

November 6, 2023

To City of Napa

Regarding: Zinfandel Subdivision resubmittal

We are pleased to resubmit changes to our “deemed completed” project.

The zoning is RI-4, and each lot is a minimum of four thousand square feet, except we have applied for the small lot standards to allow lots 8-15 and lot 22 to be under four thousand square feet.

There will be fifty-one lots (formerly fifty-three lots) -49 on the North side of channel and two on South side of the channel. Since the project application was deemed complete on July 1, 2021, there have been several design revisions to the site plan primarily to address the water surface increases at Salvador Channel per the comment from Public Works. On the north side, the proposed terrace was extended along the rear yards of lots 2-6 to help collect water during the 100-year storm. This resulted in the elimination of one lot. On the south side, former lot 51 was deleted to allow for overland flow. The updated hydraulic analysis shows zero structures with water surface elevation increases more than 0.1 feet as well as a substantial net reduction in floodplain area. This report also contains written responses to the previous comments by River Focus (see Appendix B). Other minor design revisions include at Clementina Circle, the sidewalk was revised to be adjacent to the curb (alternate residential sidewalk per City standard S-4) and front setbacks were revised to standard 20 feet. To address the comment from the Utilities Department, the designated trash collection location for lots 50 & 51 was relocated to Lassen Street so the collection vehicle does not have to drive down the private driveway (see sheet TM3.1).

Zinfandel Estates home designs are a combination of two styles, Urban Farmhouse and Napa Valley Contemporary. There are a total of 8 different floor plans with two architectural styles for each plan. Materials, colors and styles blend with the current environment. There are 21 single story homes and 30 two story homes. The sizes of the homes range from 1004 square feet to 2362 square feet (1978 for the home and 384 for the Studio ADU). There are 12 ADUs (plans Oak Knoll and Atlas Peak) and 10 JR. ADUS (plans of Coombsville and Chiles Valley).

We have a variety of homes that fit several individual lifestyles. Each Plan has been thoughtfully designed with the ever-changing demographic wants, needs and desires of today’s and tomorrow’s homeowners. Our primary focus is single family, multigenerational family as well as the opportunity for two individuals to purchase and live comfortably in the same home.

Each rear yard will have a minimum of a 15-foot rear yard setback, the homes on the North Channel and the canal on the West side may have a minimum of a 6-foot level area (patio area) and then slopes down into the terraced area. Homes along the North Channel and the canal will have shared stairs leading down to the HOA maintained terrace. These stairs will be maintained by the property owners the staircase serves.

An HOA will be set up to pay to maintain the terraced areas, canal (west side of project), retention basins, private driveways, and path leading to terraced area. The terraced area is to be used exclusively by this subdivision. The Channel will be turned over to the Flood District and maintained by them.

Landscaping – The landscape architectural drawings in the package reflect three different scaled drawings. Sheet L1.0 includes the overall neighborhood at 1" = 40'. It provides a full view of the suggested street trees in relationship to the driveways, sidewalks, and utilities. The plan shows the bioretention areas, terrace green boundaries, neighborhood access to the terrace green, and properties with individual access to the terrace green. A materials legend is provided on Sheet L1.0 to communicate locations of fence styles, streetlights and pavement types. The water efficient landscape worksheet is also provided on this sheet. Sheet L1.1 provides elevations showing the style of fence and stairs that connect home sites directly to the terrace green. Sheet L1.2 is an enlarged plan of lots 1 through 19 showing access to the terrace green. The L2.0 sheet series provides suggested planting layout and legend for each model home type's front landscape area. Front yards will be installed, but not maintained by the HOA. The Canal and terraced areas will be landscaped per Flood District requirements.

We look forward to your review and comments.

Thank you,

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