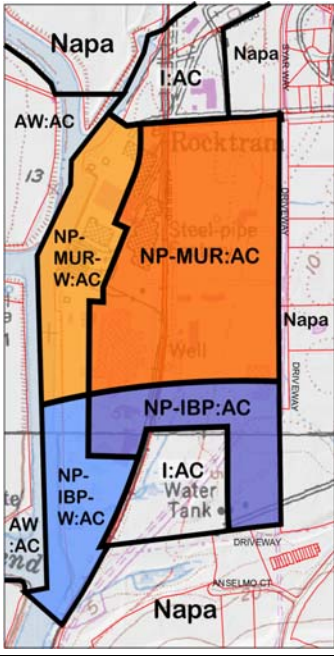
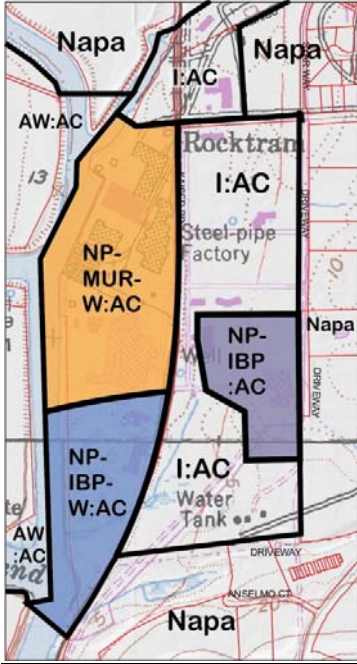
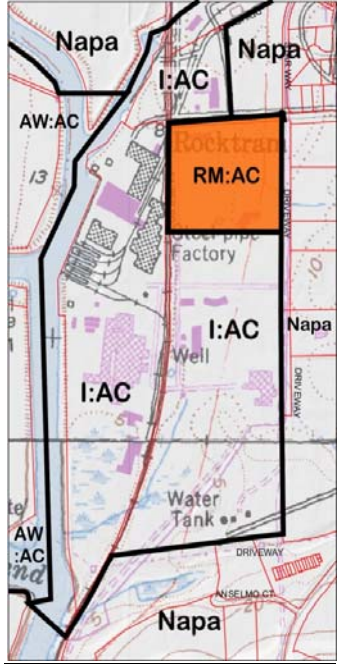


Napa Pipe Alternatives At A Glance

Proposal Analyzed in the EIR	Developer's Modified Proposal	Housing Element Alternative
<p>In January 2009, the County began preparation of an Environmental Impact Report (EIR) analyzing a developer's proposal for a mixed-use neighborhood on 134 acres following site preparation. The Final EIR was completed in February 2012.</p>  <p>Rezone 134 out of 154 Acres</p> <p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> • 2,050 townhomes & apartments • 150-room hotel; 150-unit assisted living; 190,000 gsf office & retail <p><u>Site Characteristics:</u></p> <ul style="list-style-type: none"> • Access from Kaiser Rd+Anselmo Ct. • Publicly accessible open space including waterfront trail, parks, dry docks & restored wetlands • Pedestrian/bicycle bridge to Kennedy Park • 19 acres would retain industrial zoning • School site nearby across Kaiser Rd 	<p>In June 2012, after the Planning Commission recommended a reduced alternative to the Board of Supervisors, the developer modified the proposal to include a mixed-use neighborhood on 63 acres along the Napa River, with a Costco on east side of the site.</p>  <p>Rezone 79 out of 154 Acres</p> <p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> • 700-945 townhomes & apartments • 154,000 gsf Costco • 150-room hotel; 150-unit assisted living; 50,000 gsf office & retail <p><u>Site Characteristics:</u></p> <ul style="list-style-type: none"> • Access from Kaiser Rd+Anselmo Ct. • Publicly accessible open space including waterfront trail, parks, dry docks & restored wetlands; • At grade trail connection to Kennedy Park if feasible • Balance of the site would retain industrial zoning & accommodate 90,000 gsf office & 75,000 gsf warehouse/R&D • 10 ac would be offered as a school site (NE corner of the site) 	<p>In July 2009, the Board of Supervisors adopted a Housing Element which committed the County to rezone at least 20 acres of the Napa Pipe site for multifamily housing.</p>  <p>Rezone 20 out of 154 Acres</p> <p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> • 304-410 townhomes & apartments • Some neighborhood-serving retail <p><u>Site Characteristics:</u></p> <ul style="list-style-type: none"> • Access from Kaiser Rd. only • Extent of open space uncertain • 134 acres would retain industrial zoning & accommodate an estimated 2 million gsf of office/warehouse/R&D

Public Services:

- County sheriff & fire
- Mutual water company or investor owned utility w/water from the City, Mill Creek, or groundwater
- NSD wastewater service

Highlights:

- “Environmentally Superior” in EIR
- Most likely to create a vibrant “walkable” neighborhood with the most opportunity for affordable housing
- Clean-up of the entire site
- Waterfront open space & public access
- Pace of growth would exceed Growth Management System
- Groundwater could be used exclusively if surface water not avail.
- Funding for off-site mitigation up front & via a fee mitigation program
- Cost of services would be less than revenues



Proposal Analyzed in the EIR

Public Services:

- County sheriff & fire
- Mutual water company or investor owned utility w/water from the City or Mill Creek; groundwater as part of a “conjunctive use” arrangement only
- NSD wastewater service

Highlights:

- Impacts similar to the proposal analyzed in the EIR – no additional environmental review required
- Compromise approach w/balance of jobs and housing
- Clean-up of the entire site
- Waterfront open space & public access
- Pace of growth complies with Growth Management System
- Complies with County policies on groundwater (conjunctive use only)
- Funding for off-site mitigation up front & via fee mitigation program
- Cost of services would be less than revenues



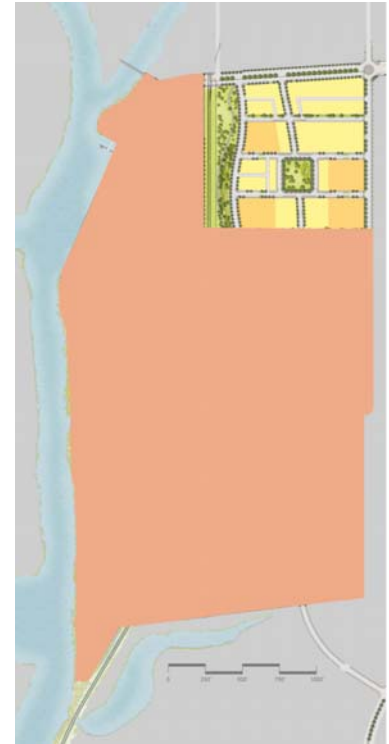
Developer’s Modified Proposal

Public Services:

- City has offered to “work with the County to provide urban services”
- NSD wastewater service

Highlights:

- Minimum rezoning required per Housing Element
- HCD did not accept this approach in 2009
- Residences could feel isolated in an industrial area
- Maintains a significant supply of industrially-zoned land
- Waterfront would remain industrial
- Open space and funding for off-site mitigation would have to be determined via another planning process
- Uncertainty about the timing and extent of remediation
- Cost of services would exceed revenues



Housing Element Alternative:

Source: Napa County PBES, September, 2012