

Developer's Proposal	Staff's Recommended Project	Housing Element Alternative
<p><u>Advantages:</u></p> <ul style="list-style-type: none"> <li>• Most likely to create a vibrant "walkable" neighborhood</li> <li>• "Environmentally Superior" in EIR</li> <li>• Would provide the most opportunity for affordable housing</li> <li>• On-site public open space and riverfront trail w/pedestrian bridge to Kennedy Park</li> <li>• School site offered across Kaiser Rd</li> <li>• Funding for off-site mitigation up front &amp; via a fee mitigation program</li> <li>• Remediation of entire site prior to development</li> <li>• Possible surface water from Mill Creek</li> <li>• Positive fiscal impacts</li> <li>• Should be acceptable to HCD</li> <li>• Incremental improvement in County jobs/housing balance (0.35 jobs per household on site)</li> <li>• Better site than county affordable housing (AHCD) sites</li> </ul> <p><u>Disadvantages:</u></p> <ul style="list-style-type: none"> <li>• Strenuous City opposition</li> <li>• Greatest water demand &amp; Mill Creek water uncertainty</li> <li>• Wastewater in excess of NSD master plan</li> <li>• Pace of growth would exceed Growth Management System</li> <li>• Loss of industrial land</li> <li>• Significant and unavoidable impacts identified in the EIR, including cumulative traffic, air quality, cultural resources, GHG emissions</li> </ul>	<p><u>Advantages:</u></p> <ul style="list-style-type: none"> <li>• Compromise approach</li> <li>• Growth Management System compliant</li> <li>• "Walkable" neighborhood on the riverfront</li> <li>• Remediation of the entire site prior to development</li> <li>• Least amount of PM Peak traffic</li> <li>• Funding for off-site mitigation up front &amp; via fee mitigation program</li> <li>• On-site public open space and riverfront trail w/connection to Kennedy Park if feasible</li> <li>• Positive fiscal impacts</li> <li>• Should be acceptable to HCD</li> <li>• On-site jobs/housing balance of 1.7 jobs per household.</li> <li>• Maintains a significant supply of industrially-zoned land</li> <li>• Better site than other county affordable housing (AHCD) sites</li> </ul> <p><u>Disadvantages:</u></p> <ul style="list-style-type: none"> <li>• Uncertainty regarding the ability to purchase City water</li> <li>• Uncertainty regarding the trail connection to Kennedy Park</li> <li>• No school site offered</li> </ul>	<p><u>Advantages:</u></p> <ul style="list-style-type: none"> <li>• Minimum needed to meet Housing Element commitment</li> <li>• Growth Management System compliant</li> <li>• City has offered to work with the County to provide services</li> <li>• Maintains a significant supply of industrially-zoned land</li> <li>• Some funding for off-site mitigation could be obtained via fee mitigation program</li> <li>• Some public open space could be created as development proceeds</li> <li>• Lowest water demand</li> </ul> <p><u>Disadvantages:</u></p> <ul style="list-style-type: none"> <li>• Residential uses would not feel like a complete neighborhood; isolated in an industrial area</li> <li>• Strenuous property owner opposition</li> <li>• Greatest traffic volumes &amp; least certainty about traffic mitigation funding</li> <li>• HCD previously did not approve</li> <li>• Uncertainty about the timing and extent of remediation</li> <li>• Negative fiscal impacts</li> </ul>

Source: Napa County Conservation, Development & Planning Department