



A Tradition of Stewardship
A Commitment to Service

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Old Sonoma Road Master Plan Project

The lack of housing that is affordable for our workforce is an issue that impacts us countywide. Napa County's Old Sonoma Road campus will soon become one solution to address a growing demand for housing in our community.

Through several public discussions and workshops, the community indicated that the best use of the site would be housing for all income levels to help meet the need in the city and county.

You might have questions about the next steps in this planning process. This guide is designed to address the questions and concerns that we hear frequently regarding the project.

How did we get here?

For decades, the campus at 2344 Old Sonoma Road served as the main hub for its Health and Human Services Agency (HHSA). Napa County initially planned to expand the 8.6-acre site to meet the community's growing service needs but opted to relocate to a new location that could better accommodate the intense use. As a result, the Old Sonoma Road property became vacant.

In March 2016, the Napa County Board of Supervisors began the process of developing a master plan for the re-use site. To help determine the best use of the property, the county has held numerous public workshops and individual meetings over the past year to obtain community input on the various proposals being considered. Throughout this process, there

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has been strong consensus from the public in favor of developing the site as a housing project that will be compatible with the existing neighborhood and provide a variety of home types and prices.

Where is the county in the planning process?

County staff has engaged MIG to create a housing master plan for the site. Together, we are working through the process to develop a plan to propose to the Board for discussion and further direction or action.

County staff initially developed four draft designs for the site. After discussing the designs at a public meeting and receiving many comments, the consultants and staff have developed a single draft scenario for further feedback and refinement.

An Open House is scheduled from 10 a.m. to 1 p.m., May 20, at 2344 Old Sonoma Road. It will be an opportunity for the public to review the draft site plan and provide comments. There will also be an opportunity to review various architectural, open space, and circulation design elements and provide feedback on those design elements.

What is the next step?

Following the Open House and subsequent refinements, county staff will present a proposed plan to the Board of Supervisors during its regularly scheduled meeting on June 20. The specific item is scheduled to be discussed at 2:10 p.m., that day. The meeting is open to the public and will be held at the Board of Supervisors Chambers located at 1195 Third Street, third floor, in Napa.

At this meeting, staff will present a report that will include: A proposed site plan, a summary of the public meetings and the public outreach process, a status update on the site and the buildings, and other research related to this project. Staff will make recommendations and seek direction from the Board of Supervisors about how to proceed with the proposal and when to bring a developer in.

How is the City of Napa involved?

The property is currently owned and controlled by Napa County. Once it is sold to a private developer, it falls into the City of Napa's jurisdiction. The city will have to adopt a zoning change before housing can be developed on the site. The City of Napa's process will be separate from the county's current planning process and will start once an application is filed with the city for a zoning change.

How can I participate or share my thoughts on the project?

The public is invited to participate by attending the May 20 Open House and/or the Board of Supervisors meeting on June 20. County staff maintains a correspondence file of written comments received. Comments may be submitted to Molly Rattigan at molly.rattigan@countyofnapa.org or via mail at the address listed above.

What density is being proposed?

Napa County heard from many in the community that the initial proposed plan for more than 200 units (a density of 25 units per acre) was too high of a density for the site. Staff and the consultants have revised the proposal to be fewer than 200 units, a density of 19-23 units per acre. The total number of units will vary based on the size of each home. For planning purposes, the proposed draft posted on the county's website shows a 172-unit project. While density is a relative term, a high density project is typically considered to be 50 units or more per acre. A medium density project is typically 20-49 units per acre. The proposed density would be similar to other projects in the City of Napa, such as Vista Tulocay (22 units per acre) and less than the Montrachet apartments (25 units per acre).

How tall will new buildings be?

Napa County heard from many of the neighbors that height was a concern. The revised proposal includes buildings that are two to three stories tall. By comparison, the existing juvenile hall adjacent to the property is nearly 34 feet tall, roughly equivalent to a three-story building.

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Where will residents park?

Residents and visitors will be provided with on-site parking in accordance with the City of Napa's parking requirements.

Will the project be 100 percent "affordable housing"?

No, the project will not be 100 percent "affordable housing." The proposed plan will include a mix of market-rate homes for sale, rental housing and homes that are restricted as affordable for working families. Restricted homes could be either for rental or for sale. While the percentage of restricted housing has not been identified, it is anticipated to be at least 20 percent but less than 50 percent of the total units.

What is proposed to happen with Buildings A, B and C that were part of the original site?

County staff proposes removing Building A, B and C from the site. Although the buildings have been determined to be eligible for the historic register, significant structural and safety conditions exist that make the buildings infeasible to restore. In addition, retrofits and other building upgrades completed in past years have substantially changed the buildings from their original historic condition.

Building B was significantly damaged by the 2014 South Napa Earthquake. The building requires substantial repair and part of the building cannot be accessed. The buildings are extensively partitioned and many of the walls are load bearing, which means they support much of the weight of the structure. Hazards are known to exist in the building including: vermin, mold and mildew, falling ceiling tiles, cracks in the drywall from settling, and the presence of asbestos.

Initial estimates indicate the cost to renovate or repurpose the building will be at least \$7 million dollars. These estimates are based on similar projects using standard construction cost software. This will be discussed in more detail at the public workshop on May 20 and the Board of Supervisors meeting on June 20.

The county has broad public responsibilities, and staff cannot justify the restoration of a building that the county does not need. Doing so would take away from other public services

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the county is required to provide, including road maintenance, providing safety net services and providing adequate jail space. Additionally, the county needs to consider the greater social importance of the site and the great need for increased housing stock for all income levels. This large piece of property in a residential area has the potential to play an important role in providing housing.

Before the county can consider removing the buildings it must comply with the California Environmental Quality Act (CEQA). Staff and the consultants are analyzing the CEQA requirements that apply to this project and will include further information in the June 20 report to the Board of Supervisors.

What about the other buildings on the site?

All buildings on-site other than A, B, and C will be removed or demolished in 2017. We are working with contractors to identify and mitigate potential environmental issues to keep nearby residents safe. We will share a more specific date when it is scheduled.

What about traffic and sidewalks?

The traffic generated by residential development on the site will be much less than the traffic the Health and Human Services facility generated. The traffic impacts of the final design will be fully analyzed in accordance with CEQA. The redevelopment of the site will include sidewalks along all street edges.

What is the timeline for the property?

Development timelines are always variable. The county intends to complete the initial phase of master planning the site in Fall 2017. The timeline for next steps depends on the county's preferred development direction. The June 20 meeting will be the first opportunity the Board of Supervisors has to discuss and consider action on the site. Based on the direction provided by the Board, staff will then begin to prepare the necessary CEQA analysis. The CEQA documents and plans will be considered at future public hearings before the Planning

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Commission and Board of Supervisors. We will keep you posted of all future hearing and workshop dates, so that you can attend and provide your comments and concerns.

Will there be amenities for the broader community on the site? (Parks, community room...)

There will be open space on the site that will be available to the public. There are no current plans for a community room or other on-site community amenities.

What will buildings look like? What architectural style will they be?

The development process for the site involves several steps. The May 20 Open House will include an opportunity to provide feedback on architectural concepts. The developers of the site will prepare the final building designs, which will be subject to development review. It has always been our intent to have buildings that are complementary to architecture in the surrounding neighborhoods.

How much money will the county get for this project? How will that money be used?

The consultants and county staff will analyze the potential sale value of the property based on what project is proposed for the site. The county has not set a minimum sale price. All funds generated from the sale of the property will go to pay for facilities and/or programs that provide service to county residents.