



Staff Reports Details (With Text)

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Title: Gasser Master Plan Condition of Approval Modification
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Attachments: 1. ATCH 1 - Resolution - Gasser, 2. Ex A - Gasser, 3. ATCH 2 - Modified Condition of Approval

Date	Ver.	Action By	Action	Result
3/21/2017	1	CITY COUNCIL OF THE CITY OF NAPA	approved	Pass

To: Honorable Mayor and Members of City Council

From: Jacques R. LaRochelle, Public Works Director

Prepared By: Lorien Clark, Transportation Planner

TITLE:
Gasser Master Plan Condition of Approval Modification

RECOMMENDED ACTION:

Adopt a resolution authorizing modification of the Condition of Approval 24 of the Gasser Master Plan, refund of \$114,084 from the Street Improvement Fund, and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

DISCUSSION:

When the Gasser Master Plan was adopted, a significant number of conditions of approval and Mitigation Measures were incorporated as requirements of the Environmental Impact Report. These conditions of approval also identified the timing of the required improvements to determine which improvements must be completed by the Developer and in what order they should proceed. It was intended that when applications for subsequent specific development projects within the Master Plan are submitted to the City, these conditions of approval would be used to frame the final conditions of approval for that development project.

In conjunction with the Vista Tulocay Apartments application (PL13-0139) located in the north area of the Gasser Master Plan, the Applicant and the City of Napa Public Works Department amended several of the conditions of approval as part of the project approval process to better respond to changed conditions since the adoption of the Master Plan. Gasser Master Plan COA 24 established that the Developer shall design and construct the Gasser Drive Bridge and Extension over Tulocay

Creek and also established that 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 1, 2016 from the remaining undeveloped properties within the Gasser Master Plan.

The Gasser Drive Bridge and Extension over Tulocay Creek will provide a linkage for vehicles, pedestrians and bicyclists between Soscol Avenue and Imola Avenue. It will connect the properties of the north area of the Gasser Master Plan to those in the south area, as well as, to the South Napa Market Place, thereby providing a connection between multi-family residential, commercial and public serving land uses.

At this time, the Public Works Department requests that Gasser Master Plan COA 24 be modified again to revise the date specified from which 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 said date, as well as, refining the properties eligible for this credit. It is requested that the effective date be modified from April 1, 2016 to August 1, 2015 and that the eligible properties be specified as those within the area bordered by Soscol Avenue to the east, Imola Avenue to the south, the railroad to the west, and Oil Company Road to the north as identified in Attachment 2, Exhibit A. The full text of COA 24 with proposed changes indicated via strikeout and underline format are shown in Attachment 2.

FINANCIAL IMPACTS:

Revising the effective date of Street Improvement Fee credits for properties within Exhibit A of Attachment 2 - Gasser Lands for SIF Credit - from April 1, 2016 to August 1, 2015 would result in the refunding of two previously paid Street Improvement Fees totaling \$114,084. Building Permit B1504-0119 (Building 7, located in the South Gasser development area) was issued 8/20/2015 and paid a Street Improvement Fee of \$76,056. Building Permit B1504-0120 (Building 8, located in the South Gasser development area) was also issued on 8/20/2015 and paid a Street Improvement Fee of \$38,028. No other previously paid Street Improvement Fees would qualify for this credit.

The Street Improvement Fund has a current balance of \$3.7 million with \$2.6 million in FY17 obligations. The refund of \$114,084 in previously paid fees would give the fund a projected fiscal year -end balance of approximately \$1 million.

CEQA:

City staff recommends that the City Council determine that the potential environmental effects of the Recommended Action described in this Agenda Report were adequately analyzed by the Final Environmental Impact Report for the Gasser Master Plan Project certified by the City Council on November 21, 2006, by Resolution R2006 193, pursuant to CEQA Guidelines Section 15162.

DOCUMENTS ATTACHED:

Attachment 1: Resolution authorizing modification of the Condition of Approval 24 of the Gasser Master Plan, refund of \$114,084 from the Street Improvement Fund, and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action (with Ex "A")

Attachment 2: Gasser Master Plan Modified Condition of Approval 24

NOTIFICATION:

None.