

## Zinfandel Subdivision

This proposed fifty-one lot subdivision is located at 1583 El Centro Avenue, Napa. Ap#s 038-361-010 + 042.

The zoning under the 2020 General Plan was RI-4 and each lot is a minimum of four thousand square feet; except we have applied the small lot standards to allow lots 8-15 and lot twenty-two to be under four thousand square feet.

Forty-nine of the fifty-one lots are on the North side of Salvador Channel and two lots are on the South side of Salvador Channel with access from Lassen Street.

There will be a terraced area along lots 2-6 and lots 6-19 to allow for excess water flow. The sidewalks are adjacent to the curb (alternative residential sidewalk per City standards S-4). The homes have a 20-foot front setback.

Zinfandel has eight different floor plans with two exterior elevations per floor plan. The homes range in size for 1004 square feet to 2362 square feet (this includes a 384 square foot attached ADU. There are twelve attached ADU's (plans Oak Knoll and Atlas Peak) and 10 Junior ADU's plans of Coombsville and Chiles Valley).

Each yard will have a minimum of a 15-foot rear yard. The homes on the North Channel and the canal on the West side may have a 6-foot level area (patio area) and then the property slopes down into the terraced area. Homes along the Channel and Canal will have shared staircases 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 subdivision) retention basins, the private driveways and the path leading to the terraced areas.

The Channel will be turned over to the Flood District and maintained by them.

Any questions please contact the applicant:

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