Ravello Holdings, Inc.
Northwest corner of Ventura Road & Vineyard Avenue

- Final Subdivision Map For Tract 5672-1 (PZ No. 15-300-07)
- First Amendment to the Development Agreement (PZ No. 15-670-01)

City Council meeting of Jan. 12, 2016
Vicinity Map

Townhome Site – Not a Part

“Football Field” – Not a Part

Vineyard Ventura Home Site – Subject Site
Background:

- In September 2008 the Planning Commission certified the FEIR (06-04) for two adjacent projects:
  1) Vineyard Ventura Homes project (subject project);
  2) Ventura Townhomes project (north of the subject project)
- In January 2009 City Council approved a:
  1) General Plan Amendment; Specific Plan Amendment; Special Use Permit; Zone Change; Tentative Subdivision Map; and Development Agreement.
    - The Vineyard Ventura Home Project included 201 dwelling units on 25.4 Acres
    - The DA vested the project until January 27, 2039
Background Continued:

• On, or about, June 2009 the City became the owner of the Ventura Townhome site and the “Football Field” site, which was part of the 2009 Vineyard Ventura Homes Site.

• In Feb. 2015 Minor Modification No. 14-140-08 removed the “Football Field” site and .29 acres; reconfigured specific lots; and revised the location of the storm water detention for the project.
  
  • These changes reduced the no. of units from 201 to 152 (93 two-story condominium cluster homes & 59 2 story single family detached homes)

• The 2009 entitlements and the Feb. 2015 modification are vested and not before the City Council for a decision.
Site Plan – For Reference Only

152 Units

not a part
PZ No.15-300-07 (FINAL SUBDIVISION MAP):

- Phase 1 – 84 Lots (owned by Ravello)
- Phase 2 – 41 lots (owned by the City)
- Council Action on the Final Map is ministerial
First Amendment to the DA:

• Does not change the use or intensity of the land uses on the site;
• Is Consistent with the Project evaluated by the 2009 EIR; and
  • Does not require subsequent or additional environmental review (State CEQA Guidelines 15162-15163)
• Requests three changes the 2009 DA
First Amendment to the DA:

1. Off-Site Improvements
   • The City constructed water lines, recycled water lines, a sewer line, and sewer main that will serve the Project, Wagon Wheel, and the City.
   • Per the DA, the Developer is to reimburse the City for their fair share portion of the improvements
     • Based on the current ownership of the 3 properties, in 2015 the City re-calculated each owners fair share of the off-site improvement
     • The City install the infrastructure in or about 2010. The Project was anticipated to be developed in 2011.
     • To account for the delay, the 1st Amendment adds a $322,000 interest payment from the Developer to the City.
First Amendment to the DA:

1. Off-Site Improvements Continued
   • Developer will build a Sewer Lift Station (SLS)
     • Per the 2009 DA the City has to reimburse the Developer within 90 days of construction of the SLS
     • Per the 1st Amendment the City will have 365 days to reimburse the Developer for the construction of the SLS
   • This allows the City an additional 275 days to secure and program funding for the SLS
     • This will cost the developer approximately $42,000 to carry the cost of the improvement for an additional 275 days.
First Amendment to the DA:

2. Santa Clara Flood Protection (SCR-3)
   • The 2009 DA did not require Developer contribution to the levee.
   • Publicly constructed levee improvements are anticipated to be $13.8 Million
     • Developer will contribute $1,376,000 to the SCR-3 improvements
     • Developer shall make payments to the City on a per unit basis or within 60 days of the VC Watershed Protection District awarding a construction bid for the improvements
     • Wagon Wheel/The Village Developer will construct flood control improvements to along their project frontage
3. Access Easement

- An access easement was not needed with the 2009 Project and DA since all three sites were controlled by one owner.
- An access easement will provide direct access from Vineyard Ave & Ventura Road for a future residential use of the Football Field Site.
- **Access Easement is being provided at no cost to the City.**
### First Amendment to the DA Summary:

<table>
<thead>
<tr>
<th></th>
<th>Original</th>
<th>1st Amend.</th>
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<tbody>
<tr>
<td>Off-Site Improvements</td>
<td>$1.8M</td>
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<td>Flood Control:</td>
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<tr>
<td>Developer Costs</td>
<td>$1.8M</td>
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1. $322,000 interest payment from the Developer to the City
2. Additional 275 days for the City to secure and program funding for the Sewer Lift Station
3. Developer contribution of $1,376,000 for SCR-3 Levee
4. Developer will provide an access easement to the City at no cost.
Recommendation:

• Adopt a Resolution approving PZ 15-300-07 for Final Subdivision Map for Tract 5672-1

• Approve First Reading by Title Only and Subsequent Adoption of an Ordinance Approving PZ 15-670-01 for First Amendment to DA A-7121