.91~~~~740.01~~	Housing Unit	~~475~~535	$1,927,338 ~~1,776,505~~ ~~2,104,106.85~~
	Commercial	$0.00	Square Foot	~~125,000~~148,060	$0
	Subtotal				$2,508,950 ~~747,363.10~~ ~~388,210~~
Impact Fee Subtotals by Type	Single-family	$11,887.63 ~~10,786.21~~~~110,257~~	Housing Unit	175	$2,080,335 ~~1,887,586.75~~ ~~795,003~~
	Multifamily	$9,283.08 ~~99.148,843~~	Housing Unit	~~475~~535	$4,966,448 ~~5,144,196.20~~ ~~4,200,439~~
	Commercial	$5.824 ~~6.896.55~~	Square Foot	~~125,000~~148,060	$862,301.40 ~~1, 020,133.40~~~~819,166~~
Other Impact Fees	See next page				
Sewer	Single-family	$2,463.03 ~~2,554.00~~	Housing Unit	175	$431,030 ~~446,950~~
	Multifamily	$1,458.73 ~~2,129.00~~	Housing Unit	~~475~~535	$780,421 ~~1,011,275~~
	Commercial	$0.668 ~~2,554.00~~	~~Fixtures~~Square foot	~~100~~148,060	$98,904 ~~255,400~~

	Subtotal				$1,310,3551,713,625
Waste Water Treatment	Single-family	$4,523.50	Housing Unit	175	$791,613
	Multifamily	$2,679.86	Housing Unit	535	$1,433,725
	Commercial	$1.23	Square foot	148,060	$181,670
	Subtotal				$2,407,007
School Impact	~~Residential~~ Single-family	$3.484.88	Square Foot	1,105,0001,205,300 175	$609 4,194,4445,392,400
	Multifamily	$3.48	Square Foot	535	$1,862
	Commercial	$0.5636	Square Foot	125,000148,060	$82,914 3.6045,000
	Subtotal				$85,384 4,277,357.605,437,400
Regional Traffic Impact Fee	Single-family	$1,885 65,200.00	Housing Unit	175	$329,875 30,050910,000
	Multifamily	$3,148.00 731	Housing Unit	475535	$391,085 390,3511,512,400
	Commercial	$2.67 7.36	Square Foot	125,000148,060	$395,276 320.20920,000
	Subtotal				$1,116,236 455.203,342,400
Subtotals	Single-family	$20,762.64 16,538	Housing Unit	175	$3,633,462 2,894,150
	Multifamily	$14,156.15 14,565	Housing Unit	475535	$7,573,540 6,918,375
	Commercial	$10.95 17.689.76	Square Foot	125,000148,060	$1,621,065 2,617,700.801,220,400
Total Impact Fees					**$12,828,067 6,814,608**
~~**Other impact Fees**~~					~~**$6,704,167.6810,493,425**~~
~~**Total Fees**~~					~~**$14,756,084.0317,308,033**~~

NOTES:
1. Multifamily housing includes Multigeneration House, Triplex/Quadplex, Rowhouse, Villa, Courtyard Housing, Live-Work Building, and Mixed-Use Building.
2. ~~School impact fees are based on an average unit size of 1,700 square feet.~~ Development Impact Fees effective August 2019.
3. ~~Commercial sewer connections - first 10 fixture units $2,554.00 each, additional units $106.00. It was assumed that no one structure would need more that 10 units and 100~~ 80 units would be needed for all commercial development.
4. ~~Development Impact Fees effective~~ November 15, 2018 for projects vested as of ~~August 21, 2010July 1, 2008 (Resolution No. 08-4246).~~
3. Not applicable for projects after 2010.

Page 5-7

Text in Section 5.7.2 Specific Plan Adoption:

The Downtown Addition Specific Plan shall be adopted or revised by ordinance of the City of King City Council as set forth in KCMC Section 17.33.050. Thereafter, the land uses and development standards of this plan will be mandatory for development within the Downtown Addition Specific Plan.

Appx B

Text changes on Page B-3, 1st paragraph:

To meet this potential demand, the DASP designates ~~over~~ nearly 14 acres for commercial development (Neighborhood Center (NC) Zone), which can accommodate up to 148,060~~125,000~~ square feet of commercial space. The NC Zone is pedestrian-oriented and is intended to be occupied primarily by mixed-use buildings that may accommodate retail or office uses on ground floors, and offices and residential units on upper floors. ~~In addition, t~~The DASP allows for up to ~~65,060~~15,167 square feet of flex/commercial space in live-work buildings in the NC ~~and Neighborhood General 3 (NG-3)~~ zone~~s~~. Up to 15,065 square feet of the general commercial space may be transferred as flex/commercial space in live-work buildings in the Neighborhood General 3 (NG-3) zone.

Text changes on Page B-3, 4th paragraph:

The DASP establishes the NC Zone specifically for the purpose of integrating commercial uses into a pedestrian-oriented neighborhood and is intended to provide neighborhood service. The NC Zone shall be occupied primarily by mixed use buildings that may accommodate retail or office uses on ground floors, and offices and residential units on upper floors. The DASP calls for up to 148,060~~125,000~~ square feet of commercial space. In addition, the DASP allows for up to ~~65,060~~ 15,167 square feet of flex/commercial space in live-work buildings in the NC ~~and NG-3~~ zone~~s~~. Up to 15,065 square feet of the general commercial space may be transferred as flex/commercial space in live-work buildings in the NG-3 zone.

Text changes on Page B-4, 4th paragraph:

The NC Zone is pedestrian-oriented and is intended to be occupied primarily by mixed-use buildings that may accommodate a mix of retail or office uses on ground floors, and offices and residential units on upper floors. The intent of the NC Zone is to accommodate a variety of retailing, wholesaling, dining, and entertainment options. The DASP calls for up to 148,060~~125,000~~ square feet of commercial space. In addition, the DASP allows for up to ~~65,060~~ 15,167 square feet of flex/commercial space in live-work buildings in the NC ~~and NG-3~~ zone~~s~~. Up to 15,065 square feet of the general commercial space may be transferred as flex/commercial space in live-work buildings in the NG-3 zone.

Text changes on Page B-4, 6th paragraph:

The NC Zone is pedestrian-oriented and is intended to be occupied primarily by mixed-use buildings that may accommodate a mix of retail or office uses on ground floors, and offices and residential units on upper floors. The intent of the NC Zone is to accommodate a variety of retailing, wholesaling, dining, and entertainment options. The DASP calls for up to 148,060~~125,000~~ square feet of commercial space. In addition, the DASP allows for up to ~~65,060~~15,167 square feet of flex/commercial space in live-work buildings in the NC ~~and NG-3 zones~~zone. Up to 15,065 square feet of the general commercial space may be transferred as flex/commercial space in live-work buildings in the NG-3 zone.

Text changes on Page B-5, 2nd paragraph:

The DASP is within the City limits and was designated for urban development in the 1998 City of King General Plan. Additionally, the DASP includes approximately ~~24~~ 23 acres of open space and parkland that buffers habitat areas, such as San Lorenzo Creek, and provides additional parks and open space for the proposed subdivision and the existing city. The DASP exceeds the City's requirements for parkland under Ordinance No. 622.

Text changes on Page B-5, 3rd paragraph:

As shown in Table 5-3 new residential development will be subject to the City's parkland fees in the amount of $2.39 Million. The DASP includes approximately ~~24~~ 23 acres of open space and parkland which will be dedicated and improved, thus providing open space for the DASP area and the existing city.

Text changes on Page B-7, 2nd paragraph:

The DASP project will provide approximately $4.3~~5.4~~ million in school impact fees based on an average unit size of 1,700 square feet and $4.2~~4.88~~ per square foot of finished residential construction. (The DASP proposes a maximum of ~~650~~ 710residential units.)

Text changes on Page B-14, last two sentences on the page:

The DASP calls for approximately ~~24~~ 23acres of parkland and open space in the form of neighborhood parks, a community park, greenways, and open space. The amount of parks and open space provided in the Downtown Addition exceeds the City's open space requirement stated in Ordinance 622.

Text changes on Page B-17 under title "Height," 2nd paragraph:

The maximum height of all project buildings pursuant to the regulations contained in the proposed DASP would be limited to a maximum eave height above grade of: 36 feet in the NC zone; ~~24~~ 34 feet in the NG-3 zone; and 20 feet in the NG-1 and NG-2 zone. Due to these height limitations, site buildings would not interfere with takeoffs and landings at the

airport. In addition, according to the Mesa Del Rey Airport Master Plan, the Downtown Addition Specific Plan Area falls outside of the runway protection zone.

Appx D

The following text is added on Page D-1 as item "9." under the "General" heading.

Housing projects meeting the first or second criteria are exempt from the Master Developer/Builder design review process:

- 50 percent of the housing units are restricted to households of less than 80 percent of the median family income, per federal Housing and Urban Development standards.
- 100 percent of the housing units are dedicated to a special needs community (e.g. senior citizens, farmworkers) as identified in the City's Housing Element.
- Up to one of each 50 units may be designated for a caretaker or manager.

Appx E-2

(Changes to be inserted onto new Page E-2). Only change will be to add the column below in red to include 3-Story Building Height Standards in the NC District.

Table E: Building Height and Architectural Style

Architectural Style	Roof Pitch		Typical Ceiling Height [ft]			3-story Mixed-Use Building (NC)				
						Max. Eave Height in NC: 36 ft				
			Residential Ground Floor	Commercial Ground Floor	2nd Floor and 3rd Floor	Typical Eave Height [ft]	Typical Ridge Height [ft]			
							24 ft wide volume		36 ft wide volume	
	low	high					low	high	low	high
Monterey	4:12	6:12	10	14	8	32	36	38	38	41
Spanish	4:12	8:12	10	14	8	32	36	40	38	46
Victorian	10:12	12:12	10	14	9	n/a	n/a	n/a	n/a	n/a
Italianate	6:12	10:12	10	14	10	36	42	46	45	51
Craftsman	4:12	10:12	9	16	8	34	38	44	40	49
Art Deco	flat	flat	9	14	8	32	34*	37*	34*	37*
Tudor	10:12	12:12	10	n/a	8	n/a	n/a	n/a	n/a	n/a
Western Storefront	1:12	6:12	10	14	8	32	33*	38*	33.5*	41*

NOTE:
*Parapet Height: 2 to 5 feet
~~**36 ft for 3-story accents with design review approval~~

Appx E-3

All four diagrams will be pushed onto new page E-3.

Appx E-4

Figure edits to include a diagram for "Typical 3-Story Mixed-Use Building in NC" and to be placed onto what will now be page E-4.

Appx F-1

Figure edit- Adjust boundary; remove Metz Rd- Ellis St extension

Appx F-2

Figure edit (2 of them) - Adjust boundary; remove Metz Rd- Ellis St extension

Appx F-3

Figure edit- Adjust boundary; remove Metz Rd- Ellis St extension

Appx G

The first document under Appendix G is the Fiscal Neutrality Study dated January 28, 2014 totaling at 38 pages. This Study has several of its own appendices, one of which is "Appendix C: Condition of Approval 28 (Fiscal Neutrality)" located on page 38. This one-paged "Appendix C" has been removed as a result of the 2020 Specific Plan Amendments.

Appx H

Text under title, "Adopting Resolutions and Ordinances":

Appendix H contains the following documents:

- City Council Ordinance No. 2013-704 – January 28, 2014
- City Council Resolution No. 2013-4428 – January 14, 2014
- City Council Ordinance No. 2011-697 – June 14, 2011
- City Council Resolution No. 2011-4355 – May 24, 2011
- Planning Commission Resolution No. 2011-82 – March 1, 2011
- Planning Commission Resolution No. 2011-83 – March 1, 2011
- *Will add 2020 Resolutions*

Appx J

*this has been updated to revise meets and bounds description and exhibit *