



A Tradition of Stewardship
A Commitment to Service

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Old Sonoma Road Draft Site Plan Description
For Discussion and Consideration at May 20, 2017 Open House
10:00 AM to 1:00 PM
Old Sonoma Road Property
2344 Old Sonoma Road, Napa

This handout presents a summary of the programming (elements of the site design) for the Draft Site Plan presented for community discussion at this open house, as well as a description of the planning process.

Napa County's 8.6 acre campus at 2344 Old Sonoma Road served as the main hub for its Health and Human Services agency from the 1920s until this past year.

Faced with an aging facility and need for increased capacity, Napa County recently conducted a planning process to expand Health and Human Services at the site. During this process the community indicated that the optimal use of the site would be housing for all income levels to help meet the growing demand in the city and county. In response to this community desire, the County relocated Health and Human Services.

In March 2016, the Board of Supervisors began the process of developing a master plan for the site, following community recommendations that housing is the best use of the site.

Neighbor and community needs and inputs are vital to the planning process. The County has held two community workshops to date, and meetings with neighborhood groups, which have informed the developing plan. The County has also distributed information about the project through email and its website. Thank you for joining us today as we continue the planning process and shape the future of this important site.

Old Sonoma Road Property Draft Site Plan Program Summary

Site Size: 8.6 acres (374,616 square feet)

The Draft Site Plan includes:

- **Townhomes:** 66 units that are 2-3 stories and could range in size from 1,000 square feet to 2,200 square feet.
- **Apartments:** 106 units that are in three buildings, 2-3 stories, and that could range in size from 750 square feet to 1,000 square feet.
- **Parking:** 187 surface parking spots (for multifamily units) and 132 garage parking spots (for townhomes). This proposal is consistent with the City of Napa's parking requirements for the proposed site.
- **Open Space:** 28,064 square feet of common, outdoor open space and 8,600 of private open space (balconies) for a total of 36,664 square feet. This would exceed City of Napa open space requirements.
- **Ingress and Egress:** Old Sonoma Road and Walnut Street are the primary entry and exit points. Monroe Street maintained for Emergency Vehicle Access only.
- **Trees:** Maintains existing trees on Old Sonoma Road and along Gesford Street homes as possible, and considers maintaining mature internal trees where possible. Creates a tree/green barrier around the remaining perimeter of the property.
- **Setbacks:** Maintains a 15' minimum setback along all edges of the property
- **Buildings A, B, C and Crescent:** The current proposal removes Buildings A, B, C and the crescent from the site. Before the County can consider removing the buildings it must comply with the California Environmental Quality Act (CEQA).