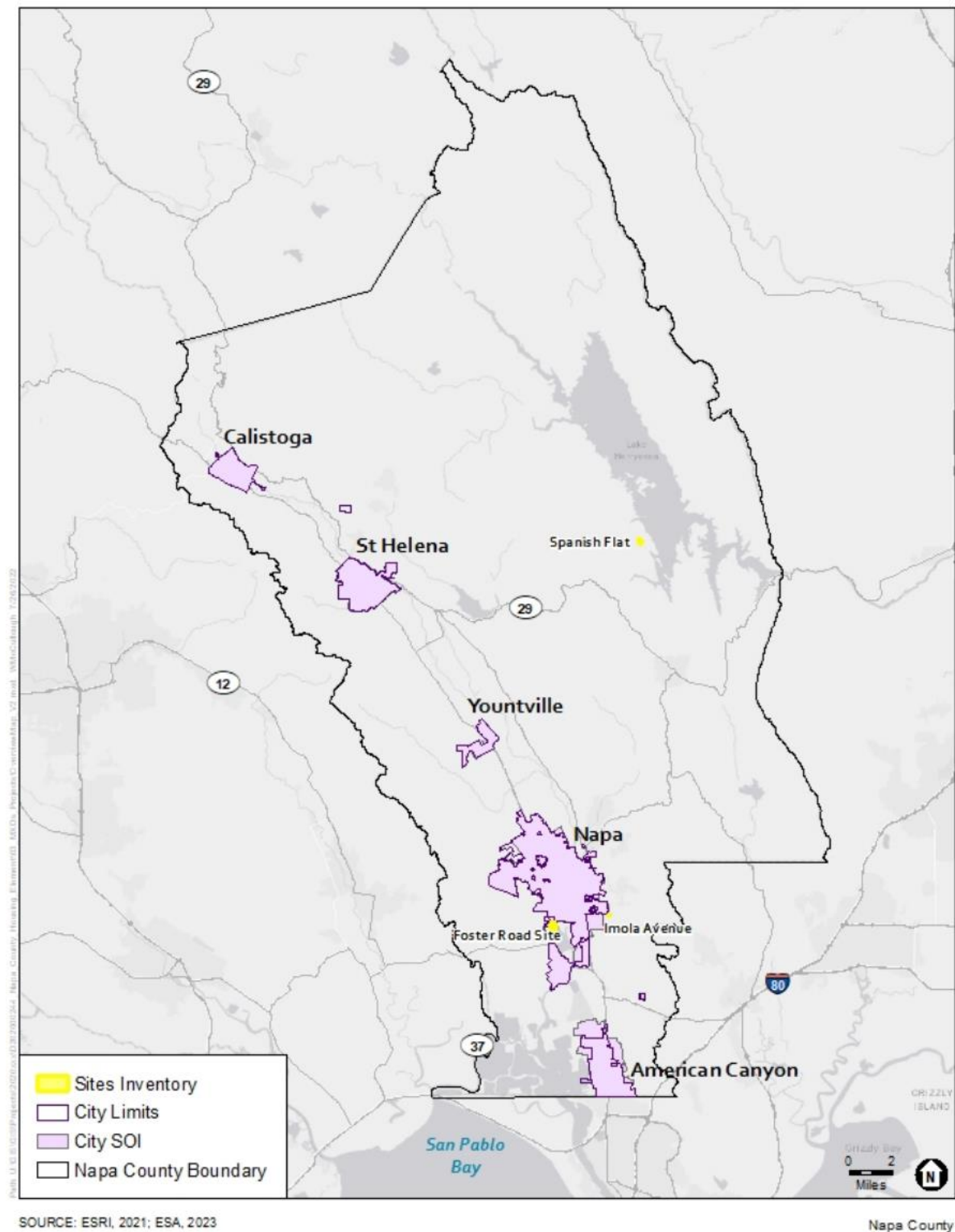


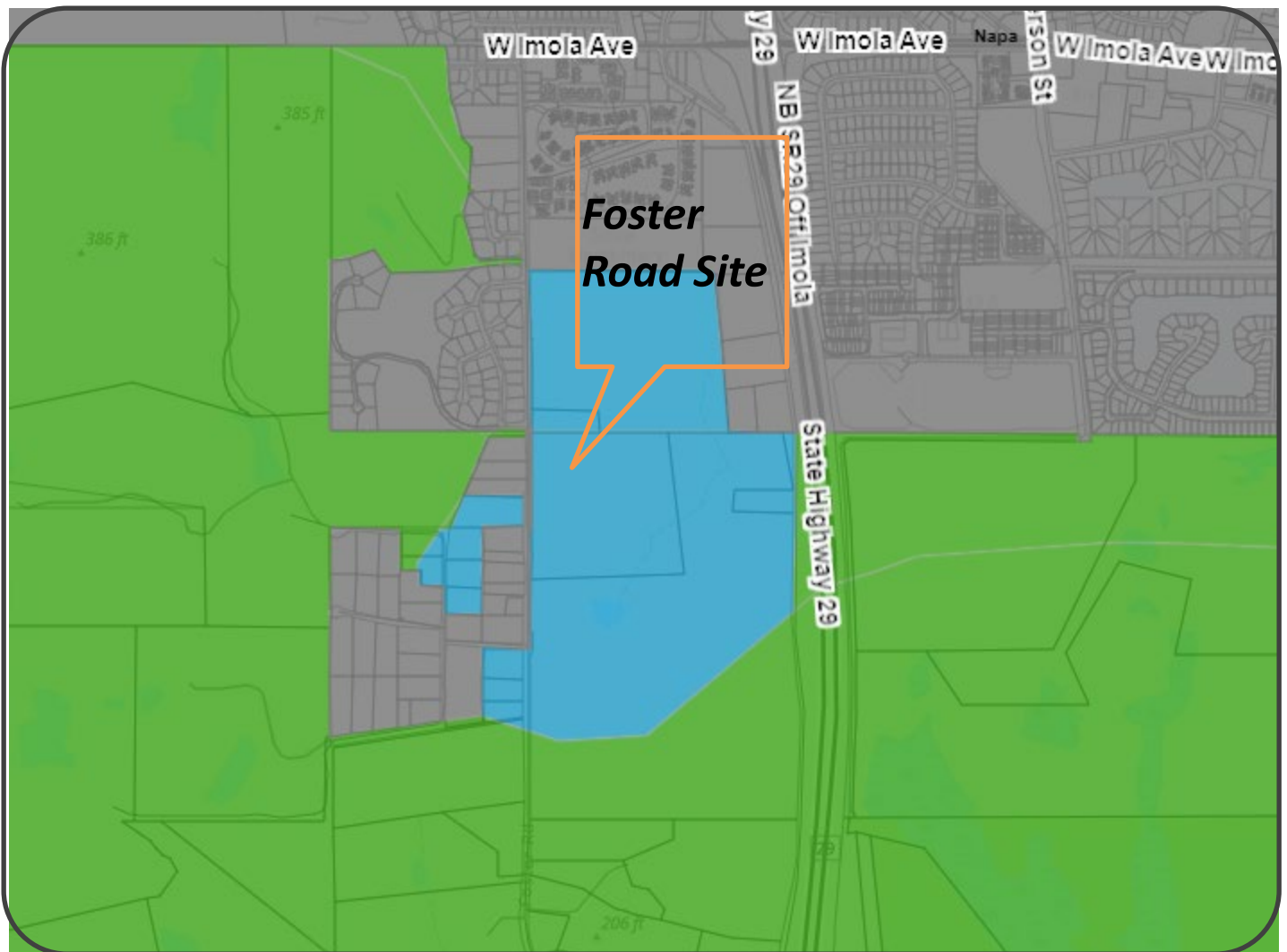
Attachment G

Graphics

Figure 97: Overview of Housing Site Locations



NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 ½ Mile]

LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations



LEGEND

- Zoning
- Parcels

0 ½ Mile



ZONING MAP



Existing Conditions

NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 1/2 Mile]

LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

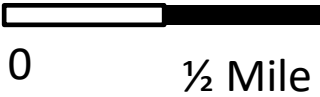
- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

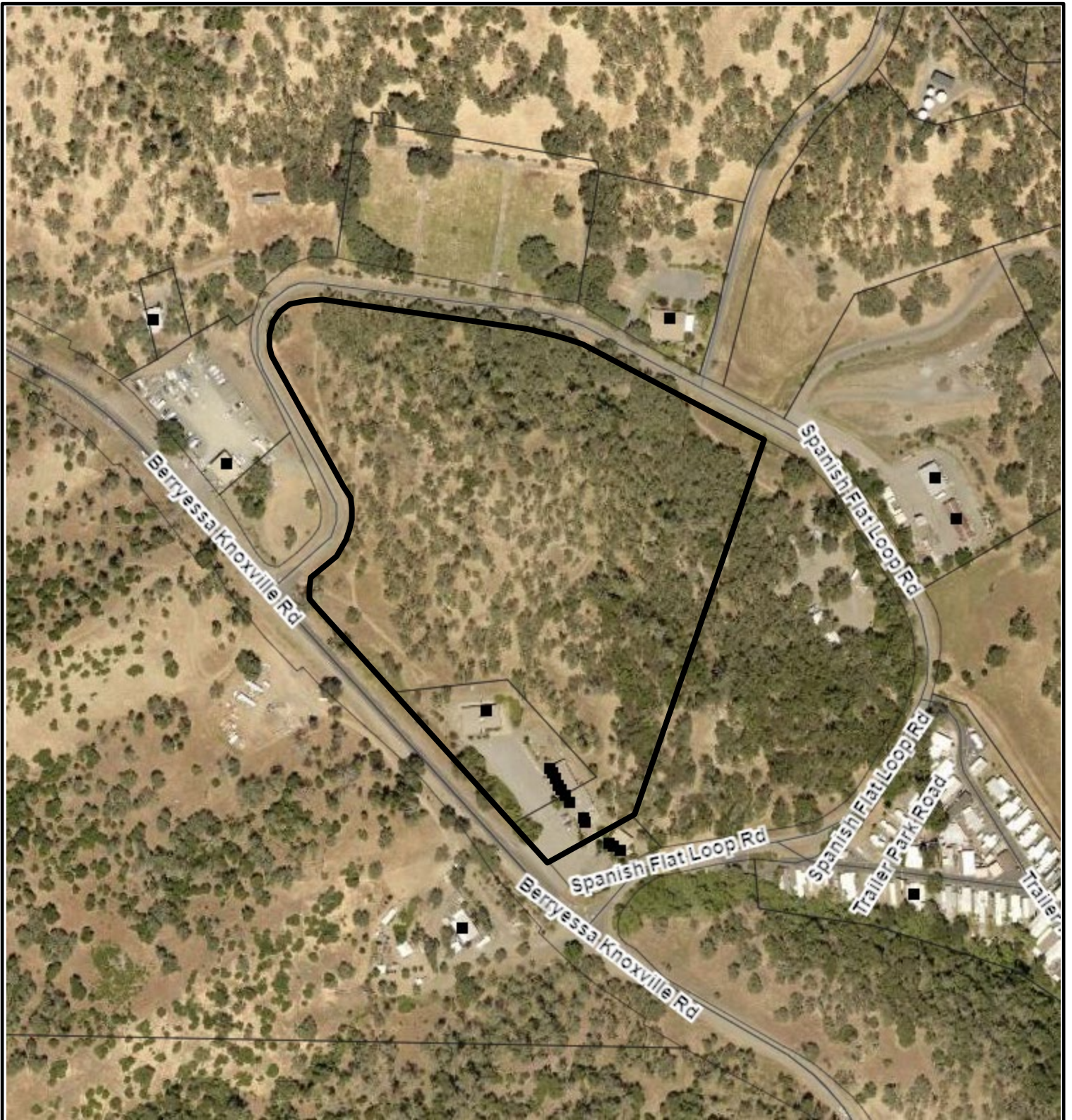


LEGEND

— Zoning
— Parcels

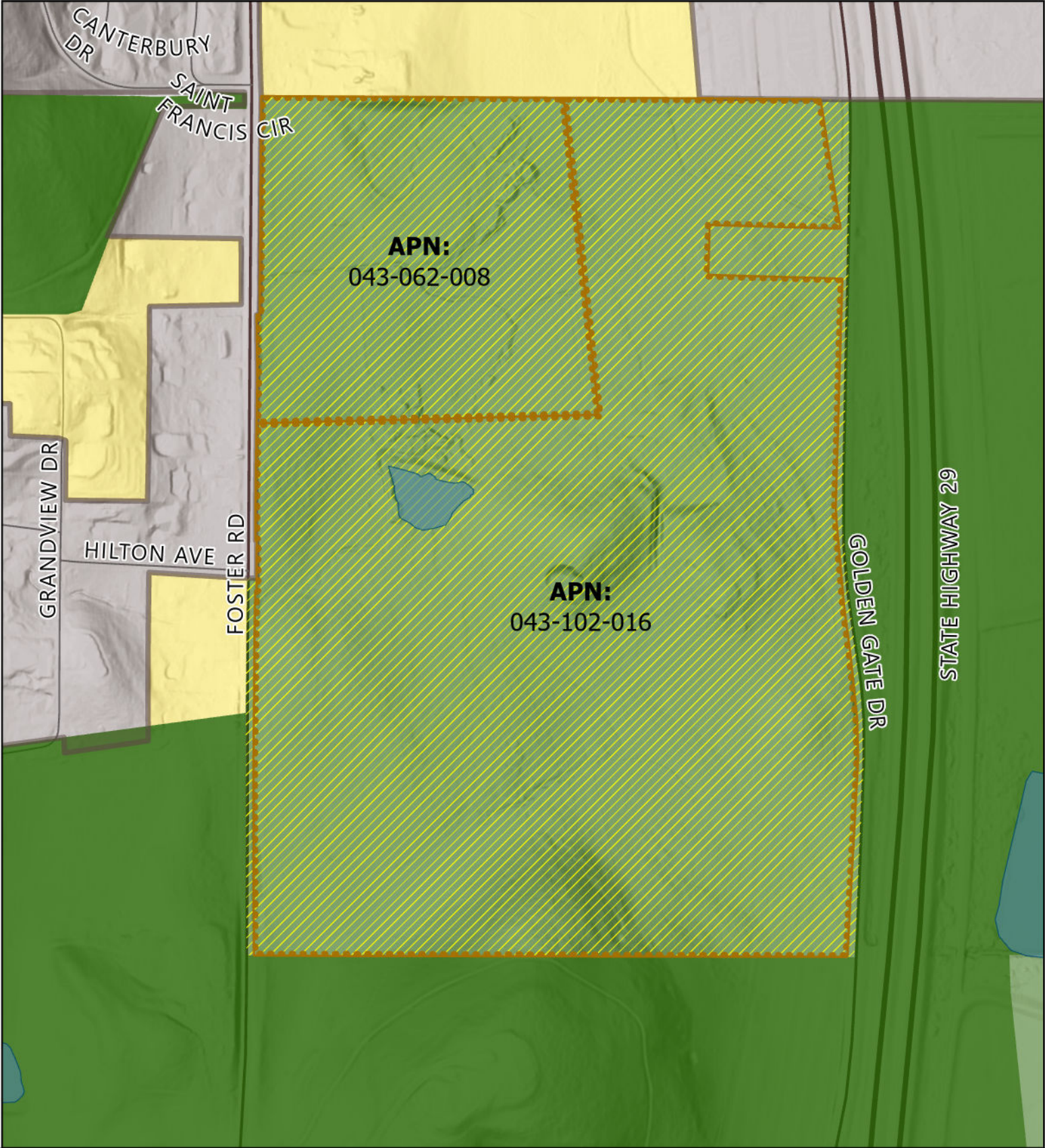


ZONING MAP

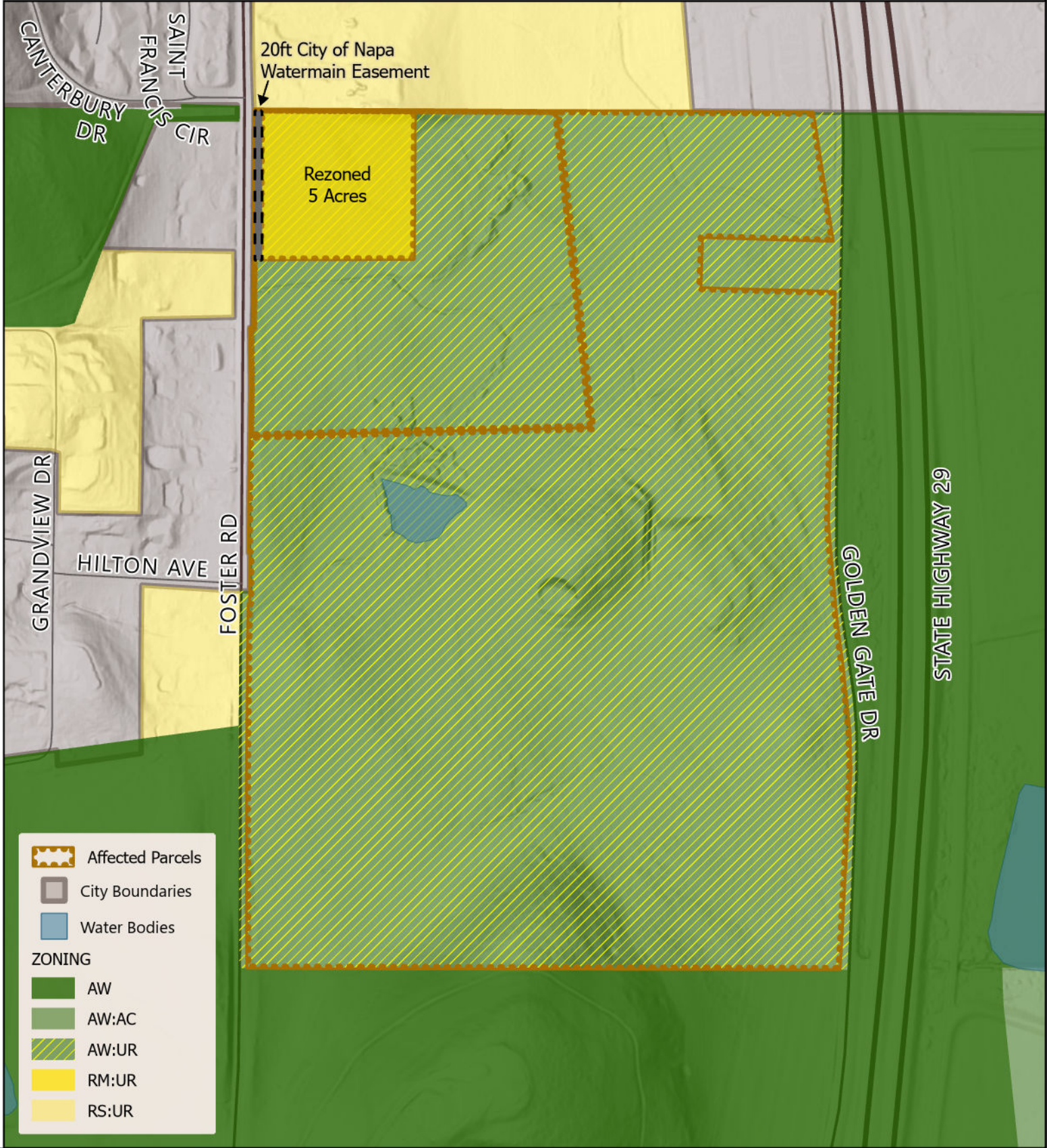


Existing Conditions

Existing Zoning



Proposed Zoning



Affected Parcels

City Boundaries

Water Bodies

ZONING

AW

AW:AC

AW:UR

RM:UR

RS:UR

FOSTER ROAD | Existing vs. Proposed Districts

Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated hereon.

DATE PUBLISHED: 3/20/2024

DATE REVISED:

AUTHOR: S.C.

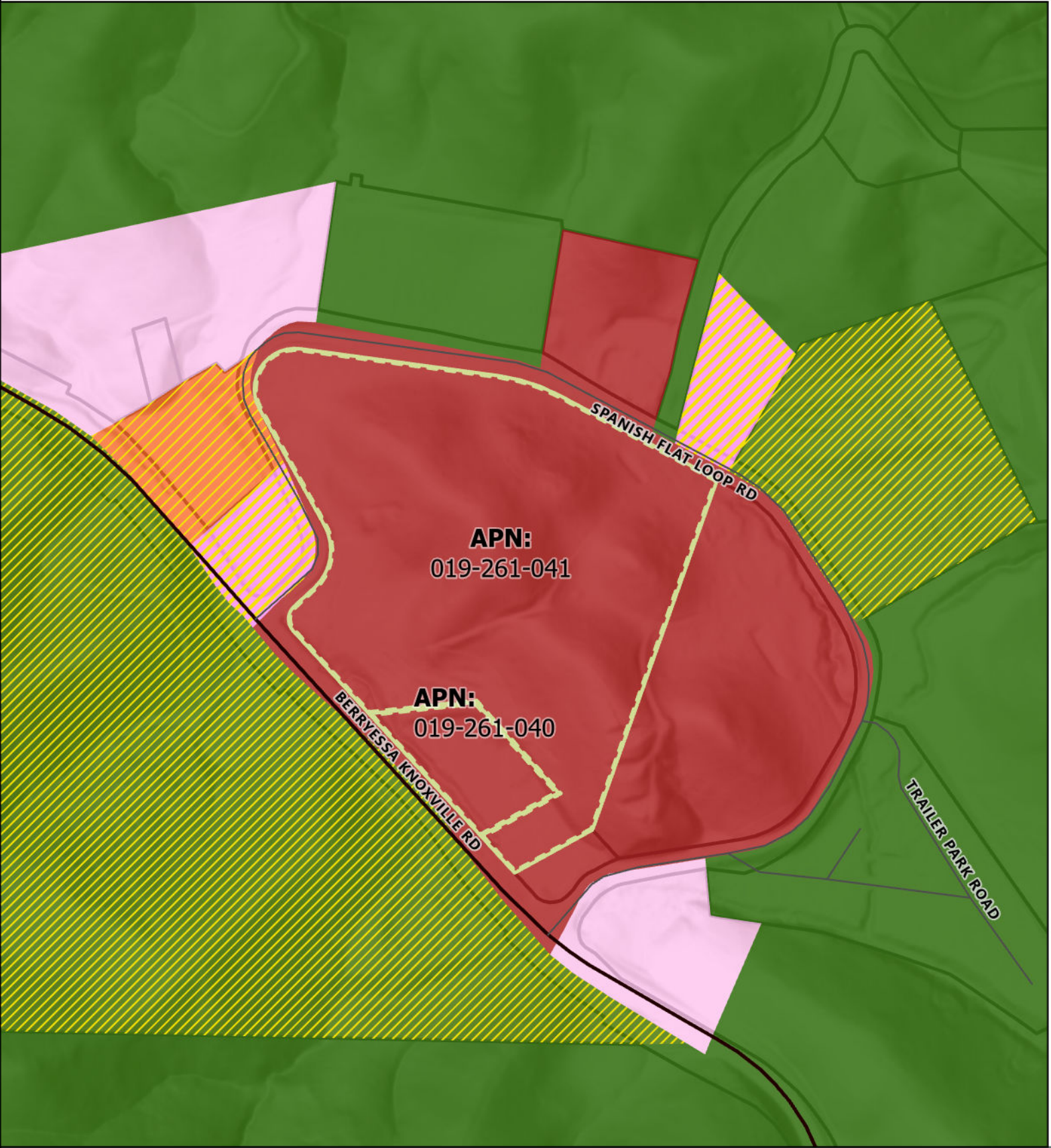
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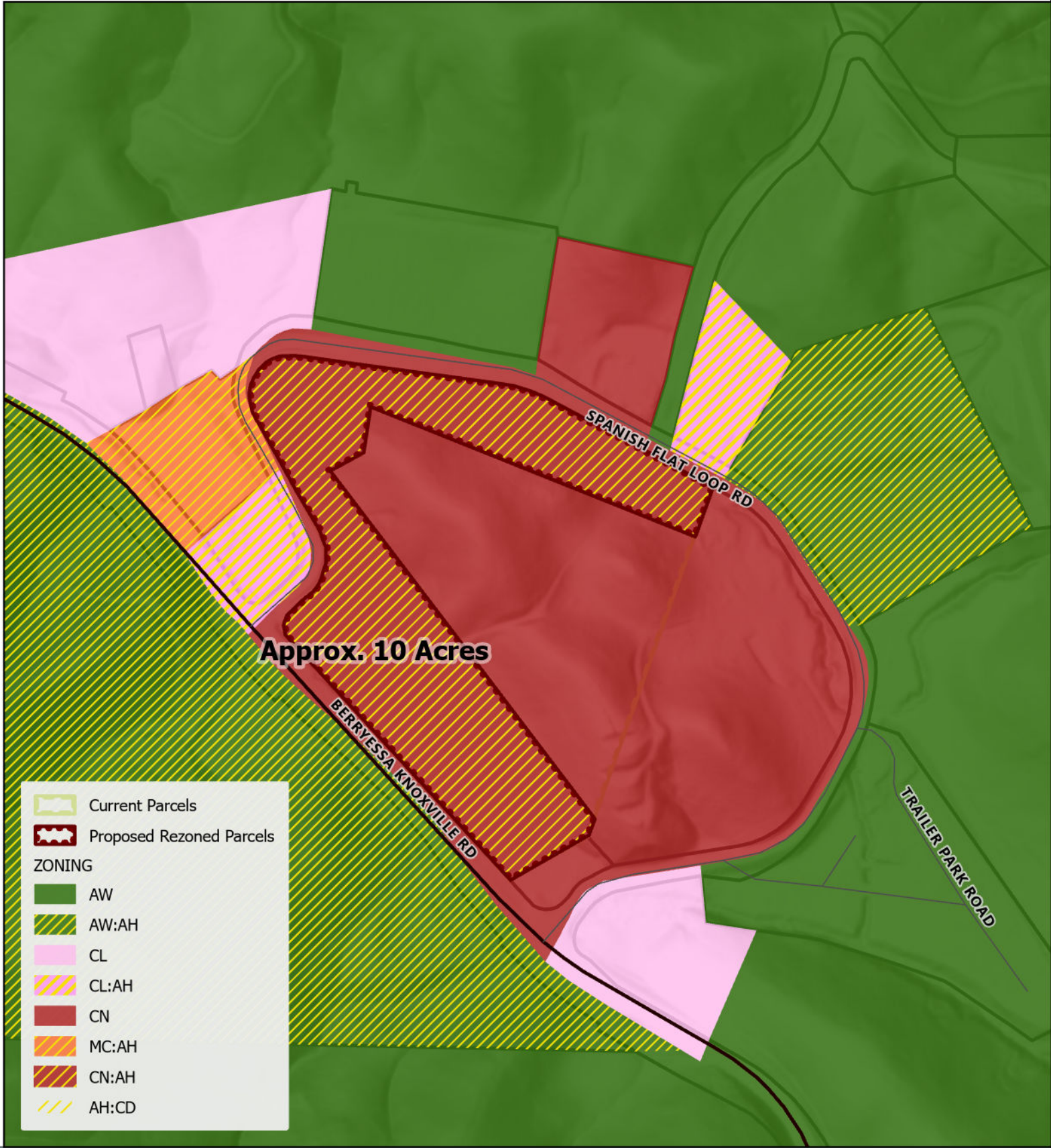
PLANNING, BUILDING, &
ENVIRONMENTAL SERVICES
1195 THIRD STREET, SUITE 210
NAPA, CA 94559
(707) 253-4417



Existing Zoning



Proposed Zoning



Current Parcels

Proposed Rezoned Parcels

ZONING

- AW
- AW:AH
- CL
- CL:AH
- CN
- MC:AH
- CN:AH
- AH:CD

SPANISH FLATS | Existing vs. Proposed Districts

...\\- by PBES staff member\\Trevor H\\(2023-12-27) Rezoning\\spanish flats rezoning_011224\\spanish flats rezoning_20240319.aprx

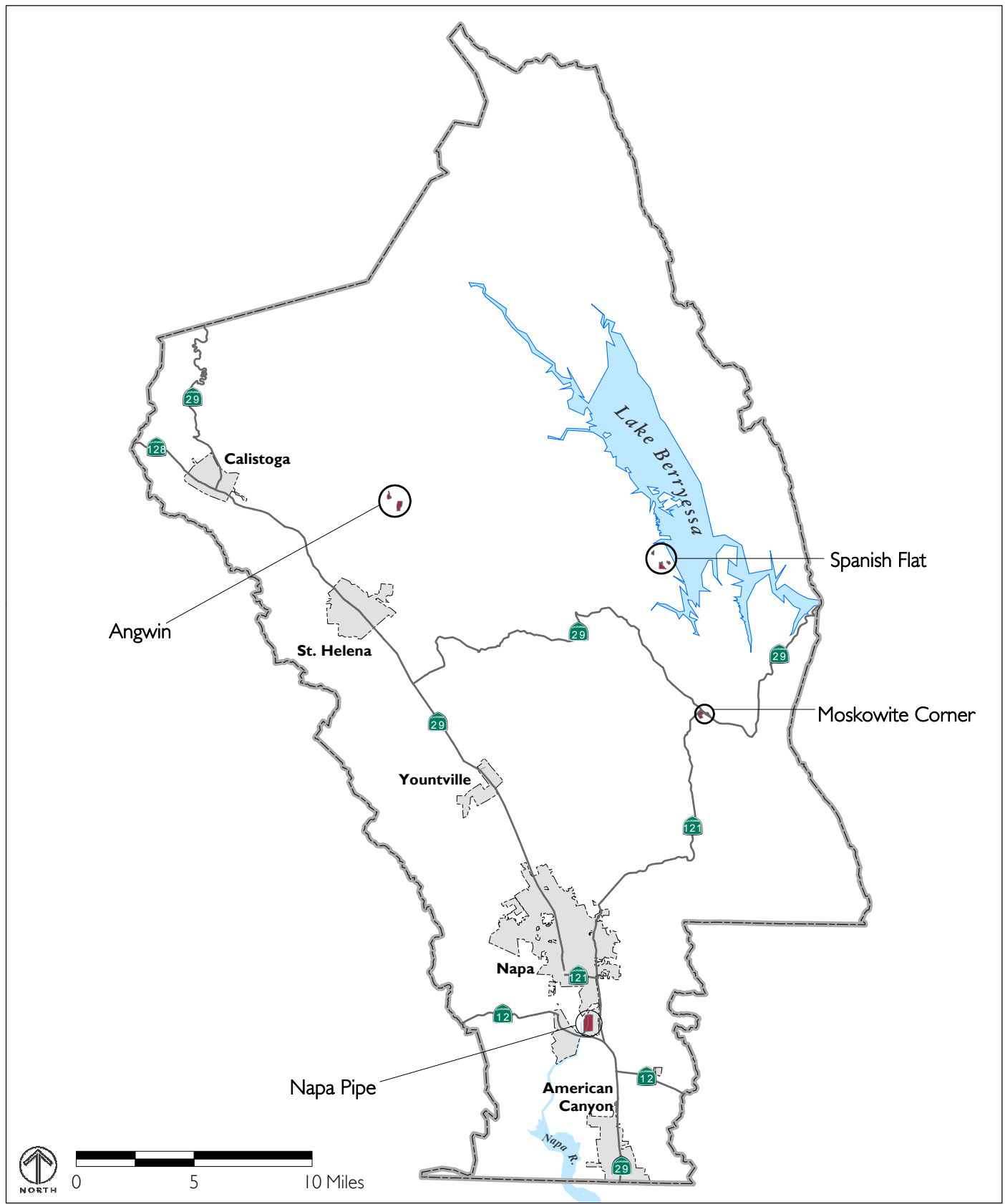


FIGURE H-1-1

○ Priority Housing Development Sites

LOCATION OF PRIORITY HOUSING DEVELOPMENT SITES

COUNTY OF NAPA
HOUSING ELEMENT UPDATE
 SITES INVENTORY AND ANALYSIS

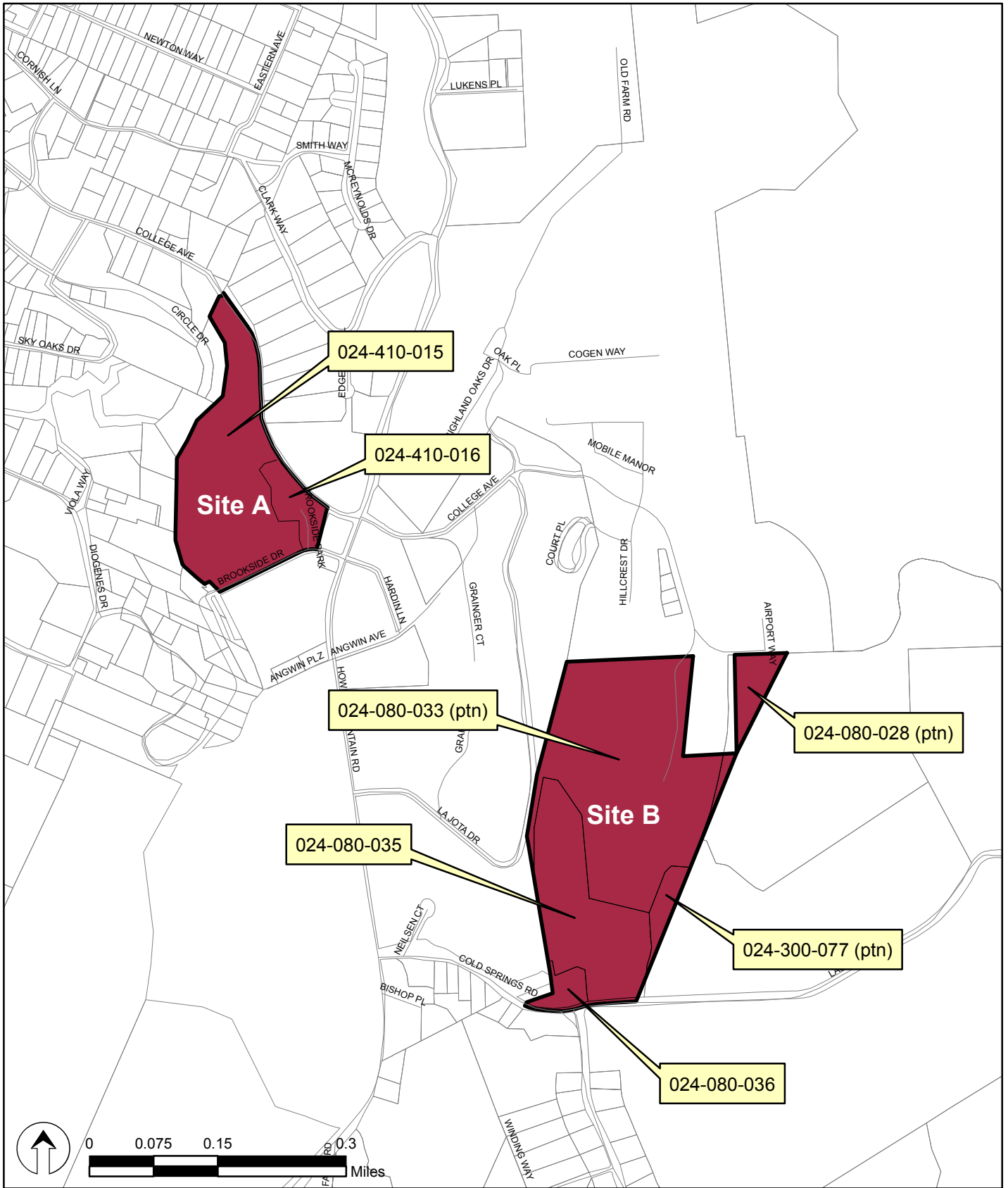


FIGURE H-1-2

ANGWIN SITES
COUNTY OF NAPA
HOUSING ELEMENT UPDATE
SITES INVENTORY AND ANALYSIS



FIGURE H-1-3

MOSKOWITE CORNER SITES

**COUNTY OF NAPA
HOUSING ELEMENT UPDATE
SITES INVENTORY AND ANALYSIS**

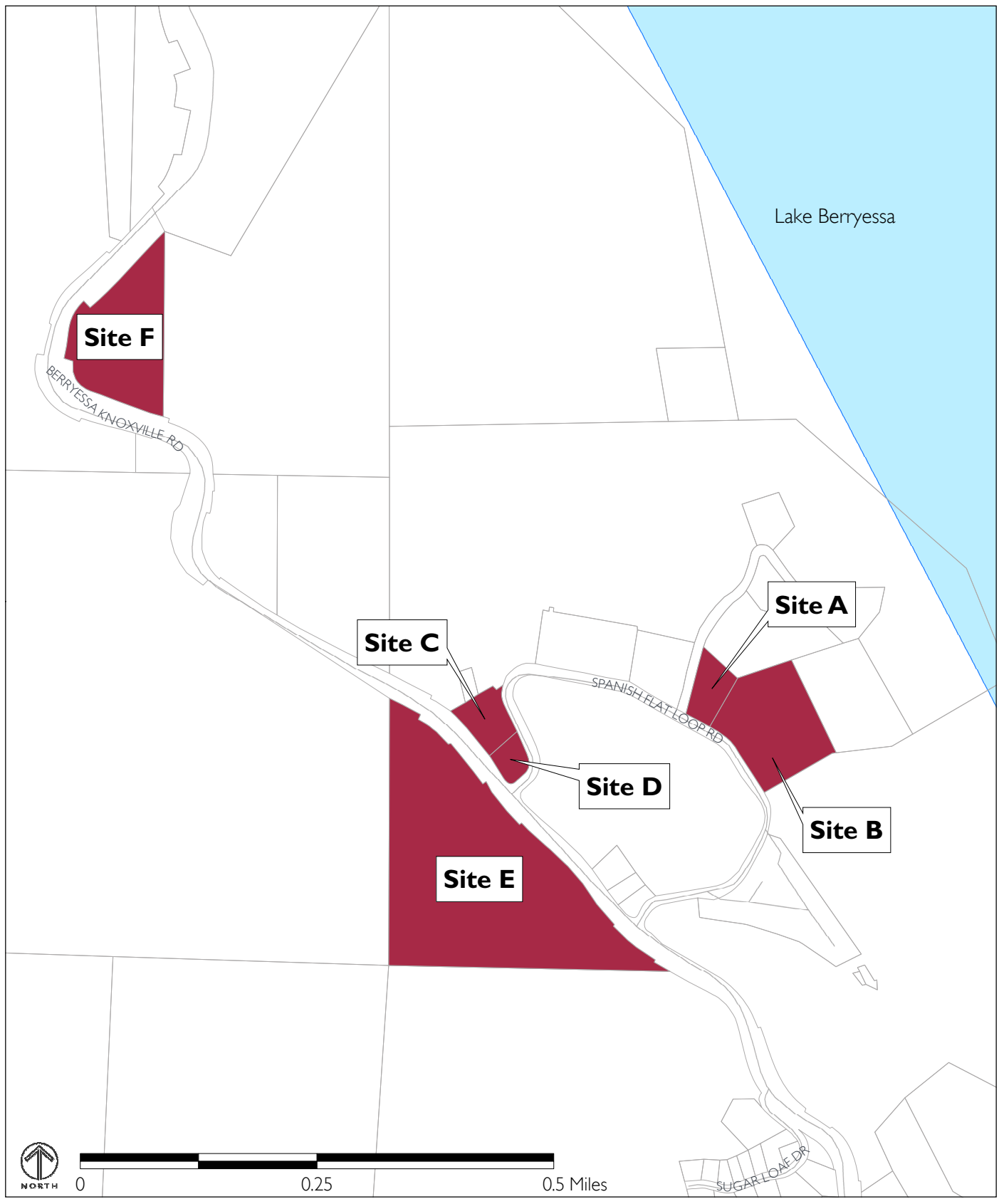


FIGURE H-1-4

SPANISH FLAT SITES

Table H-1-1: Affordable Housing Development Sites (Page 1 of 2)

Site	APN/ Location	Zoning	General Plan	Maximum Density with Administrative Approval (du/ac)(a)	Maximum Density with Discretionary Approval	Acreage	Realistic Unit Capacity	Existing Use	Comments (h)
Angwin									
Angwin – Site A	024-410-015 024-410-016	AHCD	Urban Residential	12	25	11.4 (b) (entire parcel= 18.5 ac)	114	(c) Undeveloped	Private water and sewer available; wetlands
Angwin – Site B	024-080-035 024-080-036 024-080-033 part 024-080-028 part 024-300-027 part	AHCD	Urban Residential	12	25	7 (b) (entire parcel= 44.5 ac)	77	(d) Undeveloped	Private water and sewer available.
Subarea Maximum (e)							191		
Moskowite									
Moskowite Corner – Site A	032-150-062	AHCD	Rural Residential	4	10	1 (b) (entire parcel = 8.7 ac)	3	(f) Undeveloped	CVWD is water and sewer provider. Additional water supplies and wastewater infrastructure required; wetlands located on a majority of the site.
Moskowite Corner – Site B	032-150-063	AHCD	Rural Residential	4	10	2 (b) (entire parcel = 11.4 ac)	6	(f) Undeveloped	CVWD is water and sewer provider. Additional water supplies and wastewater infrastructure required; wetlands located on a majority of the site.
Moskowite Corner – Site C	032-150-048	AHCD	Rural Residential	4	10	20.8	83	(f) Undeveloped	CVWD is water and sewer provider. Additional water supplies and wastewater infrastructure required; prehistoric archeological site; potential historically significant structure.
Moskowite Corner – Site D	032-150-047	AHCD	Rural Residential	4	10	11.4	45	(f) Undeveloped	CVWD is water and sewer provider. Additional water supplies and wastewater infrastructure required; prehistoric archeological site.
Subarea Maximum (e)							100		
Spanish Flat									
Spanish Flat – Site A	019-261-038	AHCD	Rural Residential	4	25	1.5 (b) (entire parcel = 6.2 ac)	7	(g) Undeveloped	SFWD is water and sewer provider. Additional water and wastewater infrastructure required.

Notes:

(a) Defined in Municipal Code Section 18.82.040 in the Affordable Housing Combination Districts. Napa Pipe Site is zoned for 202 units of multifamily housing by right at a minimum density of 20 du/ac. With an approved development plan, the zoning will allow 700 total residential units (up to 945 with density bonus), plus a 150-unit senior housing complex.

(b) The total parcel size is larger than the area proposed for development.

(c) AHCD requires that Angwin Site A units include the following affordability levels: 10% Very Low, 30% Low and 25 to 30% Moderate.

(d) AHCD requires that Angwin Site B units include the following affordability levels: 50% Very Low and Low.

(e) Represents the maximum combined numbers of units that can be constructed in each subarea per Municipal Code Section 18.82.040. Sum of realistic units capacity for individual Spanish Flat parcels is less due to site constraints.

(f) AHCD requires that Moskowite Corner units include the following affordability levels: 25% Very Low and Low, and 25% Moderate.

(g) AHCD requires that Spanish Flat units include the following affordability levels: 25% Very Low and Low, and 25% Moderate.

(h) CVWD = Capell Valley Water District, SFWD = Spanish Flat Water District, and NSD = Napa Sanitation District.

Sources: Napa County, BAE, 2014.

Table H-1-1: Affordable Housing Development Sites (Page 2 of 2)

Site	APN/ Location	Zoning	General Plan	Maximum Density with Administrative Approval (du/ac)(a)	Maximum Density with Discretionary Approval	Acreage	Realistic Unit Capacity	Existing Use	Comments (h)
Spanish Flat – Site B	019-261-035	AHCD	Rural Residential	4	25	5 (b) (entire parcel = 6.7 ac)	25	(g) Napa County Maintenance Facility- Corporation Yard	SFWD is water and sewer provider. Additional water and wastewater infrastructure required; however, existing sewer treatment facilities are in close proximity, and SFWD has access to Lake Berryessa water.
Spanish Flat – Site C	019-261-026	AHCD	Rural Residential	4	25	1.7	8.0	(g) RV and boat storage	See comment above.
Spanish Flat – Site D	019-261-025	AHCD	Rural Residential	4	25	0.9	4	(g) Undeveloped	See comment above.
Spanish Flat – Site E	019-262-001	AHCD	Rural Residential	4	25	3 (b) (entire parcel= 27.3 ac)	15	(g) RV and boat storage	See comment above.
Spanish Flat – Site F	019-050-003	AHCD	Rural Residential	4	25	8.1	40	(g) storage	See comment above.
Subarea Maximum (e)							110		
Napa Pipe									
Napa Pipe	046-412-005	Napa Pipe Residential NP-MUR-W	Napa Pipe Mixed Use	20	20	43.5 (b) (entire parcel = 63 ac)	700-945 (i)	Union Pacific Railroad right-of-way and former industrial	Existing City and NSD services designed for industrial use will have to be modified or supplemented. City will provide services through interagency agreement.

Notes:

(a) Defined in Municipal Code Section 18.82.040 in the Affordable Housing Combination Districts. Napa Pipe is zoned for 304 multifamily housing at a minimum density of 20 du/ac., 202 units by right. With an approved development plan, the zoning will allow 700 total residential units (up to 945 with density bonus), plus a 150-unit senior housing complex.

(b) The total parcel size is larger than the area proposed for development.

(c) AHCD requires that Angwin Site A units include the following affordability levels: 10% Very Low, 30% Low and 25 to 30% Moderate.

(d) AHCD requires that Angwin Site B units include the following affordability levels: 50% Very Low and Low.

(e) Represents the maximum combined numbers of units that can be constructed in each subarea per Municipal Code Section 18.82.040. Sum of realistic units capacity for individual Spanish Flat parcels is less due to site constraints.

(f) AHCD requires that Moskowite Corner units include the following affordability levels: 25% Very Low and Low, and 25% Moderate.

(g) AHCD requires that Spanish Flat units include the following affordability levels: 25% Very Low and Low, and 25% Moderate.

(h) CVWD = Capell Valley Water District, SFWD = Spanish Flat Water District, and NSD = Napa Sanitation District.

(i) All units may be built at densities up to 20 du/ac. 304 units (202 units by right) must be built at a minimum density of 20 du/ac. 150-unit senior development also approved.

Sources: Napa County, BAE, 2014.

Affordability Requirements by processing type based on proposed changes to Title 18

	By-right Processing			Use Permit Processing		
	Single-Family Detached	Attached or common interest project	Rental	Single-Family Detached	Attached or common interest project	Rental
2009 Specified Priority Housing Development Sites by-right densities	17% moderate-income	20% moderate-income	Housing fees as specified in Napa County Code 18.107.090	N/A	N/A	N/A
2009 Specified Priority Housing Development Sites Use Permit densities	N/A	N/A	N/A	17% moderate-income	20% moderate-income	Housing fees as specified in Napa County Code 18.107.090
HEU rezone sites	20% lower-Income	20% lower-Income	20% lower-Income	15% lower-income	15% lower-income	15% lower-income

Where modifications have been made to Title 18 in order to implement Program H-4d

	Residential Multiple Zoning District (RM)	Affordable Housing Combination District (AH)
Rezone sites at a minimum density of 20 units per acre	NCC 18.60.070	NCC 18.82.010.E & 18.82.050.D
Zoning will require that housing developments include at least 15 percent of units for lower-income households.	NCC 18.60.030.A	NCC 18.82.030.A
Require replacement housing on all designated sites, if applicable.	NCC 18.60.040.B	NCC 18.82.030.D
Rezoning will include provisions to meet all by right requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i).	NCC 18.60.020.H & 18.60.040.A	NCC 18.82.090.A
Implement Mitigation Measures of the HEU FEIR	NCC 18.60.120	NCC 18.82.070.B