



A Tradition of Stewardship
A Commitment to Service

Napa County Board of Supervisors

Sixth Cycle Housing Element Update – Site Analysis and Inventory

May 3, 2022



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Lower-income Housing Site Selection Criteria

- Sites must have access to existing or planned water, sewer, and other dry utilities with sufficient capacity available to support housing development (Source: State requirement);
- Sites must generally be between 0.5 and 10.0 acres in size (Source: State requirement);
- Sites must be located outside of areas designated Agricultural Resource or Agriculture, Watershed & Open Space as of September 28, 2007 (the date specified in Measure P, approved by the voters in November 2008).
- Sites located outside of high and very high fire severity zones as designated (in State Responsibility Areas) or recommended (in Local Responsibility Areas) by CalFire;
- Sites located outside of Zones A through D of the applicable Airport Land Use Compatibility Plan; and
- Sites proximate to transit routes and/or employment opportunities and services (e.g., groceries) where possible.



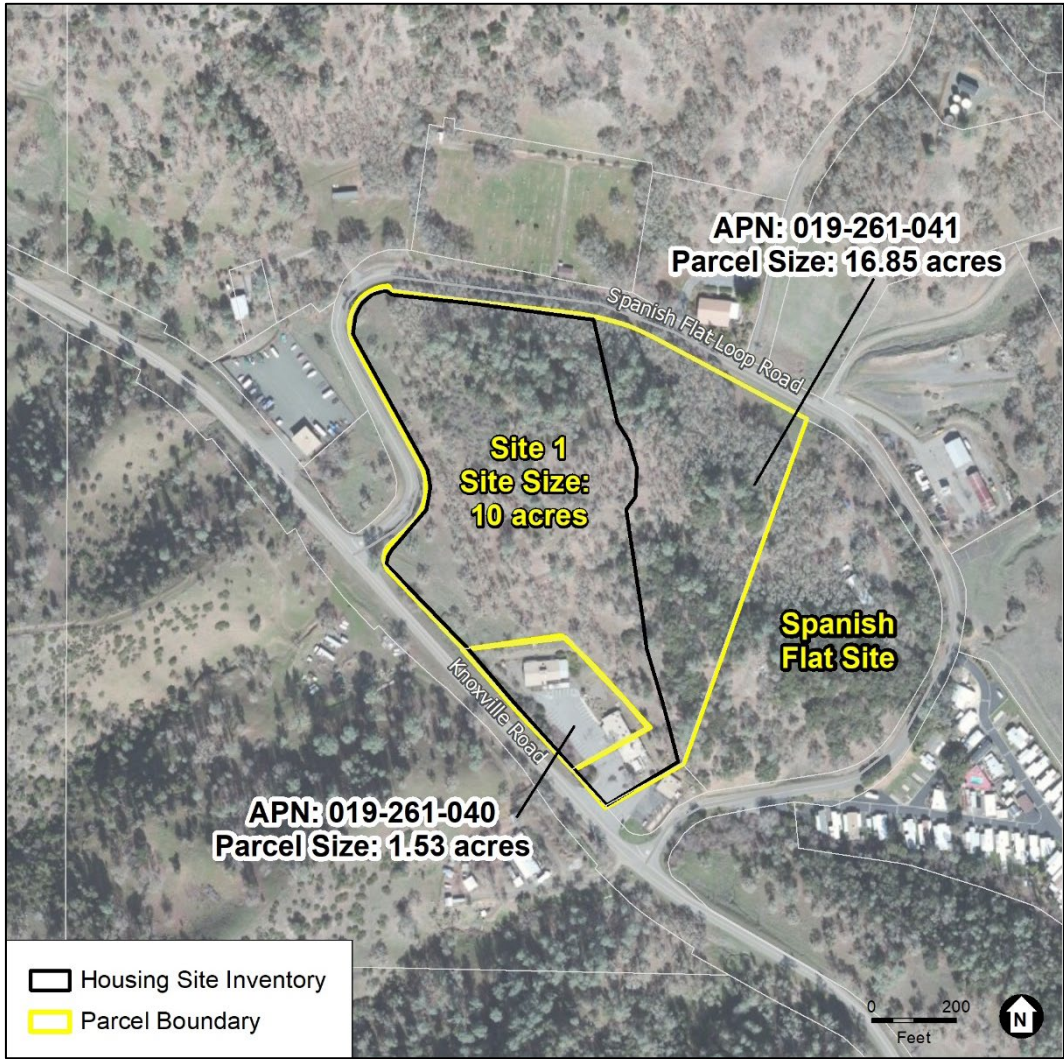
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Site 1 - Spanish Flat

APN 019-261-041, 16.85 acre parcel

- Existing Zoning: Commercial Neighborhood District (CN)
- Proposed Zoning: Commercial Neighborhood: Affordable Housing Combination District (CN:AHCD)
- Rezoned Area: 10 acres
- Existing Allowable Density: 0 du/ac
- Proposed Allowable Density: 20 du/ac minimum, 25 du/ac maximum on buildable area.
- Realistic Unit Capacity: 100-125 dwelling units.





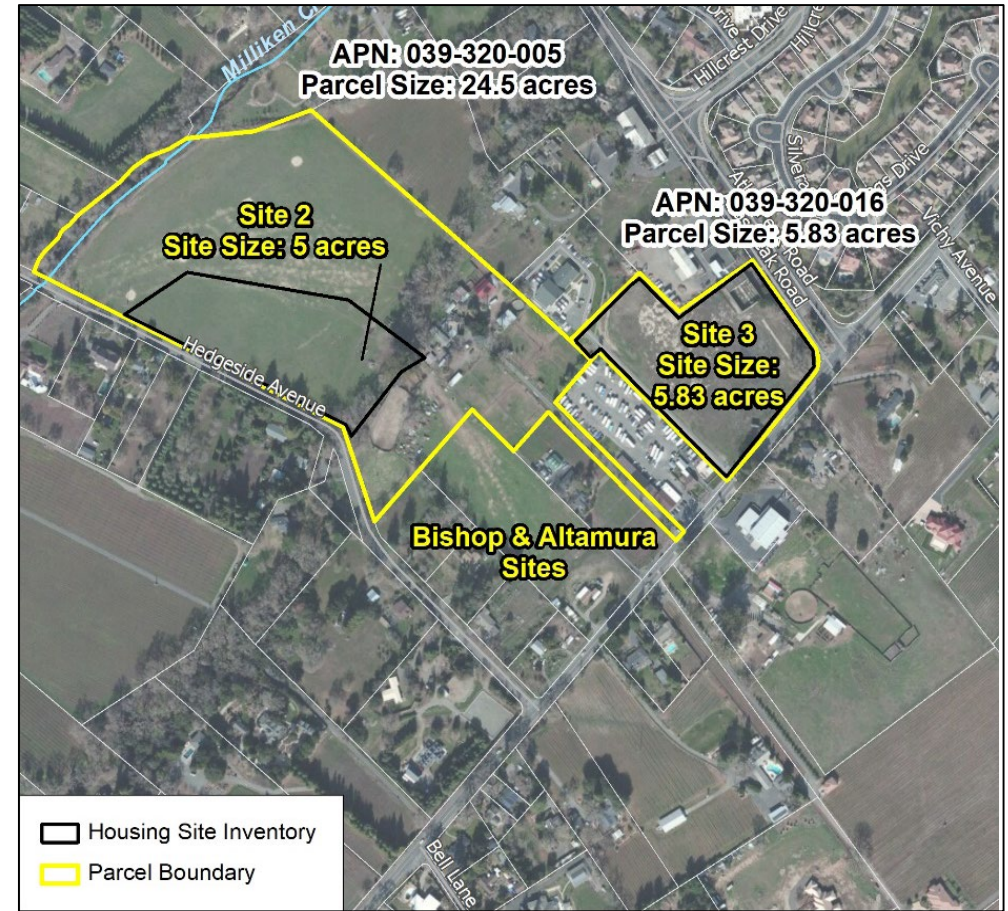
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Site 2 - Bishop

APN 039-320-005, 24.5 acre parcel

- Existing Zoning: Residential Country District (RC)
- Proposed Zoning: Residential Multiple District (RM)
- Rezoned Area: 5 acres
- Existing Allowable Density: 3 du/ac (1 Single Family-Detached, 1 ADU, 1 JADU) Proposed
- Allowable Density: 20 du/ac minimum, 25 du/ac maximum
- Realistic Unit Capacity : 100-125 dwelling units





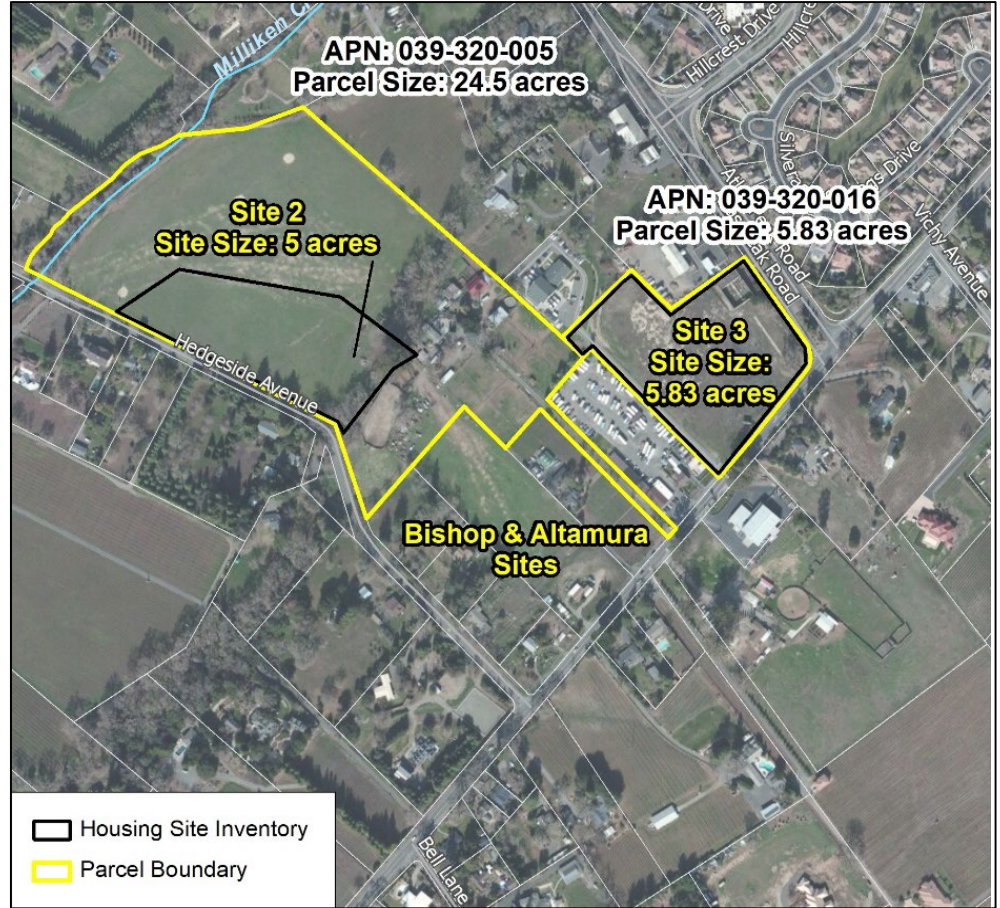
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Site 3 - Altamura

APN 039-320-016, 5.8 acre parcel

- Existing Zoning: Planned Development District (PD)
- Proposed Zoning: Residential Multiple District (RM)
- Rezoned Area: 5.8 acres
- Existing Allowable Density: 3 du/ac (1 Single Family-Detached, 1 ADU, 1 JADU)
- Proposed Allowable Density: 20 du/ac minimum, 25 du/ac maximum
- Realistic Unit Capacity: 58 dwelling units





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Site 4 - Big Ranch Corner

APN 038-190-007, 3 acre parcel

- Existing Zoning: Residential Country District (RC)
- Proposed Zoning: Residential Multiple District (RM)
- Rezoned Area: 1.5 acres
- Existing Allowable Density: 3 du/ac (1 Single Family-Detached, 1 ADU, 1 JADU)
- Proposed Density: 20 du/acre minimum, 25 du/acre maximum
- Realistic Unit Capacity: 20 - 25 dwelling units





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Site 5 - Imola Avenue

APN 046-450-041, 201.7 acre parcel

- Existing Zoning: Agricultural Watershed: Skyline Wilderness Park Combination District (AG:SWP)
- DGS Surplus Property: 20.34 acres
- Housing area identified within the surplus area: 5.0 acres
- Existing Allowable Density: 0 du/ac
- Proposed Allowable Density: 20 du/ac
- Realistic Unit Capacity: 100 dwelling units





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Site 6 - Foster Road

APN 043-062-008, 24.0 acre parcel

- Existing Zoning: Agricultural Watershed: Urban Reserve Combination District (AW:UR)
- Proposed Zoning: Residential Multiple District (RM)
- Rezoned Area: 5 acres
- Existing Allowable Density: 3 du/ac (1 Single Family-Detached, 1 ADU, 1 JADU)
- Proposed Allowable Density: 20 du/ac minimum, 25 du/ac maximum
- Realistic Unit Capacity : 100 - 125 dwelling units

