

NORTH AREA (The area north of the centerline of Tulocay Creek.)

Traffic Improvements

Gasser Drive Extension (Mitigation Measure TRA-29)

COA 24. The Developer shall design and construct the Gasser Drive Bridge and Extension over Tulocay Creek.

The Gasser Drive Bridge and Extension shall be designed to accommodate a single southbound travel lane, a single northbound travel lane, a 5 foot wide southbound bicycle lane, a 5 foot wide northbound bicycle lane, and a sidewalk on the east side of the street.

The Gasser Drive Bridge and Extension improvements shall include a dedicated right turn pocket for southbound Soscol Avenue at Gasser Drive, as well as, the signalization of the Gasser Drive/Kansas Avenue intersection. The intersection geometry at this new signalized intersection shall be as follows:

- a.) Northbound Gasser Drive: (1) through lane and (1) right-turn lane
- b.) Southbound Gasser Drive: (1) shared through/left-turn lane
- c.) Westbound Kansas Avenue: (1) left-turn lane and (1) right-turn lane

This condition may require an irrevocable offer of dedication of property by the Developer to the City. The Developer previously dedicated an 84' Right-of-Way for the Gasser Drive Extension to the City. The final Right-of-Way width shall be sufficient to accommodate the roadway configuration identified in Paragraph 2 above, as well as, the Right-of-Way for a future sidewalk on the west side of the street (not to be constructed at this time) and any bioretention areas required for stormwater quality. Excess Right-of-Way of the previously dedicated 84' outside of the final Right-of-Way width required shall be abandoned, with initial proceedings to begin within 60 days of the completion of the construction of the Gasser Drive Bridge and Extension.

The Developer shall be responsible for the construction and installation of these improvements prior to the issuance of the first building permit for the "North" area or filing of the first final map, whichever comes first. Alternatively, the Developer may have these improvements included in a Subdivision Improvement Agreement or Project Improvement Agreement (which will include the requirement for improvement security as required per the Napa Municipal Code) which must be executed by the Developer and the City prior to the issuance of the first building permit for the "North" area or filing of the final map, whichever comes first.

The City shall provide a credit against all remaining Street Improvement Fees (SIF) that would be due on any building permits issued on and after ~~April~~August 1, 2016~~5~~ from the ~~remaining undeveloped~~ properties ~~within the Gasser Master Plan~~ identified in Exhibit A, in an amount not to exceed the cost to design and construct the Gasser Drive Bridge and Extension over Tulocay Creek.


FCE
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EXHIBIT 'A'
GASSER LANDS FOR SIF CREDIT
NAPA, CALIFORNIA

SCALE: NOT TO SCALE
DATE: 10/18/16
DWG: 14-025
JOB NO: 14-025
DRAWN BY: AJH
CHECKED BY: BDF