

Project Description

PROJECT LOCATION

The proposed Vista Tulocay Apartment project (“Project) is planned on an 11.01 (net) acre portion of the 18.12 (net) acre Tulocay Village District (Zoning District MP-G4) and Tulocay Place District (Zoning District MP-G3) site located in the southeast area of the City of Napa, approximately 0.5 miles from the downtown district along Soscol Avenue and south of Oil Company Road. The City of Napa is located in southern Napa County, situated along Highway 29, approximately 50 miles northeast of the City of San Francisco (see sheet A0-2, Site Context Map). The project is bordered by Oil Company Road to the north, auto dealerships to the east that front Soscol Avenue, Tulocay Creek to the south and the Napa Wine Train and Napa River to the west (see sheet A0-5, Arch Site Plan). The site is one of the largest undeveloped parcels in the City of Napa.

This is a Major Design Review Application for Phase I of the residential component of the north area of the Gasser Master Plan, Chapter 17.28 of the Napa Municipal Code, and as further identified as the Tulocay Village District (Zoning District MP-G4) and a portion of the Tulocay Place District (Zoning District MP-G3).

This application does not include the zoning districts known as Tulocay Place District (other than the portion located west of North Drive) or the Creekside District of the Gasser Master Plan, nor does it include the approximate 7.12 (net) acre portion of the Tulocay Village District located immediately to the south of the Project identified as “Future Residential Phase II” on the plans included herewith.

PROJECT BACKGROUND

In 1975, the City of Napa established a Rural Urban Limit (RUL) line, an urban growth boundary identifying a limited area for urban development in order to contain urban growth and control Napa’s outward expansion. As a result, all of Napa’s future development is designated in existing neighborhoods within the RUL. The City has been divided into a total of 12 planning areas that are planned for future development. The City’s 1998 General Plan maintained the RUL with little change from that adopted by the City in its 1982 General Plan. The project site is located within the Soscol #9 planning area within the RUL.

In October 2002, the preliminary Master Plan application materials for the site were submitted to the City of Napa for review. In June 2004, the Gasser Foundation presented its Master Plan concept to the Planning Commission. In August 2004, the Gasser Master Plan Rezoning application materials were submitted for review and work commenced on the Draft Environmental Impact Report for the Master Plan property. On November 15, 2004, a Notice of Preparation of the Draft Environmental Impact Report for the Gasser Master Plan was mailed to all responsible and affected agencies as well as interested organizations and individuals, and a scoping session was held on November 18, 2004.

ATTACHMENT 5

The City of Napa filed a Notice of Completion of the Draft EIR with the State Office of Planning and Research on December 15, 2005, circulated the Draft EIR for review and comment by the public and public agencies which have jurisdiction by law with respect to the project between December 15 and January 30, 2006, and held a public hearing to solicit comments on the Draft EIR on January 12, 2006. The Final EIR, incorporating comments received, responses to those comments, and changes to the Draft EIR was published and circulated to commenting agencies and persons on August 17, 2006.

The Gasser Foundation published a refined Master Plan in September 2006 that provides more explicit zoning regulations consistent with other chapters of the City of Napa Zoning Ordinance; no specific site residential layouts for the north area were provided at that time; however, the Master Plan allowed for a greater mix of residential types and densities and designated the residential portion of the site as Tulocay Village.

In October 2006, following discussions among Napa County Flood Control and Water Conservation District staff, City staff and the environmental consultants, text changes to the published Final EIR were published as an Errata Sheet to be incorporated into the Final EIR. On October 17, 2006, joint notice was published as a 1/8 display ad in the Napa Register and on October 15 notice was mailed to interested agencies and groups and nearby property owners of the Planning Commission Public Hearing on the EIR and Project on October 26, 2006 and of the City Council Public Hearing on November 21, 2006. On October 23, 2006, the applicant requested that the Planning Commission continue the public hearing on the EIR and Master Plan to November 2 to provide added time to investigate certain floodway issues. A courtesy notice was mailed on October 23, 2006 to those agencies, groups and individuals receiving earlier notice that the applicant had requested a continuance to November 2, and that Commission would consider that action at their October 26 meeting. The Planning Commission considered the request for a continuance at their October 26 meeting, and continued the item to November 2, 2006.

The Planning Commission of the City of Napa, State of California, held the continued hearing on November 2, 2006, on the subject Final EIR and Master Plan and recommended City Council certification of the EIR, incorporating certain Errata and an “equally effective” mitigation measure for Hydro-5a and approval of the Master Plan project with various changes to the Master Plan Rezoning and Conditions of Approval. The City Council of the City of Napa, State of California, held a noticed public hearing on the Final EIR on November 21, 2006, accepted public testimony on the Final EIR and certified the EIR. The City Council of the City of Napa, State of California, held a noticed public hearing on the Master Plan rezoning and affordable housing “in lieu equivalent action” on December 12, 2006.

On May 15, 2014, the Project was presented at a Planning Commission Workshop. At this Workshop, the Project included Future Residential Phase II and consisted of a total of 483 residential apartment homes.

ATTACHMENT 5

This is an application for a Major Design Review for Phase I of the Tulocay Village District which consists of 282 residential apartment homes on 11.01 (net) acres. This application is in substantial conformance with the approved Gasser Master Plan for the Tulocay Village District (2006), subject to certain clarifications and equivalency findings pertaining to the approved Conditions of Approval (see below).

PROJECT SITE CHARACTERISTICS

Existing Uses and On-Site Characteristics

Previously, the site was in the flood plain. Fill by the Napa County Flood Control District raised the site out of the flood plain. Then a Letter of Map Revision was approved based on the fill and work to date on the Napa River Flood Protection Project (the “NRFPP”), and thus, is no longer subject to the development regulations associated with the flood plain zone.

The Project is immediately adjacent to the Napa County Flood Control and Water Conservation District detention basin to the east of the Project property line.

On-site vegetation includes a fallow field dominated by ruderal and non-native grasses with other non-protected tree species and shrubs.

There is an existing Quonset hut located partially within the proposed Public Street that is immediately adjacent to the Project. The building is currently under lease by Vine Towing located at 931 Oil Company Road. As a result of the overall Gasser Master Plan project, the Gasser Foundation is seeking a demo permit to remove this building. The Current tenant shall be vacated prior to commencement of demolition.

A handful of existing trees are to be removed for the proposed north/south public road..

- There are 5 walnut trees (6”-12” dia) located west of the Gasser Foundation Building, see Sheet C-9
- Adjacent to the existing Quonset hut are a cluster of 6 eucalyptus trees (10”-14” dia) and a single walnut tree (10” dia), see Sheet C-10
- Miscellaneous cluster of trees (6”-12”) located west of the existing car dealer building, see Sheet C-10

Historic Uses

Historic uses of the project site include fallow land and river-adjacent flood plains. The general area around the project site was used for cattle grazing in the early 1900s.

Surrounding Land Uses

ATTACHMENT 5

The Project site is located within a mixed-residential and commercial area of the City of Napa, and is southwest of the Silverado Trail and adjacent to the Soscol Avenue commercial corridor. The Project site is generally bounded by developed land to the east with the Gasser Foundation Building; commercial uses including automobile service and sales, food service, and storage services along Soscol Avenue to the northeast; the Napa Wine Train and Napa River to the west; the undeveloped Creekside District of the Gasser Master Plan; the Napa County Flood Control and Water Conservation District detention basin to the east and southeast, and to the south, the project site is bounded by Tulocay Creek, as shown on sheet A0-3, Site Photos. Further south is the newly developed Century Theatre multi-plex commercial project in the South River Place District of the Gasser Master Plan.

PROJECT DESCRIPTION

The project site is identified by the Napa County Assessor's Office as Assessor's Parcel Numbers 046-190-065 & 066 and encompasses an 11.01 (net) acre portion the Tulocay Village District (MP-G4) and Tulocay Place District (MP-G3) Zoning designations.

The General Plan designation for the Project is MU-532 and CC 533 with a density of 10-40 units per acre. The Affordable Housing Overlay sets 25 units/acre as a minimum density for Tulocay Village. However, residential density is required to vary within the site which means that residential densities are required to be averaged over the area (Section 17.28.040).

The Project application seeks to develop the 11.01 (net) acre site with 282 residential apartment homes with an average density of 25.62 units per net acre calculated in accordance with Section 17.52.120 of the Napa Municipal Code (see A0-1 Project Data). This excludes the net acreage dedicated to the Napa Sanitation District (NSD) easement and the wetland buffer areas lying within the Project property.

The area identified as "Future Residential Phase II" on the plans attached hereto are not a part of this application for Major Design Review.

Proposed Development Plan

The Project is proposing to develop 282 residential apartment homes with an average density of 25.62 units per acre (See sheet A0-4, Scope of Work/Phasing Plan). A total of 9 residential apartment buildings with five different building configurations are proposed. The total number of apartment homes in each building range from 17 to 46 units. The residential buildings will be three-story walk-ups with attached, tuck-under one car garages. Multiple open-air breezeways are provided at each building to increase horizontal circulation and have been placed at key points of each building as vertical tower elements to be quickly identifiable to residents and guests.

ATTACHMENT 5

A leasing and business center available for use by the residents will be situated near the entry of the Project to provide guests and future residences an iconic building that will become the “gateway” into the Tulocay Village residential community. A lush, landscaped plaza at the building entry will welcome residents and visitors. Residents will be encouraged to share the building’s conference room and business center with Wi-Fi for their needs while working from home to promote live/work lifestyles at Tulocay Village. A central mailroom for the entire community will be provided along with a do-it-yourself bike repair area, which will be conveniently located along one of the many pedestrian linkages tying together all uses throughout the site, see sheets A1-21 & L-2. There will be a designated walking trail for all residents and the general public as shown on sheet A0.5 Arch Site Plan and L-9 Pedestrian Circulation.

An iconic and highly visible amenity building will also be provided in the middle of the Project along the Project’s main internal road. This will have class “A” amenities for the residents such as a community room, state of the art fitness center and yoga room, outdoor kitchen, dining and bar, outdoor fireplace, bocce courts, swimming/lap pool with spa and outdoor cabanas, see sheets A1-23 & L-3

As shown on sheet A0-5 Arch Site Plan, the Project is proposing to construct internal roadways and parking areas around the perimeter of the project, with the exception of the units adjacent to the southeasterly wetland area. The east/west road and head-in parking adjacent to the Future Residential Phase 2 boundary will act as a loop road to connect the Main Drive and perimeter roadway running along the NSD easement with connection back to Oil Company Road and ultimately Soscol Avenue.

The apartment home buildings would be wood-framed, with stucco finish, Hardie board siding, vinyl windows, and composition roofs. At three-stories, the buildings would be approximately 36 feet tall at the highest point (under the 45 foot maximum height limit). The setbacks from the project boundary are also shown on sheet A0-5 Arch Site Plan.

The design team of Dahlin Group Architecture Planning, VanderToolen Associates, and Foulk Civil Engineering has created a “signature” style for the Project, which will help to reinforce a modern village feel for the entire property and effectively bridge neighboring uses, massing, and architectural styles. The buildings reflect great attention to material, massing, articulation, roof forms, building entries, and pedestrian-level detailing.

The architectural style proposed is a blend of contemporary and traditional architectural forms and materials. The Project proposes to “theme” the residential community in a more contemporary vernacular since it will be located behind regional serving retail in the future. Our design approach would be to use the commercial retail as a “gateway” to the residences at the Tulocay Village District. See sheets A2-1 thru A2-23 for proposed building elevations.

The Project is proposing a total of 77 one-bedroom units (27.3%), 186 two-bedroom units (66.0%), 11 three-bedroom units (3.9%), and 8 three-bedroom townhome style units (2.8%) units. The square footage for the one-bedroom units range from 625 to 866 sf, the

two-bedroom units range from 968 to 1,220 sf and the three-bedroom units range from 1,275 to 1,325 sf.

Each apartment unit is designed to include low volatile organic compounds (VOC) Green Label wall-to-wall carpeting and/or wood flooring, formaldehyde-free cabinets, and central heating and air. In addition, ultra-low-flow toilets will be included in all the units (Chapter 13.09, Napa Municipal Code). The buildings are designed to exceed Title 24 energy standards and would incorporate Energy-Star-rated appliances, energy-efficient lighting, double-pane windows, and energy-efficient insulation. The clubhouse includes one natural gas fireplace. The project also includes on-site bicycle racks.

The project provides 485 off-street parking spaces, which includes 185 single-car garages, 103 carports, and 197 open spaces. All parking is provided on site. Each apartment home will have at least one dedicated, covered stall adjacent to their building. In addition, the project site is located within walking distance to bus routes along Soscol Avenue.

Landscaping/Exterior Improvements

The project’s landscaping plan is designed to maximize communal outdoor space using drought-tolerant, low-water usage plants in compliance with Chapter 17.52 of the City’s Municipal Code and the City’s Standard Plans and Specifications that address landscaping. The project’s proposed Landscaping Plan is shown on sheet L-1. The project would plant trees in compliance with the City’s ordinance that oversees the identification, removal, and protection of trees on private property (Chapter 12.45). According to the project’s landscaping plan, the Project will plant new trees including red maple, magnolia, eastern redbud, Chinese pistache, London plane, and flowering pear. All onsite landscaping and irrigation plans would be designed by a licensed landscape architect or landscape contractor and approved by the City of Napa Public Works Department Water Division, prior to the approval of Improvement Plans and issuance of building permits for the project.

As noted earlier, the project site is located at a higher elevation than adjacent lands. The grade differential at the project boundaries are primarily made up by existing slopes. Project development areas are predominantly above the existing slopes but a few short retaining walls will be required at isolated locations along the eastern boundary of the site to provide flat area for buildings and pedestrian walkways. Along the eastern boundary of the project site, the project is proposing a 4-foot high fence. Vegetation, including trees and shrubs, would be planted along the exterior of the boundary walls where applicable in compliance with the City’s ordinance (17.08.040 D) that requires a landscape buffer.

If the project is approved, development of the site would require site clearing and grub removal, as well as removal of other trees and vegetation.

Circulation/Infrastructure Improvements

Primary access to the project site would be from Soscol Avenue through Tulocay Place on a new public road (Main Entry Road) located approximately half way between Oil Company Road and Silverado Trail. Secondary project access is to be provided via Oil Company Road to the north and Gasser Drive to the south. A new public road (North/South Road) is to be constructed along the project's easterly boundary connecting Oil Company Road to Gasser Drive.

The internal project circulation provides access to the units and parking areas, as shown on sheet L9.

The project site is located entirely within the Napa city limits and would be served by the City for the provision of water. The Napa Sanitation District would provide wastewater services. The proposed project would include new water, sewer, and storm drain infrastructure on site to serve the residential development designed in compliance with the City's Standard Plans and Specifications. Water infrastructure for the project would be connected to the water pressure zone 3 main lines that are to be installed and converted as part of the Gasser Master Plan. Sewer infrastructure for the project will be connected to Napa Sanitation District's 54" trunk main located along the westerly project boundary. Project drainage is to be routed to the Napa County Flood Control District's detention basin along the south easterly boundary of the project. The project's on-site water, sewer, and storm drain lines are proposed to be located within driveway and landscaped corridors within the project site.

The project includes separate water connections (domestic water, fire, and irrigation) to the converted zone 3 water main in Soscol Avenue, and to the zone 3 water main near the end of Hartle Court. A 12" public water main is to be installed in the main project driveway running along the westerly portion of the site. Water, fire and irrigation services are to be provided to each parcel off of this public water main.

The on-site sewer lines for the project would connect to Napa Sanitation District's 54" trunk main along the westerly project boundary at two locations. The public and private on-site sewer network is comprised of 8" and 6" diameter sewer mains generally routed to each building along the project driveways.

The project's storm drain infrastructure consists of 3 primary drainage areas each tributary to the Napa County Flood Control District's detention basin. Storm water treatment is to be provided by vegetated swales incorporated into the project grading design at each of the three outlets to the detention basin. The main storm drain lines within the project are to be routed along the driveways and through landscape areas to collect runoff from the driveways, parking areas, landscaped areas and roof tops.

The project also includes natural gas, electrical, cable television, and telephone to serve the project site. All new utilities would be installed underground, per Chapter 16.36 of

the City's Municipal Ordinance. Each of these utilities would connect to infrastructure along Soscol Avenue, Oil Company Road and Gasser Drive. The project is designed to have four electrical transformers on the site that would serve all the buildings and the individual units with electricity.

The project includes on-site sidewalks that would serve residents of the project and provide access to the new project entrance road, the north/ south road between Gasser Drive and Oil company road and to the Tulocay Creek levee south of the project. The North/South road is to have a 4-foot wide separated sidewalks along both sides of the project's frontage, and a 6-foot wide attached sidewalk on the east side of the North/South Road south of the project main entry road. The main project entry road is to have 6-foot wide separated sidewalks on each side, and Oil company Road is to have a 6-foot wide separated sidewalk along its southerly side. The landscape/planter strip between the sidewalk and roadways would be landscaped with trees and drought-resistant plants.

REQUIRED PROJECT APPROVALS

City of Napa

The following approvals are required to develop the property as described in this submittal:

- Major Design Review
- Lot Line Adjustment to reconfigure the property line between two existing parcels that make up the project site.
- Zoning Amendment to remove the requirement of on-street parking within North Drive and Entry Road.
- Development Agreement
- An "alternative equivalent action" to satisfy the affordable housing inclusionary requirements.

Affordable Housing Requirement

In November, 2003, the Project site was designated with the AH Affordable Housing Overlay. Chapter 17.36 of the City's zoning ordinance requires that designated mixed-use sites with an Affordable Housing Overlay must provide ten percent of total units constructed on-site affordable to very-low income households, and an additional ten percent of total units constructed on-site to be affordable to low-income households, unless an alternative equivalent proposal is approved pursuant to Napa Municipal Code Section 15.94.050(B).

In conjunction with the approval of the Gasser Master Plan in 2006, the Gasser Foundation submitted a request for approval of an alternative equivalent proposal in lieu of the requirement to construct 10% of the units affordable to very low income

households on-site. The City Council approved the request by adoption of Resolution R2006-214.

Subsequent to the adoption of Resolution R2006-214, the City updated its inclusionary housing program and replaced the requirement to construct a certain percentage of affordable units on-site with the requirement to pay an Affordable Housing Impact Fee. This occurred on July 24, 2012 with the adoption of Chapter 19.54 of the Napa Municipal Code “Affordable Housing Impact Fees,” which repealed the City’s prior inclusionary housing ordinance “City of Napa Housing Trust Fund, Housing Impact Fee and Inclusionary/In Lieu Fee Requirements”. The inclusionary rental housing requirements of the Affordable Housing Overlay zone are no longer applicable to this site.

In response to the City’s new Chapter 15.94 “Affordable Housing Impact Fees” ordinance and the fact that the requirement to build on-site rental housing has been removed from the Napa Municipal Code, Project applicant intends to satisfy the City’s affordable housing requirements set forth in the AH Affordable Housing Overlay District and Chapter 15.94 “Affordable Housing Impact Fees” ordinance for the entire Gasser Master Plan by the “alternative equivalent proposal” under Chapter 15.94.070. As a result of the foregoing, the inclusionary rental housing requirements set forth in the Affordable Housing Overlay shall not be applicable to the Tulocay Village District.

The Gasser Master Plan provides for a residential density range of 380-500 residential units (See Napa Municipal Code Section 17.28.040). For purposes of satisfying the minimum density requirements applicable to the entire Tulocay Village District, in no case shall the combined number of residential units in the Project and the “Future Residential Phase II” be less than 380 residential units, regardless of the size of the overall residential development site.

Conditions of Approval

In connection with the approval of the Gasser Master Plan on December 12, 2006, the City Council imposed certain conditions of approval (COA). On December 18, 2012, the City Council approved modifications to the Conditions of Approval in conjunction with the Gasser North Modification application #11-0137. Project applicant shall comply with the Conditions of Approval applicable to the project site, subject to the following:

COA 1. In 2011, the California Legislature passed legislation barring redevelopment agencies from engaging in new business and providing for their dissolution (Assembly Bill 1X26 and Assembly Bill 1X27). As a result, redevelopment agencies were dissolved on February 1, 2012. Consequently, COA 1 is no longer applicable to any of the Gasser Master Plan Districts.

COA 2. Condition of Approval 2 required the Developer and any subsequent property owners of the Gasser Master Plan Districts to petition the City to institute the formation of a Communities Facilities District (CFD) pursuant to Government Code Section 53319 which will incorporate the area covered by the Gasser Master Plan. Due to the

ATTACHMENT 5

modifications of Conditions of Approval 24 and 25, the funding provided by a CFD is not needed.

COA REVISIONS INCLUDE: 24, 25, 27, 28, 31, 33 & 46.

COA DEEMED COMPLETE: 30, 40, 43, 57 & 59.

Development Agreement

Pursuant to City Council Resolution 83-176 establishing the procedures required for a development agreement, Project applicant hereby applies for a Development Agreement vesting all existing and requested project approvals applicable to the Tulocay Village District. This Project Description and related application materials satisfies all application requirements under Section A.2 of City Council Resolution 83-176. Applicant proposes to use the City's form of development agreement attached hereto, as modified by agreement of the parties.

Zoning Standards

Entry Street (Main Entry Drive) and North Drive shall not have any curbside parking. Section 17.28.040 Footnote (5) to be amended to reflect the foregoing design decision.